

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 6 – E
DATE: October 5-6, 2022

SUBJECT

SDSU Larson Commons Renovations Preliminary Facility Statement

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 requests approval of its Preliminary Facility Statement (PFS) and accompanying work request for a project to renovate Larson Commons. SDSU also requests exemption from the remainder of the Capital Improvement Process due to the nature of the project and the appointment of a building committee as required to select an architecture and engineering firm, construction manager, and to complete statutory requirements for bidding the project.

The renovation will be limited to maintenance and repair of the existing facilities and upgrades to the interior finishes, accessible pathways, equipment, and furnishings. The project will include adding restrooms to the second level dining room, an elevator near the main entrance, upgrade and renovate the commercial kitchen, food preparation areas, convenience store, and upgrade electrical, domestic water and sanitary systems. It will also include upgrading fire suppression and alarm systems, lighting, HVAC, controls and exhaust, interior floor, wall, and ceiling finishes. It will also improve wayfinding and SDSU branding opportunities and improve entrance and flow of circulation for guests.

(Continued)

DRAFT MOTION 20221005_6-E:

I move to approve SDSU’s Preliminary Facility Statement for the Larson Commons Renovation utilizing auxiliary system and private funds. A building committee representative should be appointed to oversee this project.

The proposed funding sources are auxiliary system and private funds.

Additional details of this project can be found in SDSU's attached Preliminary Facility Statement. If approved, the Board president should appoint a building committee representative to oversee the development of the project plan and cost estimates.

IMPACT AND RECOMMENDATIONS

According to SDSU, the project will serve all students, faculty and visitors who use the dining services facility in Larson Commons. The facility is connected to Young and Binnewies Halls and is located adjacent to most of the undergraduate residential housing facilities. The plan included a survey of guests and students and revealed a need to improve food quality and options. Upgrading the dining services kitchen and serving fixtures will improve their ability to provide a variety of food options.

The design and construction of this project will be funded by auxiliary accounts and private funds from the Sodexo Group. Sodexo Group must provide \$8,190,000.00 for facility renovations per Section 3.3.D of the SDSU/Sodexo Group Contract. The full scope of the project and estimated costs will be further refined with the selected design team and construction manager. The estimated project costs of \$9,500,000 was identified in the 2021 Master Plan for renovations to the facility. SDSU estimates the cost for design and construction management services will be \$1,600,000.

ATTACHMENTS

Attachment I – SDSU Larson Commons Renovation PFS

**Preliminary Facility Statement
Larson Commons Renovations
South Dakota State University
Prepared: August 26, 2022**

SDSU requests approval of this Preliminary Facility Statement and accompanying work request for a project to renovate Larson Commons. SDSU also requests exemption from the remainder of the Capital Improvement Process due to the nature of the project. The project will be limited to maintenance and repair of the existing facilities and upgrades to interior finishes, accessible pathways, equipment, and furnishings. SDSU also requests appointment of a building committee as required to select an architecture and engineering firm, construction manager, and to complete statutory requirements for bidding the project.

1. General programmatic needs to be addressed:

SDSU completed a dining master plan and Larson Commons Renovation planning in 2021. The study was prepared by Wachalski Advisory, Inc. The study found several deficiencies in the Larson Commons dining facility. In July of 2022 the regental system engaged a new food service partner, Sodexo Group. The University in collaboration with Sodexo Group would like to pursue a facility renovation as shown in the 2021 study in addition to programmatic changes to better meet current dining service standards and student needs. The dining services study identified projects to improve dining services to better serve the students, faculty, staff, and visitors who utilize Larson Commons. The project will include renovations to the dining hall, food service kitchen, food service support space, building service space, convenience store, and entrance. The renovations will address functional and aesthetic needs of the facility.

The following elements describe the proposed scope of the project. The project will include as many of these elements as funding allows.

