SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 6 – F
DATE: December 8-9, 2021

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SUBJECT
SDSU Stanley J. Marshall Center and First Bank & Trust Arena Addition and Renovation – Revised Facility Program Plan and Revised Facility Design Plan

CONTROLLING STATUTE, RULE, OR POLICY
SDCL 5-14-1 – Classification of Capital Improvements
SDCL 5-14-2 – Supervision by Bureau of Administration of Capital Improvement Projects
– Payment of Appropriated Funds
SDCL 5-14-3 – Preparation of Plans and Specifications for Capital Improvements – State Building Committees – Approval by Board or Commission in Charge of Institution
BOR Policy 6:4 – Capital Improvements
BOR Policy 6:6 – Maintenance and Repair

BACKGROUND/DISCUSSION
South Dakota State University (SDSU) requests approval of the revised Facility Program Plan (FPP) and revised Facility Design Plan (FDP) to construct an addition of 59,625 square feet to the Stanley J. Marshall Center, which will include a new arena, ticket offices, and classroom spaces. This is the third phase of the Stanley J. Marshall Center Additions and Renovations.

SDSU requests that the project be submitted to the 2022 legislature requesting $53,168,000 in spending authority to construct the addition and that the legislative item be given emergency clause classification. This is the third phase of the multiple phase project to provide new practice facilities and to renovate the Stanley J. Marshall Center. The original Preliminary Facility Statement (PFS) was approved at the May 2016 Board of Regents meeting. The FPP was approved at the December 2016 Board of Regents meeting.

(Continued)

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DRAFT MOTION 20211208_6-F: I move to approve South Dakota State University’s Revised Facility Program Plan and Revised Facility Design Plan for an addition of approximately 59,625 square feet and renovations to the Stanley J. Marshall Center and First Bank & Trust Arena at a cost not to exceed $53,168,000. Legislation shall be drafted and the project shall be submitted to the 2022 South Dakota Legislative Session for consideration and approval. Funding for the project will consist of a combination of private donations, local funds, and HEFF M&R.
The first phase, consisting of a basketball and volleyball practice facility, was approved, constructed, and completed in the fall of 2018. The second phase, a wrestling practice facility, was approved by the 2021 legislature. This would be the third phase of the project.

**IMPACT AND RECOMMENDATIONS**

Over the last 48 years, the facility has been home to countless sporting events, large-scale conventions, graduations, daily classes, and numerous other events. This renovation will address current maintenance & repair needs including plumbing system upgrades, ventilation system upgrades, installation of a fire suppression system throughout the facility, abatement of hazardous materials, building exterior improvements, insulations upgrades, lighting and electrical upgrades and utility upgrades. In addition, this renovation will improve ADA accessibility throughout and will provide a more modern facility with new and updated restrooms, concessions, seating options, and improved circulation and support spaces to better serve students, staff, faculty, and visitors to the campus of SDSU.

This third phase will renovate the arena, remodel space for coaches and trainers’ offices, team suites, sports medicine space, and event support. The addition will include an enclosed public concourse that currently separates the existing arena from the new practice facilities. This concourse will include additional space for restrooms, concessions, and event ticketing offices to serve the arena. It will become a primary public entry point to the arena and public gathering area for events held in the arena.

**Project Funding Sources:**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donations</td>
<td>$ 43,168,000.00</td>
</tr>
<tr>
<td>Local Funds (SDSU)</td>
<td>$ 4,000,000.00</td>
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<tr>
<td>HEFF M&amp;R Allocation (FY21, FY22, FY23, FY24, and FY25)</td>
<td>$ 6,000,000.00</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 53,168,000.00</strong></td>
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**Construction Costs:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction/Renovations/Demolition</td>
<td>$ 40,150,000.00</td>
</tr>
<tr>
<td>Hazardous Material Abatement</td>
<td>$ 312,000.00</td>
</tr>
<tr>
<td>Site Construction/Landscaping/Utilities</td>
<td>$ 2,250,000.00</td>
</tr>
<tr>
<td>Design &amp; Construction Contingency (7%)</td>
<td>$ 2,950,000.00</td>
</tr>
<tr>
<td><strong>Subtotal - Construction Costs</strong></td>
<td><strong>$ 45,662,000.00</strong></td>
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</table>

