

SOUTH DAKOTA BOARD OF REGENTS

Committee on Budget and Finance

AGENDA ITEM: III – F

DATE: April 1-2, 2015

SUBJECT: Dakota State University Housing-Student Services Project – Preliminary Facility Statement

Dakota State University requests approval of its Preliminary Facility Statement to plan for the renovation and updates to DSU Housing and Student Support Services. This project involves the soon to be acquired Madison Community Hospital Building and potentially the demolition of Zimmerman Hall.

Currently, DSU has four traditional style residence halls constructed between 1963 and 1971 with upgrades in 2008 and 2009. These halls with their upgrades do not, however, provide for any other housing options. Common areas in these halls are limited in size, the hallways are narrow and the rooms lack flexibility due to the built-in furnishings.

DSU does offer apartment style living in two leased 8-plex apartment complexes. These units along with the residence halls do not offer the 600 on campus students many housing options. The DSU Auxiliary Master Plan calls for the demolition of Zimmermann Hall, but in order for DSU to meet the residence hall needs new housing would have to be added before Zimmerman could be demolished.

Additionally, DSU needs space for student support services. The current support services space occupies space that was once used for student studying, gathering and recreation space. Office staff space is also located in areas where students gather, which does not allow for privacy.

(Continued)

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve DSU’s Preliminary Facility Statement to plan for renovations for its Housing and Student Support Services. This will allow DSU to hire an A/E firm to assist in developing more specific cost estimates as well as explore all options fully. DSU needs to provide a comprehensive plan for student housing including a full market analysis, enrollment projections, coverage ratios, room rates, housing options, funding sources, and construction options. Various construction options and costs should be investigated and included as part of the program plan. The Board President should appoint a Building Committee representative to oversee the planning of this project.

To accommodate these changes, DSU's acquisition of the Madison Community Hospital building adjacent to the north side of the DSU campus will be renovated into approximately 20,000 square feet of residential life space. On the main floor, 11,000 square feet plus an additional 24,500 in the lower level will be renovated for student support services. Student support services will have its own private area dedicated to serving students.

There will be several funding sources for this project. The residence hall portion will be funded from the issuance of bonds to be debt serviced with housing fees. Grant funding and local funds will be utilized to renovate the student support services space.

Additional details of the project can be found in DSU's attached Preliminary Facility Statement document.

PRELIMINARY FACILITY STATEMENT
DAKOTA STATE UNIVERSITY
HOUSING/STUDENT SUPPORT SERVICES

MARCH 2015

Dakota State University requests approval of this Preliminary Facility Statement to complete preliminary planning for a facility to provide residence halls and student services support space.

A. General programmatic needs to be addressed

Dakota State University currently has four residence halls all constructed between 1963 and 1971. The four traditional style residence halls were upgraded in 2008 and 2009. This upgrade allowed for improvements to the restrooms, showers, windows, HVAC, and other infrastructure improvements. However, no changes were made to provide new or different housing options for students such as single occupancy, suite or apartment style rooms. These renovations did not address the narrow hallways and double loaded corridors, as well as, two person rooms with limited flexibility due to built-in furnishings. Current common areas are limited in size and not adequate for academic or social engagement, including individual and group study areas.

In addition to the four traditional halls, DSU leases two 8-plex apartment complexes. While these units provide an additional housing option for DSU students, there is still a significant gap between the older traditional halls and the apartment style environment. Specifically, DSU needs to add housing stock that will provide students with social gathering areas, programming space for community development, formal tutoring areas, and group interaction for class projects. A hall that provides more flexible space will assist the university in establishing robust Living Learning Communities, which is a best practice linked to student success.

The Auxiliary Master Plan calls for the demolition of Zimmermann Hall as this is the oldest residence hall on campus. Zimmermann blocks the entire west facing site lines onto the main campus. It contains very long and narrow corridors, no air conditioning, blocked outside views, and half the building sits above the student union dining kitchen facility. Currently there are small floor lounges available, however, these spaces are not adequate for community socialization/programming spaces as found in the other traditional residence hall facilities.

Additionally, this project also includes additional space for student support services. To create some of our current support services space, we have had to occupy space that was once used by students for studying, gathering, and recreation. Furthermore, this has led to the creation of office space for staff which is located in areas where students gather, which does not allow for private or confidential offices. Programs linked to personal counseling and student success would be housed in this renovated space, as well as, the retention advisor associated with the

JUMP Start program. The renovation would also include the creation of meeting room space that can be utilized for tutoring, gatherings, and social events.

B. Analysis of the student body or constituents to be served

DSU currently has nearly 600 students living on campus. By renovating an existing building into a more contemporary residence hall, students will be provided a variety of housing options. This proposal will house students in an environment designed to provide multiple modern living concepts currently not available, along with community development and academic support space. This concept will significantly enhance the university's flexibility to meet student needs and support the achievement of housing occupancy goals. Current housing inventory hampers the university's ability to develop a multitude of living/learning programs (theme housing and first year experience) to support student success.

The student support service area of the renovated facility will be accessible to all of our on-campus students. The project will allow students to meet with student services staff in more suitable space. This includes, but is not limited to, private and confidential offices for counseling and advising.

C. Additional services to be offered

This facility will also significantly enhance summer programs and conferencing opportunities. Currently our residence halls accommodate six different conferences or camps during the June and July, spanning 32 nights. One of the largest conferences is the summer cyber camp which attracts over 200 students for five nights. This is a major recruitment opportunity for our largest academic program. The experience of these participants would be enhanced through additional facilities that provide air conditioning and space to complete projects and socialize.

D. Compliance with master plan

This project is in compliance with the Campus Auxiliary Master Plan.

E. Analysis of needs assessment based on the facilities utilization report

Current housing occupancy and future demand from students have been evaluated through the Auxiliary Master Plan. A need identified through this process is to provide additional housing options to students. To attract and retain students, modern floor plans such as sinks in each room, carpet, more bathroom space per resident, wider hallways, and group gathering spaces are important amenities. These features will increase student satisfaction and strengthen our ability to retain students in on-campus housing once they are eligible to move off-campus. This is an important goal since students who live on-campus complete at a higher rate.

F. Location

The University will acquire the soon to be vacated Madison Community Hospital. This property is adjacent to the north side of the main DSU campus. This facility will be renovated into a residence hall and additional student support services space. The residence life portion of the facility is approximately 20,000 square feet. The space dedicated to student support services in

the new hospital is approximately 11,000 square feet on the main floor and 24,500 square feet in the lower level.

G. Reallocation or demolition of old space, if any

Additional study done after the approval of the Preliminary Facility Statement may identify space that is currently utilized as housing to be reallocated or demolished. Specifically, the university Auxiliary Master Plan calls for the demolition of Zimmermann Hall in the future, but first the university must add additional housing to replace that facility.

H. Proposed funding source/sources

The funding source for this project will be from the issuance of bonds, to be repaid with housing fees to support the housing component. Additionally, grant dollars or local dollars may be available for funding of a portion of the student services space.

I. Budget for development of a Facility Program Plan

Funding for the Facility Program Plan will come from Auxiliary Revenues.