

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 9 – E
DATE: October 6-7, 2021

SUBJECT

SDSU Sanford Jackrabbit Athletic Center Wrestling Addition Facility Design Plan FDP (Revised)

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 Committee – Approval by Board or Commission in Charge of Institution

[BOR Policy 6:4](#) – Capital Improvements

BACKGROUND / DISCUSSION

South Dakota State University (SDSU) requests approval of this revised Facility Design Plan for design and construction of the wrestling practice addition to the Sanford Jackrabbit Athletic Center. This is the second phase of the multiple phase project to provide new practice facilities and to renovate the Stanley J. Marshall Center. The project was approved by the South Dakota Legislature at the 2021 session (SB 28). The Preliminary Facility Statement was approved at the May 2016 Board of Regents meeting. The Revised Facility Program Plan was approved at the December 2020 Board of Regents meeting. The Facility Design Plan was approved by the building committee on May 6, 2021, and the Board of Regents on May 11, 2021. The building committee awarded the project for construction on August 25, 2021.

IMPACT AND RECOMMENDATIONS

There have been no substantive changes to the design or construction of the facility from the Facility Program Plan or Facility Design Plan.

There have been changes to project costs. The estimated cost of the project was \$4,399,162 at the time the Facility Design Plan was approved. The increase in project costs is \$500,838. The distinct reason for the cost increase is recent inflation of metal materials costs, particularly structural steel. The updated project estimate is \$4,900,000. SDSU has

(Continued)

DRAFT MOTION 20211006_9-E:

I move to approve South Dakota State University’s Revised Facility Design Plan with an increased budget of \$4,900,000 for design and construction of the Sanford Jackrabbit Athletic Center Wrestling Addition using private donations.

provided a commitment letter for \$4,900,000 for the project. The estimate includes a contingency allowance of slightly more than 3% of the construction costs.

TOTAL CONSTRUCTION & PROJECT COST ESTIMATES

The spending authority approved within Senate Bill 28 was \$3,928,916 which matches the project budget from the Facility Program Plan. It included a provision for cost inflation to a limit of 25% over the spending authority. This would establish the maximum authority at \$4,911,145.

The current project cost estimate is \$4,900,000. A breakdown of the project cost estimate is as follows.

Construction Costs

New Addition Building Construction	\$ 3,909,700
Alternate #1 (link between SJAC & Addition)	\$ 212,300
Alternate #2 (East Roof Patio)	\$ 109,200
Value Engineering Items accepted (deducts)	(\$ 58,600)
Construction contingency	<u>\$ 133,688</u>
Subtotal – Construction Costs	\$ 4,306,268

Non-construction Costs

Design & Professional Fees	\$ 396,787
Project Management & OSE Costs	\$ 162,945
Furnishings, Equipment, Signage	<u>\$ 34,000</u>
Subtotal – non-construction Costs	\$ 593,732

Total Estimated Project Costs **\$ 4,900,000**

ATTACHMENTS

Attachment I – Facility Design Plan (Revised)

FACILITY DESIGN PLAN (REVISED)
FOR
SANFORD JACKRABBIT ATHLETIC COMPLEX
KURTENBACH WRESTLING ADDITION
PHASE 2 of the STANLEY J MARSHALL CENTER ADDITIONS & RENOVATION
SOUTH DAKOTA STATE UNIVERSITY
DATE: September 2, 2021

SDSU requests approval of this revised Facility Design Plan for design and construction of the wrestling practice addition to the Sanford Jackrabbit Athletic Center. This is the second phase of the multiple phase project to provide new practice facilities and to renovate the Stanley J Marshall Center. The project was approved by the South Dakota Legislature at the 2021 session (SB 28). The Preliminary Facility Statement (PFS) was approved at the May 2016 Board of Regents meeting. The Revised Facility Program Plan (FPP) was approved at the December 2020 Board of Regents meeting. The Facility Design Plan (FDP) was approved by the building committee on May 6, 2021, and the Board of Regents on May 11, 2021. The building committee awarded the project for construction on August 25, 2021.

a. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL SCHEMATIC DESIGN

Attached are floor plans of the addition that illustrate the scope of the project. Features and systems within the building are unchanged from the Facility Design Plan approved in May.

b. CHANGES FROM THE FACILITY PROGRAM PLAN

There have been no substantive changes to the design or construction of the facility from the Facility Program Plan or Facility Design Plan. The area of the building was slightly reduced in preparation of the floor plans for bidding.