- Add restrooms to the second level dining room
- Upgrade and renovate the commercial kitchen, food preparation areas, and convenience store
- Upgrade building utilities: electrical, domestic water, and sanitary systems
- Upgrade building systems: lighting, HVAC, controls, and exhaust
- Improve wayfinding and SDSU branding opportunities
- Improve entrance and flow of circulation for guests
- Replace all windows and curtain walls
- Upgrade the fire suppression (sprinkler) and alarm system
- Provide a new elevator near the main entrance to improve accessibility and ADA compliance, upgrade the existing elevator and freight elevator
- Replace doors throughout the building to improve access and security
- Update interior floor, wall, and ceiling finishes
- Roof Replacement
- Upgrade furnishings, fixtures, and equipment

SDSU anticipates the construction of this project will be accomplished from December 2023 to July 2024. The dining hall and convenience store will be closed while construction is in progress. Portions of the building may remain occupied during construction. The design and construction schedule will be developed to allow the dining hall and convenience store to be operational fall semester of 2024.

2. Analysis of the student body or constituents to be served:

The project will serve all students, faculty, and visitors who use the dining services facility in Larson Commons. The facility is connected to Young and Binnewies Halls and is located adjacent to most of the undergraduate residential housing facilities. The Dining Services Master Plan included a survey of guests and students and revealed a need to improve food quality and options. Upgrading the dining services kitchen and serving fixtures will improve their ability to provide a variety of food options.

3. Additional services to be offered:

The building HVAC and exhaust systems will be upgraded, accessible restrooms will be added to the second-floor dining area, elevator will be updated, a new elevator may be installed near the main entrance to improve accessibility. In addition, kitchen equipment, finishes, and guest circulation flow will be improved. The facility upgrades will create the opportunity to improve the variety and quality of food offerings, increase operational hours, and access.

4. Compliance with campus master plan:

The proposed project is consistent with plans for major renovations intended for SDSU's older residence halls and dining service facilities. The project is identified in Phase I of the Residential Life and Dining Services master plan. The plan was received by the Board of Regents at the October 2008 meeting. The recommendations in this statement are also consistent with the updated 2025 SDSU Campus Master Plan. The renovation of Larson Commons will ensure services provided for students, faculty, staff, and visitors remains high within our dining facilities.

5. Analysis of needs assessment based on the facilities utilization report:

The Dining Master Plan for Larson Commons includes survey information from students, recommendations for improved dining services, and analysis of facility maintenance requirements. The project will follow the plans recommendations and be designed to address guest needs, dining service functions, accessibility, and deferred building maintenance. SDSU intends to complete renovations to the building without constructing an addition but will examine the possibility of an addition to the building to address accessibility and building system needs (elevator installation and mechanical space for heating and cooling equipment).

6. Location:

Larson Commons is in the southeast quadrant of the SDSU main campus and is connected to Binnewies and Young Halls. Together with Brown Hall, Mathews Hall, Pierson Hall, Southeast Apartment and Town House complex, Jackrabbit Grove, and Jackrabbit Village complexes, that form SDSU's southeast residential community.

7. Reallocation of old space if any:

The project may require the relocation of the Federal TRIO program found in the lower level of Larson Commons. The existing space in the lower level may be needed for added dining, lounge, and study space to better serve the needs of students. Alternative locations for the TRIO program will be studied in the planning phases of the renovation project.

8. Proposed funding source/sources:

The design and construction of this project will be funded by auxiliary accounts and private funds from the Sodexo Group. Sodexo Group must provide \$8,190,000 for facility renovations per Section 3.3.D of the SDSU/Sodexo Group Contract.

9. Budget for development of a facility program plan:

SDSU is requesting this project be exempted from the submittal steps of the Capital Improvement Process due to the limited scope of the project which focuses predominantly on maintenance and repair, equipment, and furnishings. SDSU requests that a building committee be formed. Building committee action will be necessary to select an Architecture and Engineering design team, construction manager, and follow state mandated procurement laws. Building Committee action will also be needed to approve the guaranteed maximum price and construction documents.

The full scope of the project and estimated costs will be further refined with the selected design team and construction manager. An estimated project cost of \$9,500,000 was identified in the 2021 Master Plan for renovations to the facility. SDSU estimates the cost for design and construction management services will be \$1,600,000. The planning and design work request is included with this preliminary facility statement submittal. When the full project costs and funding are confirmed, the work request will be revised to reflect the full project cost prior to proceeding with design development and construction documents.

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