**Non-Construction Costs:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
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<td>$ 813,000.00</td>
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<tr>
<td>Contingency (3%)</td>
<td>$ 1,373,000.00</td>
</tr>
<tr>
<td><strong>Subtotal - Non-Construction Costs</strong></td>
<td><strong>$ 7,506,000.00</strong></td>
</tr>
</tbody>
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ATTACHMENTS

Attachment I – SDSU Stanley J Marshall Center and First Bank & Trust Arena Addition and Renovation – Revised Facility Program Plan (FPP)
Attachment II – SDSU Stanley J Marshall Center and First Bank & Trust Arena Addition and Renovation – Revised Facility Design Plan (FDP)
Attachment III - SDSU Stanley J Marshall Center and First Bank & Trust Arena Addition and Renovation – Foundation Commitment Letter
REVISED FACILITY PROGRAM PLAN
FOR
STANLEY J MARSHALL CENTER and FIRST BANK & TRUST ARENA
ADDITION & RENOVATION
SOUTH DAKOTA STATE UNIVERSITY
DATE: November 2, 2021

SDSU requests approval of this Revised Facility Program Plan for design and construction for the Stanley J. Marshall (SJM) Center and First Bank & Trust (FB&T) Arena Addition and Renovation project. SDSU requests that the project be submitted to the 2021 legislature, requesting $53,168,000 in spending authority.

The Preliminary Facility Statement (PFS) was approved at the May 2016 Board of Regents meeting, and a building committee selected the design team of EAPC Incorporated/Sink Combs Dethlefs/West Plains Engineering on August 11, 2016. South Dakota State University, along with the design team, completed concept development of a multi-phase plan for additions and renovations to include:

- Phase I - Basketball and volleyball practice facility addition to the south of the current building
  - Construction was completed in 2018
- Phase II - Wrestling practice facility addition
  - Frank Kurtenbach Family Wrestling Addition is currently in construction as an addition to the Sanford Jackrabbit Athletic Complex (Facility Design Plan Approved October 2021)
- Phase III (this project) - Stanley J Marshall Center and First Bank & Trust Arena Addition and Renovations

A. PROGRAMMATIC JUSTIFICATION FOR DISCRETE SPACES:

The Stanley J. Marshall Center and First Bank and Trust Arena was constructed in 1973, and is a prominent fixture on the campus of South Dakota State University. The facility hosts iconic sporting events, large-scale conventions, academic assemblies as well as numerous other classes, activities and events for the university, region and State (see attached appendix I).

Since the building was originally completed, limited renovation work has occurred in the facility, often times addressing M&R and/or life safety upgrades only. This final phase of this multi-phase project will complete a full-scale renovation and addition, creating a state-of-the art, modern facility, better serving students, staff, faculty and visitors to the campus of SDSU.

Addition and Renovated space includes:

- **First floor:** New building entrance, ticket offices, academic classroom spaces, sports medicine, team-rooms, home and visitor locker rooms, staging and storage for event services, and building support spaces.
- **Second floor:** New and upgraded restrooms, concessions, and amenities including updated bleacher/chair-back seating, a new club-room, circulation and support spaces.
- **Third Floor:** New restrooms, concessions and amenities including new luxury box seating, viewing deck areas, updated bleacher (with chair-back) seating, circulation and support spaces.
Along with the new improved spaces, the renovations will address current maintenance and repair needs in the existing building. These backlogged repairs include plumbing system upgrades; ventilation system upgrades; installation of a fire suppression system throughout the facility; abatement of hazardous material; building exterior improvements; insulation upgrades; lighting and electrical upgrades; replacement of arena flooring; and utilities upgrades. A rooftop mounted air-handling unit will be replaced that serves the administrative wing of the building.

