

**SOUTH DAKOTA BOARD OF REGENTS**

**Budget and Finance**

**AGENDA ITEM: 7 – H**  
**DATE: March 30-31, 2021**

\*\*\*\*\*

**SUBJECT**

**SDSU Pierson Hall Renovations Preliminary Facility Statement (PFS)**

**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**

Pierson Hall is a large four-story residence hall in the southeast residential complex of SDSU. This residential facility is home to 434 undergraduate students. The intent of this project is to renovate Pierson Hall addressing backlogged maintenance and repairs (M&R), improve student amenities, modify the building to make it fully accessible, and generally modernize the facility. The scope of this project would be similar to the work completed in 2015 to renovate and modernize Brown Hall.

SDSU anticipates this project would be accomplished from May 2022 to August 2023. The building would be closed while construction is in progress. The schedule of the project would be developed so the building would be re-occupied in the fall semester of 2023.

Funding

The design and construction of this project would be funded by rent revenues utilized for maintenance and repair of the residence hall buildings.

(Continued)

\*\*\*\*\*

**DRAFT MOTION 20210330\_7-H:**

I move to approve SDSU’s Preliminary Facility Statement for the renovation of Pierson Hall. Further, I move that this M&R project be exempted from the capital improvement process requirements.

## **IMPACT AND RECOMMENDATIONS**

The project would serve the residents, approximately 434 undergraduate students, and visitors to Pierson Hall. The building fire alarm system was replaced in 2007, window air conditioners were installed in 2015, student rooms were refinished in 2003, restrooms were renovated in the 1990's, and the roof replaced in 1998. The building does not have an elevator and is not protected by an automatic fire sprinkler system. Pierson Hall has never been fully renovated. Further piecemeal upgrades and maintenance and repairs would not serve the student housing needs.

SDSU requests exemption from the capital improvement process due to the nature of the project being maintenance and repairs necessary for the continued support of auxiliary services.

## **ATTACHMENTS**

Attachment I –SDSU Pierson Hall Renovations Preliminary Facility Statement

**Preliminary Facility Statement  
Pierson Hall Renovations  
South Dakota State University  
Prepared: March 1, 2021**

**SDSU requests approval of this Preliminary Facility Statement and accompanying work request for a project to renovate Pierson Hall. SDSU also requests exemption from the remainder of the Capital Improvement Process due to the nature of the project being primarily maintenance and repair to the existing facilities.**

**1. General Programmatic Needs to be Addressed:**

Pierson Hall is a large four-story residence hall in the southeast residential complex of SDSU. This residential facility is home to 434 undergraduate students. The intent of this project is to renovate Pierson Hall addressing backlogged Maintenance and Repairs (M&R), improve student amenities, modify the building to make it fully accessible, and generally modernize the facility. The scope of this project would be similar to the work completed in 2015 to renovate and modernize Brown Hall.

The following elements describe the scope of this revised project. The project would include as many of these elements as funding allows.

- Replace the heating/hydronic system (original to this 1965 building)
- Provide a central air conditioning system tied to the campus cooling system to replace the small window units
- Replace all windows and curtain walls
- Provide a fire suppression (sprinkler) system
- Update the building's fire alarm system
- Install an elevator (improved accessibility and ADA compliance)
- Replace doors throughout the building to improve access and security
- Refinish floors and walls throughout the building
- Roof Replacement
- Restroom refinishing
- Upgrade staff apartments and student common spaces

SDSU anticipates this project would be accomplished from May 2022 to August 2023. The building would be closed while construction is in progress. The schedule of the project would be developed so the building would be re-occupied fall semester of 2023.

**2. Analysis of the Student Body or Constituents to be Served:**

The project would serve the residents, approximately 434 undergraduate students, and visitors to Pierson Hall.

The building fire alarm system was replaced in 2007, window air conditioners were installed in 2015, student rooms were refinished in 2003, restrooms were renovated in the 1990's, and the roof replaced in 1998. The building does not have an elevator and is not protected by an automatic fire sprinkler system. Pierson Hall has never been fully

renovated. Further piecemeal upgrades and maintenance and repairs would not serve the student housing needs.

**3. Additional Services to be Offered:**

Building cooling is currently provided by individual window mounted room air conditioning units. This project would replace the original heating system with a central heating, ventilation, and cooling system, which would allow students individual temperature control in each room. Student room doors would be widened, a fire suppression system and elevator would be installed to meet contemporary life safety requirements and comply with accessibility guidelines to make the entire building accessible.

**4. Compliance with Campus Master Plan:**

The proposed project is consistent with plans for major renovations intended for SDSU's older residence halls to ensure occupancy remains high within the entire residence hall system.

**5. Analysis of Needs Assessment Based on the Facilities Utilization Report:**

Pierson Hall was constructed in 1965 as a traditional residence hall. The facility has been maintained well in its original condition but is due for a full renovation. Many systems have exceeded their useful life (e.g., heating system, roof, windows).

Pierson Hall is a well-constructed building. The building has a structural steel frame, steel deck with concrete floors, non-load bearing masonry corridor walls, and steel stud non-load bearing room demising walls. The exterior skin is face brick over concrete masonry. The floor-to-floor height is minimal, which will pose challenges to installation of a fire sprinkler system, replacement of the heating system and installation of an air conditioning system with proper ventilation. The structural frame and exterior envelope are in good condition and of highly durable construction. Basic systems have been maintained but have not been upgraded to current standards or contemporary levels of convenience and comfort since original construction.

The scope of the project includes numerous backlogged maintenance and repairs. These include restroom upgrades, window replacement, fire alarm upgrades, and roof replacement. To meet current building code and comfort standards, additional M&R needs include a fire sprinkler system, enlarging doors, and elevator installation. SDSU intends to complete renovations to the building without constructing an addition but would examine the possibility of an addition to the building to address functional needs (elevator installation and mechanical space for heating and cooling equipment).

**6. Location:**

Pierson Hall is in the southeast quadrant of the campus. Together with Brown Hall, Young Hall, Binnewies Hall, Mathews Hall, the new Southeast Apartment and Town House complex, Jackrabbit Grove, and Jackrabbit Village complexes forms SDSU's southeast residential community. Please refer to an attachment to this report showing Pierson Hall and its relationship within the southeast residential community.

**7. Reallocation of Old Space if Any:**

The gross area of the building is 82,886 sf. The net area of the building is 73,460 sf. Some existing space may need to be reallocated to provide space for an elevator, elevator equipment room, and central building HVAC equipment.

**8. Proposed Funding Source/Sources:**

The design and construction of this project would be funded by rent revenues utilized for maintenance and repair of the residence hall buildings.

**9. Budget for Development of a Facility Program Plan:**

Not applicable.