

SOUTH DAKOTA BOARD OF REGENTS

Committee on Budget and Finance

AGENDA ITEM: III – H

DATE: April 1-2, 2015

SUBJECT: South Dakota State University Harding Hall Renovation and Addition – Preliminary Facility Statement

South Dakota State University requests approval of its Preliminary Facility Statement to repurpose and upgrade Harding Hall to better support students and faculty in an up-to-date, modern facility. This renovation project would aid both educational and research needs.

Harding Hall was constructed in 1954 with very few renovations since that time. This building is a part of the main campus with excellent proximity to other classroom facilities. The gross square footage of Harding Hall is 28,441 square feet. Nearly all plumbing, mechanical and most electrical systems are original to the building. Some building systems required in current modern construction do not exist in Harding Hall, especially central air condition, outside air ventilation, and fire sprinkler systems.

An addition to the building is also being planned to allow full access to the building. This would include an elevator, ramps and stairs to floors immediately adjacent the grade level. The addition could provide a link to the Daktronics Hall and provide mechanical space for air handling equipment. There is a possibility this addition may need to provide classroom space not functional in the current space. This space would support the academic departments.

This building project is part of 10 Year Capital Improvement Project list that would upgrade and modernize existing campus buildings. Besides Harding Hall, “The Barn” (Intramural Building), Lincoln Music Hall, and Pugsley Center are all identified projects that total nearly \$8,800,000.

Funding for this phase of the Capital Improvement Project will be determined as the project planning develops. If approved, the Board president should appoint a building committee representative to oversee the development of the project plan and cost estimates.

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve SDSU’s Preliminary Facility Statement to plan for renovations and upgrades to Harding Hall. This will allow SDSU to develop its Facility Program Plan and outline more specific plan details, cost estimates and funding sources. If approved, the Board President should appoint a Building Committee representative to oversee the planning of this project.

**PRELIMINARY FACILITY STATEMENT
FOR
HARDING HALL RENOVATION AND ADDITION
SOUTH DAKOTA STATE UNIVERSITY
DATE: February 25, 2015**

South Dakota State requests approval of this Preliminary Facility Statement. We request that a building committee be formed for selection of an Architectural/Engineering design consultant to provide space planning services and prepare a space program, project scope, and conceptual estimate for this project.

a. General Programmatic Needs to be Addressed

SDSU continues to strive for modern, high quality learning, teaching, and research programs and environments for students, educators, and administrators. SDSU has provided substantial improvements for the Electrical Engineering and Physics Departments (academic and research programs) through the phased construction of Daktronics Hall. This has allowed programs in Harding and Crothers Engineering Halls to move to Daktronics Hall. Similar improvements will become available to the Mathematics Department, currently housed in Harding Hall, upon completion of the Architecture, Mathematics, and Engineering Building in the spring of 2015. Planned remodeling of a portion of Crothers Engineering Hall will also benefit the Engineering Extension programs that utilize Harding Hall. The sum of these improvements will result in the vacancy of Harding Hall.

The space within Harding Hall could be reassigned to other departments. However, Harding Hall did not properly support the Engineering College academic and research programs. Renovation of the building was not a good solution for the space and technical requirements of these programs. This was part of the reasoning for construction of new facilities as the existing facility would not provide high level ongoing support of the programs. Harding Hall could be reassigned to other programs, but this will essentially insert new departments into facilities with the same deficiencies as previously identified. Rather than do this, SDSU would like to explore the potential for rejuvenation of Harding Hall into a facility that will support students and faculty well. This would provide a highly functional, modern, up-to-date facility that supports the educational and research needs of the occupants in an efficient manner.

b. Analysis of the Student Body or Constituents to be Served

SDSU sees distinct potential in reuse and upgrading Harding Hall. The facility was originally built as a residence hall, but has been utilized as an academic building for about 40 years. Repurposed residence halls, as a rule, will provide functional space for academic and administrative departments that primarily require office spaces, conference rooms, seminar rooms, and small individualized research labs. Typically, the floor plans do not functionally support medium sized (or larger) classrooms, many class/laboratories, or public gathering spaces.