The seating capacity for the arena after the renovations will be approximately 5,000, including general admission and luxury seating areas. While this is a slight reduction from current capacity, it is adequate for current and future events in the facility. Improved circulation, concessions, chair-back seating, club space, loge-boxes and suites will offer improved revenue related accommodations.

Renovations will better accommodate ADA accessibility throughout the facility. This will include access to all general building functions (offices, classrooms, and arena areas); all categories of spectator seating; and improved circulation and access to restrooms and concessions.

B. GROSS SQUARE FOOTAGE

Additional Floor Area
A total of 59,625 sf will be added to the building. Of this total, 37,906sf is new building footprint, and 21,719 is new SF built vertically within the shell of the existing building. The new SF breaks down as follows:

- First Floor (16,420 SF);
- Second Floor (11,425 SF);
- Third Floor (21,985 SF)
- Arena seating (9,795 SF) new permanent seating will be added into the arena bowl, replacing existing bleacher seating and creating additional floor area within the existing arena.

Remodeled and renovated space
Approximately 96,640 SF of space will be renovated. Renovation work will primarily occur from the existing main-lobby to the south. The lobby will include relatively extensive renovations on the first floor, and only limited renovations on the second floor.

The south and west sides of the 1st floor under the arena will be fully renovated. The west, east, and south sides of the arena will be fully renovated below the structural trusses, and partially renovated above the trusses. The air handling unit serving the administrative wing of the building will be replaced.

C. SITE ANALYSIS

The Phase I practice facility was constructed 37' south of the existing building, with only a small link connecting the two buildings. The space between buildings will be filled in with the new addition, and is included as programmed space indicated in the new square footages listed above.

The exit stair structures on the SW and SE corners of the building will be demolished and new entry/exit points will be constructed as part of the new entry and concourse. A new loading dock and exterior staging area will be constructed at the SW corner of the new addition, including an access drive and screened enclosures for utilities and trash compactors. The parking area on the east side of the building will be modified and converted into a drop-off only area as the new building entrance extends into this space.
A new water service will be extended to the facility to accommodate domestic and fire sprinkler system demands. The steam condensate service, sanitary service, and storm drainage were upgraded during phase I, and will accommodate this project by extension of these services within the building. The existing electrical service to the building is updated and adequately sized, and will be extended via new circuits and panelboards as necessary throughout the existing building. Chilled water for cooling was extended from SDSU’s North Chiller Plant during Phase I. This line was sized to allow connection to this addition, and lines will be run through the facility as necessary to serve all areas of the building. The existing arena was not cooled previously, however it will be fully cooled upon completion of this project.

D. DESCRIPTION OF KEY BUILDING FEATURES

Renovations and additions will be a combination of precast, steel structure, and aluminum curtain-wall to blend with the existing facility. Scope will include replacing the existing building fascia to tie into the new construction seamlessly. Interior spaces will include a combination of light gage metal framing with finished/painted drywall, masonry walls, hard surface and carpeted floors, acoustical ceilings, open ceilings, new LED lighting throughout and a new gym floor in the arena.

Patrons will access seats in the arena from the top down. All levels of seating will accommodate ADA accessibility, and provide clear sightlines to the gym floor.

New Luxury seating will include a club area, 6 loge boxes, and 12 suites along the south side of the arena.

E. ILLUSTRATIVE FLOOR PLANS

Floor plans, a site plan, and interior renderings are attached as Appendix II.

F. INITIAL COST ESTIMATES

The initial cost estimate is $53,168,000, which breaks down as follows:

Construction Costs
- Construction/Renovations/Demolition $ 40,150,000
- Hazardous Material Abatement $     312,000
- Site Construction/Landscaping/Utilities $   2,250,000
- Design & Construction Contingency (7%) $ 2,950,000
- Subtotal – Construction Costs $ 45,662,000

Non-construction costs
- Design & Professional Fees $ 4,500,000
- Project Management & OSE Costs $ 820,000
- Food Service Equipment $     813,000
- Contingency (3%) $ 1,373,000
- Subtotal – Non-Construction Costs $ 7,506,000