There have been changes to project costs. The estimated cost of the project was \$4,399,162 at the time the Facility Design Plan was approved. This included a construction contingency allowance. Since no distinct changes had been made to the project scope, the designers did not feel that there would be any reason to alter the estimated cost of the project when the project was bid.

The project was bid on July 27th, 2021. Five bids were received. A tabulation of bids is attached. The low bidder was Clark Drew Construction at \$3,909,700. This was more than the project estimate, and we requested the consultants confer with the low bidder to determine the reason(s) behind the discrepancy and to explore value engineering options that could be considered to reduce the contract costs.

The distinct reason for the cost increase is recent inflation of metal materials costs, particularly structural steel. Steel materials, in all forms, have shown significant increases. Multiple contractors and bidders have corroborated this information and informed us that additional increases will be forthcoming. This situation was anticipated during the latter stages of the design of the project and estimates were modified prior to the Facility Design Plan to account for volatility. However, the effect of the cost increases have proven distinctly higher and largely unpredictable.

Clark Drew Construction provided a list of eleven cost reductions to consider. Through discussion with the design team, the State Engineers Office, and our project stakeholders, many of the items were acceptable and will have no impact on the use of the space, systems operations, or durability of construction. Accepting the cost reductions reduced the contract by \$58,600.

The five bid alternatives were also considered and two were selected as highly desirable. Alternate #1 will construct a link between the Wrestling Addition and Dykhouse Student Athlete Center. This would provide direct access between the new wrestling addition and the training and sports medicine spaces in the DSAC. It also provides access to the wrestling addition via elevator in the DSAC. Alternate #2 will create an outdoor rooftop patio. This will provide the athletic department a venue for hosting and recruiting events to student athletes interested in SDSU, a desirable program element.

The increase in project costs is \$500,838. The updated project estimate is \$4,900,000. SDSU has provided a commitment letter for \$4,900,000 for the project. The estimate includes a contingency allowance of slightly more than 3% of the construction costs.

SDSU requested the Building Committee approve the project and award the base bid, Alternate #1, and Alternate #2 to the low bidder, Clark Drew Construction. This

includes approval of the value engineering items. The building committee awarded the project for construction.

c. IMPACT TO EXISTING BUILDING OR CAMPUS-WIDE HEATING/COOLING/ELECTRICAL SYSTEMS

As stated in the original FDP, no campus utilities will require modification. The high voltage electrical feeder that will be under the building shall be encased in concrete to protect the conduit in the future. The sanitary sewer service line under the addition will not require replacement. The storm sewer piping serving both the SJAC and the stadium will require modification to serve these facilities and the new addition.

d. TOTAL CONSTRUCTION & PROJECT COST ESTIMATES

The spending authority approved within Senate Bill 28 was \$3,928,916 which matches the project budget from the Facility Program Plan. It did include a provision for cost inflation to a limit of 25% over the spending authority. This would establish the maximum authority at \$4,911,145.

The current project cost estimate is \$4,900,000. A breakdown of the project cost estimate is as follows.

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Total Estimated Project Costs	\$ 4,900,000
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e. CHANGES FROM COST ESTIMATES FOR OPERATIONAL OR M&R EXPENSES

Estimates for operational, maintenance, utilities, and M&R expenses remain unchanged from the estimates prepared for the Facility Program Plan and the Facility Design Plan.

End of Report
September 2, 2021