The College of Arts and Science and College of Agriculture and Biological Sciences have departments with space needs similar to spaces available in Harding Hall. The planning effort will determine the space needs across a number of appropriate departments, analyze the existing space available within Harding Hall, and also determine the feasibility of the building to accommodate the space needed by these departments. A goal of the planning effort would be a conceptual plan that meets the programmatic needs of one or more departments or combinations of departments.

c. Additional Services to be Offered

No additional services are planned at this time. Space planning shall include allowances for planned or anticipated program expansion, addition of faculty, and addition of research associates.

d. Compliance with Master Plan

This capital improvement project is one example of a project contained within the 10 Year Capital Improvement Project list that would upgrade and modernize an existing campus building. Renovation of Harding Hall, “the Barn” (Intramural Building), Lincoln Music Hall, and Pugsley Center are all identified projects in the most recent listing of the 10 Year Capital Project list. Presently the project is identified as an \$8,800,000 project.

e. Analysis of Needs Assessment Based on the Facilities Utilization Report

A number of existing facilities on the campus of SDSU are substantially constructed buildings that could be expected to be utilized for decades. However, these facilities have not received substantial modernization or renovation to support the academic programs within the building. Maintenance and repair has also been limited in this manner, without substantial system modernization or replacement. Modernization has taken place in a piecemeal fashion, been limited to a maintenance of a single system, or been confined to small areas within individual buildings. Examples of buildings where this is true are Harding Hall (1954 construction), Agricultural Engineering (1959 construction), Agricultural Hall (1953 construction), the “Barn” (aka. Intramural Building, 1918 construction), Pugsley Center (1940 construction with addition in 1957), and Lincoln Music Hall (1927 construction). Harding Hall, Ag Engineering, and the “Barn” have not been substantially renovated since originally constructed.

Harding Hall is a part of the main campus, with good proximity to other classroom facilities and general classroom space. The gross floor area of Harding Hall is 28,441 sf. Renovation of Harding Hall would rejuvenate a building that is due for modernization and at the same time, the University could address the backlog of maintenance and repairs that have accumulated over time. Harding Hall incorporates a durably constructed concrete frame and masonry skin. The interior construction of the building is devoid of bearing walls. Interior columns are spaced in increments common to modern construction. However, all plumbing, all mechanical, and most electrical systems are original to the building. The floor-to-floor height of the building is less than common modern construction. Some building systems required in modern construction do not exist within Harding Hall, notably central air conditioning, outside air ventilation, and fire sprinkler systems.

The planning services would help us identify the scope of a project that would modernize the infrastructure, provide accessibility, improve fire protection, and improve the energy efficiency of Harding Hall. Planning services would also project current and future space needs, helping us align available space with functional needs of various departments.

SDSU anticipates that an addition will be required to meet the functional needs of the facility. An addition will be required to ensure full accessibility to the building, and may include the building elevator, lobby, ramps and stairs to floors immediately adjacent to the grade level. An addition could provide a link to Daktronics Hall and mechanical space for air handling equipment. It is also possible that an addition may be required to provide classroom space that cannot be accommodated within the footprint of the existing building, but would complete the functional space needs of the academic departments.

f. Location

Harding Hall is on the southern edge of the main campus, and in the immediate proximity of Crothers Engineering Hall, the Architecture, Math, and Engineering Building, Solberg Hall, and Daktronics Hall. Lincoln Music Hall, Wagner Hall, Bailey Rotunda Hall, the Pugsley Center, and the Administration Building are all in close vicinity.

g. Reallocation of Old Space

Potential department assignments will not be determined until the planning services are complete, so precise reallocation of existing space cannot be determined at this time. An outcome of the planning effort will result in available space in one or more academic buildings. SDSU considers it likely that departments currently assigned to Scobey Hall would be reassigned to a renovated Harding Hall.

h. Proposed Funding Source(s)

The overall scope of the project is unknown at this time. Funding sources for the project are unknown at this time. SDSU anticipates that donations will be required for a significant portion of the project budget, but would request consideration for possible HEFF or general funding as partial funding.

i. Budget for Development of a Facility Program Plan

HEFF Planning and Design funds will be used for the space planning and programming services necessary to conduct this planning study and conceptualize a design and identify the cost range for the project. The budget for these services is \$70,000. A work request has been submitted.