G. IMPACT TO M&R

Maintenance and repairs for this facility will continue to be supported by HEFF. The annual funding for maintenance and repair should be approximately 2% of the estimated replacement value of the facility, which is $1,063,600.
H. BUDGET FOR ONGOING OPERATIONAL COSTS

Utility:

Annual utility expenses are estimated to increase by $150,545. Factors affecting utility expenses include the following:

- Existing building areas not currently cooled, but will be cooled when complete - 96,420
  - The existing arena and lobby will be added to cooled space
- New SF of Heated and cooled space 59,625 sf.
- The number of shower rooms and restrooms will increase significantly, but should have minimal relative impact on water and sewer use, as number of fans and athletes served is largely unchanged.
- The number of concessions will increase from three (3) to ten (10). This increases water/sewer usage, ventilation, and electrical usage.

Operations:

Additional annual custodial services costs are estimated at $125,809. This includes three (3) additional FTE custodial and operations employees.

Initial custodial equipment purchases for setting up the facility upon completion are estimated at $158,710.

Routine operational and maintenance expenses for this facility are estimated at $63,809 annually.

Notes: Factors affecting the increase include additional building area; 17 additional restrooms/shower rooms to clean and maintain; additional HVAC equipment; 7 additional concessions facilities; and conversion to more complex building systems and controls.

I. PROPOSED FUNDING SOURCES FOR COSTS OF:

a. CONSTRUCTION –
   i. FY2021, FY2022, FY2023 and FY2024 Higher Education Facilities Funds - $6,000,000
   ii. University Funds - $4,000,000
   iii. Donations & Gifts - $43,168,000

b. ONGOING OPERATIONS –
   i. Utility costs will be funded through the budget for the University’s utility allocation.
   ii. Operational costs will be funded by the Universities and Athletic Department budgets.

c. MAINTENANCE AND REPAIR –
   i. Maintenance and repairs for this facility will continue to be supported by HEFF.
Three smaller components to this project have been completed in advance of this larger project as part of planned M&R upgrades. All of these projects were intended to be in the scope of the larger project, but were expedited out of convenience and necessity.

The track surface material on the mezzanine of the existing arena has been removed. This original Astroturf track surface contained hazardous material bound up in the existing rubberized surface. This hazardous material was properly abated and removed in 2020 while the building was unoccupied.

Due to failure of the cooling component, the air-handling unit serving the administration wing of the building will be replaced in 2022 as a separate project.

Due to failing components, the third project includes repairing the existing domestic water heating system serving the north portion of the building.

Approximately $990,000 of the HEFF commitment to this project was utilized to accomplish these smaller projects. Both were approved via separate work requests.

End of Report
11/02/2021
Appendix I – Building Usages

FB&T and Stanley J Marshall Center additions and renovations - Academic/Campus usage

The events/items listed below have occurred daily, annually, or occasionally in Frost Arena within the past 5 years. All of these are important and are planned to continue once renovations are complete. Many of these speak directly to the connection with academics and all of them speak directly to the connection with campus, student life, and recruiting students.

- Two (2) general classrooms available from 7 a.m. – 3 p.m. daily
- Biometrics lab in the north concourse
- Climbing classes in the main arena
- Weekly Strength & conditioning class for undergraduates
- Art class drawing different portions of the venue – minimum of once per semester
- Sport Recreation Management (SRM) department has collaborated with athletics to provide experiential learning opportunities to students. Numerous students are involved in a number of activities with the athletic department and many of those activities occur in Frost Arena. Annually, we have roughly 150 SRM students that gain experiential learning through events and activities in Frost Arena. These activities occur 2-3 times every week during the academic year.
- SRM and athletics have also collaborated to provide a Jackrabbit Sales Academy opportunity for students. These students gain experience by shadowing and actively assisting the Jackrabbit ticket office in Frost Arena. These activities occur roughly once per week during the academic year.
- Graduation/Commencement Ceremonies
- Usage of the swimming pool by the Wellness Center
- Usage of the swimming pool for ROTC testing
- Intramural championships for volleyball and basketball
- ROTC training (when SJAC is not available)
- UPC events/concerts
- Admission day visits (in conjunction with a home football game)
- Walking groups - occasionally
- Governor’s Day - annually
- FFA convention
- Annual Pow-wow (Wacipi)
- Science Fair
- Flu-shot clinics (Staff and students)
- COVID vaccine clinic for students
- FCA Events
- Donor Dinner
- Athletic Auction
- Hy-Vee all sports clinic (free youth clinic)
- SDSU sport clinics - annually (roughly 750 youth each year)
- High School State Basketball Championships – annually in future
Appendix II - Floor Plans, Site Plan, Perspectives
FACILITY DESIGN PLAN
FOR
STANLEY J MARSHALL CENTER and FIRST BANK & TRUST ARENA
ADDITION & RENOVATION
SOUTH DAKOTA STATE UNIVERSITY
DATE: November 2, 2021

SDSU requests approval of this Facility Design Plan for design and construction of an addition to SDSU Stanley J. Marshall Center and First Bank and Trust Arena Addition and Renovation project. SDSU requests that the project be submitted to the 2021 legislature requesting $53,168,000 in spending authority.

The Preliminary Facility Statement (PFS) was approved at the May 2016 Board of Regents meeting, and a building committee selected the design team of EAPC Incorporated/Sink Combs Dethlefs/West Plains Engineering on August 11, 2016. The Facility Program Plan is submitted for approval at the December 2021 Board of Regents Meeting. SDSU is simultaneously requesting approval for the Facility Design Plan so planning efforts may continue unabated through the fall, winter, and spring and the project may start construction in the late spring of 2022 after approval by the South Dakota legislature.

A. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL SCHEMATIC DESIGN

SDSU is requesting approval of this Facility Design Plan to complete renovations to Frost Arena, renaming it First Bank & Trust Arena and to complete additions to the existing Stanley Marshall Center. The addition will link the Stanley J Marshall Center to the practice facility, provide a new entry concourse, add suites to the arena, renovate seating, concessions, and restrooms throughout the arena and provide new locker facilities for the basketball and volleyball teams.

The design of the project is more than halfway through the design development stage.

Architectural:

The addition to the building comprises of infilling the area between the Phase I practice gym facility and the original Stanley J. Marshall Center. This will include locker-room space, sports medicine, new concourse and entry points, arena seating, luxury seating amenities on upper floors, and building service and circulation spaces. Renovations will include modification and upgrades to the north lobby and all points south including the First Bank & Trust Arena. Scope includes new academic classrooms, arena chair-back seating throughout, luxury seating spaces on upper levels (club, loge and suite), additional concessions stands, restrooms, improved circulation and building service spaces.

Exterior construction will be comprised of a combination of precast concrete, steel structure, and aluminum curtain-wall systems to blend with the existing building. Interior construction will be comprised of a combination of light gage metal framing with finished/painted drywall, masonry walls, hard surface and carpeted floors, acoustical ceilings, and open ceilings. A new gym floor will be installed in the FB&T Arena.
Mechanical:
Campus steam will serve the new facility through the existing mechanical penthouse on the practice facility. The mechanical room will house any new steam pressure reducing station and heating water systems serving the arena and addition. Variable speed pumps will be utilized to distribute the hot and chilled water through the facility. This project will use chilled water from the North Campus Chiller Plant. The main distribution piping will extend through the Stanley J Marshall Center to the penthouse of the practice facility addition.

Air handling units will be distributed throughout the arena and in the penthouse, serving various portions of the new and renovated facilities. Heat recovery will be included to re-capture energy from building exhaust before it leaves the building. Carbon dioxide sensors will be located in areas of higher occupant loads to provide demand control ventilation. Hot water unit ventilators will be utilized in entry vestibules.

All new heating, cooling, ventilation, and plumbing equipment will be controlled and monitored with a new direct digital control building automation system.

Plumbing:
A new water service will be installed to serve building domestic water and fire sprinkler demands. All water used for restrooms, concessions, and locker facilities will be softened. The existing sanitary sewer service is adequate and connections will be made within the facility to accommodate new spaces. Fire sprinklers will be installed throughout the addition and renovated building. The fire sprinkler system will be extended through the entire building.

Electrical:
The existing electrical service was replaced in 2015, and is adequate for all renovations and addition. New panelboards and circuits will be extended as necessary within the facility. The building electrical service will include replacement of specific motor control centers and panelboards where necessary. The new electrical connections will be 277/480v for the mechanical equipment and larger loads with step down transformers for 120/208v loads.
The lighting in the addition will include LED lights throughout the new addition. Emergency egress lighting will be accomplished using emergency batteries. The new exterior lights will be designed using LED, full cutoff fixtures to maintain the lighting levels per the University standards. Emergency egress lighting, exit lighting, and fire alarms will be new in the renovated arena and addition. The fire alarm system will be an addressable voice evacuation system. There will be a number of specialized systems for videotaping, television broadcast, WIFI support, scoreboards, and audio systems common to Division 1 athletics and required for large crowd events held in the arena.

B. CHANGES FROM THE REVISED FACILITY PROGRAM PLAN

There are no changes from the Revised Facility Program Plan. The project scope includes a 59,625 sf addition to the building and renovation of 96,640 sf of existing space. Approximately 9,795 of additional space will be created inside of the arena bowl, by replacing movable bleacher seating with precast concrete stadia.
C. IMPACT TO EXISTING BUILDING OR CAMPUS-WIDE HEATING/COOLING/ELECTRICAL SYSTEMS:

There is no change from what is described in the Revised Facility Program Plan.

Steam system upgrades and chilled water distribution to the building were completed during the Phase I Practice Gym Project to accommodate all future phases. Connections and extensions of these systems will occur inside the building to accommodate the new and renovated spaces. This includes adding cooling to a significant portion of the building that is not currently cooled.

The existing building electrical service is adequate for the Addition/Renovation work. Expansion and connections to the electrical distribution system will occur to accommodate the renovated and new spaces.

Sewer, Water and Storm sewer infrastructure adjacent to the facility is upgraded and will adequately serve the long-term needs of the facility. A new water service branch line will be run to increase line size for the fire sprinkler system. Sanitary service connections and storm drain connections for roof drains will occur inside the building footprint.

D. TOTAL CONSTRUCTION AND PROJECT COST ESTIMATES

The project budget for the project is the same as shown in the Revised Facility Program Plan. It is copied below.

Construction Costs
  Construction/Renovations/Demolition $40,150,000
  Hazardous Material Abatement $312,000
  Site Construction/Landscaping/Utilities $2,250,000
  Design & Construction Contingency (7%) $2,950,000
  Subtotal – Construction Costs $45,662,000

Non-construction costs
  Design & Professional Fees $4,500,000
  Project Management & OSE Costs $820,000
  Food Service Equipment $813,000
  Contingency (3%) $1,373,000
  Subtotal – Non-Construction Costs $7,506,000

The total project budget for the FB&T Arena and SJ Marshall Center Additions and Renovations is $53,168,000.

E. CHANGES FROM COST ESTIMATES FOR OPERATIONAL OR M&R EXPENSES

There are no changes from the estimates provided in the Facility Program Plan.

End of Report
11/02/2021
November 5, 2021

Barry Dunn, Ph.D.
President, South Dakota State University
Administration Building 222
South Dakota State University
Brookings, SD 57006

Dear President Dunn:

The South Dakota State University Foundation is pleased to provide this updated letter committing up to $44,000,000 for the new First Bank & Trust Arena.

This letter replaces the previous commitment letter dated November 13, 2018, in the amount of $800,000 for Facility Design costs.

Please contact the Foundation if you have any questions.

Sincerely,

Steve Erpenbach
President & CEO
SDSU Foundation

cc: Mike Holbeck, VP for Finance and Budget, SDSU
Barry Mielke, Associate VP for Facilities & Services, SDSU
Justin Sell, Athletic Director, SDSU
Slade Larscheid, Deputy Athletic Director, SDSU
Keith Mahlum, VP for Development, SDSU Foundation

Tim Dwire
VP of Finance & Operations
SDSU Foundation