

SOUTH DAKOTA BOARD OF REGENTS

Committee on Budget and Finance

AGENDA ITEM: III – J

DATE: April 1-2, 2015

SUBJECT: South Dakota State University Wellness Center Addition – Preliminary Facility Statement

South Dakota State University requests approval of its Preliminary Facility Statement to planning an addition to the existing Student Wellness Center facility. Approval of this project is contingent on the Board approval of a \$4.50 per credit hour General Activity Fee (GAF) increase in FY16. If approved, SDSU could move forward with the development of its Facility Program Plan which would provide detailed funding information and construction details.

The SDSU Wellness Center facility has seen a steady increase of student and non-student memberships and use in the past five years. There is a high demand for indoor intramural sports such as basketball and volleyball. Due to a lack of space for these types of events, not all games can be scheduled. The demand for court time plus strength training, fitness and studio space is at or near capacity.

SDSU is proposing an addition of approximately 63,800 square feet be added to the north façade or west façade or both, depending on the design development. The most effective configuration will be utilized for necessary functional adjacencies.

The new space will house the following program elements: four multi-purpose courts, two racquetball courts, additional fitness space, additional studio space, expanded track, outdoor pursuits space, conference room space, commercial grade laundry, support, maintenance and storage space, ancillary corridor, mechanical and support space. Some remodeling of the existing Wellness Center will be needed where the addition ties to the current facility.

(Continued)

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve SDSU’s Preliminary Facility Statement to plan for an addition to the Wellness Center. This will allow SDSU to develop its Facility Program Plan and outline more specific plan details, cost estimates and funding sources. Project approval is contingent on proposed FY16 GAF increase of \$4.50 per credit hour being approved by the Board. The project includes private fundraising and cannot move forward until the funds are in hand. The final project will have to be sized based on the \$4.50 per credit hour fee and private fundraising. If approved, the Board President should appoint a Building Committee representative to oversee the planning of this project.

Additionally, the easternmost section of the Jackrabbit Green near the Wellness Center will be developed as an open, outdoor recreation area. The scope of the Jackrabbit Green improvements may be added to the scope of the Wellness Center addition.

There is also a need to provide additional service delivery space for the Student Health Clinic and Counseling Services areas. A minimum of four new offices and an expanded nursing station space is needed. Existing space, including the administration offices, within the current building would be remodeled to meet these needs. A portion of this renovation would also create conference room space. Funds generated in FY16 from the GAF increase will be used to support these upgrades. At this time, the planned expenditures are around \$1.3M, which will consume the additional monies raised off the GAF increase in FY16.

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

Funding for the updates to the Student Health Clinic and Counseling Services areas as well as the Wellness Center facility expansion will be funded with the \$4.50 per credit hour increase proposed for FY16. Additionally, community membership fees will be increased in FY18. Event rental costs will increase in FY18 as well. These events include basketball tournaments, proms, parties, etc.

**PRELIMINARY FACILITY STATEMENT
FOR
STUDENT WELLNESS CENTER ADDITION
SOUTH DAKOTA STATE UNIVERSITY**

SDSU requests approval of this Preliminary Facility Statement to complete preliminary planning for an addition to the Student Wellness Center at SDSU. SDSU requests a building committee be formed and that design consultants be obtained to provide the schematic design and cost estimate of this project.

1. GENERAL PROGRAMMATIC NEEDS TO BE ADDRESSED:

The continued popularity of the South Dakota State University (SDSU) Wellness Center facility is demonstrated by the student demand for fitness space. Annual student swipes for entry into the Wellness Center are up from 185,661 in 2008/2009 to 239,989 in 2013/2014, an increase of 54,328 annual visits- or a 23 percent increase over five years. Community memberships have also seen growth, the number of non-student memberships are up from 416 in 2008/2009 to 1,185 in 2013/2014, an increase of 769- or a 65 percent up tick over five years. This data demonstrates a facility at sustained peak utilization genuinely in need of expansion to best serve the campus and community.

2. ANALYSIS OF THE STUDENT BODY OR CONSTITUENTS TO BE SERVED:

Roughly one-third (3,282 in the 2013/2014 school year) of SDSU students participate in intramural sports each year. High demand for indoor intramural sports like basketball and volleyball have had opportunities limited due to the lack of space and have been operating at maximum capacity since the facility opened (e.g. fall intramural volleyball has to be capped at 120 teams each year because there is no room for more teams), this demand reinforces the need for this expansion.

Compared to national benchmarks, our peer institutions, and with other South Dakota universities SDSU is lacking in recreational square footage available per student/community user. The proposed expansion would bring SDSU's total recreational space to 127,170 total square feet. According to the *SDSU Strategic Plan Impact 2018*, the number of students in Brookings will grow to 11,405 by the time this project will be completed which would give us 11.15 sq/ft per student, which is still below national standards and also below most of our peer institutions.

The core function addressed by a Wellness Center expansion will be to respond to pressure on the facility generated by an increased residence hall population proximate to the facility; with more than 800 additional students residing in the four Jackrabbit Grove residence halls. Demand for court time, strength training, fitness space and studios for small group instruction are all at or near capacity.

3. ADDITIONAL SERVICES TO BE OFFERED:

This expansion would also add a new type of recreation space, racquetball courts, which was left out of the 2008 construction due to cost constraints. In addition to fitness and court space there are also needs for an Outdoor Program. The former program known as Outback Jacks was operated by students out of the Student Union and was discontinued in the summer of 2013 due space demands in the Union. A newly created outdoor program area within the Wellness Center would operate the existing climbing wall in the Wellness Center, provide outdoor equipment (e.g. tents, sleeping bags, etc.) for students to check out, conduct outing trips (e.g. rock climbing, hiking, snow shoeing, and skiing) for students on weekends and during academic breaks, and would provide educational, skill-building programs such as workshops and guest speakers on outdoor related topics (e.g. wilderness first aid, outdoor cooking, bicycle repair,

fishing, etc.). This is a common program at other university recreation centers and is likely to be an extremely popular addition at SDSU.

Additional space needs are primarily associated with expansion of already popular programs. SDSU roughly estimates additional space needs will be approximately 63,800 sf of new construction. Approximately 3,000 sf of renovated space will be remodeled. The primary program elements in the expanded Wellness Center are as follows:

• Four multi-purpose courts	22,000 square feet
• Two racquetball courts	1,600 square feet
• Additional fitness space	8,000 square feet
• Additional studio space	3,600 square feet
• Expanded track	3,300 square feet
• Outdoor pursuits space	1,800 square feet
• Conference Room space	1,200 square feet
• Commercial grade laundry, support, maintenance, and storage	2,500 square feet
• Ancillary Corridor, Mechanical, & Support Space	<u>19,800 square feet</u>
Estimated Additional Space Needs	63,800 square feet

Updated laundry facilities and additional storage space is also a high priority for this project as both are inadequate in the current facility. Circulation space, mechanical support space, lockers, restrooms, and custodial space will be provided as required. Remodeling of the existing Wellness Center will be required where the addition ties to the current facility. Walls may be removed and altered to provide a continuous and open environment for fitness and exercise. Some functions (e.g. track and fitness spaces) will be modified to provide continuity from the existing functions into the new addition. Check-in stations will be provided at necessary entry points into primary activity areas. Restroom space will be provided as required by building code requirements. Lockers and cubbies will be provided as required for program needs.

Additional fitness equipment will be required throughout fitness areas. Retractable nets will be provided in all court areas. Safety glazing, outdoor fitness equipment, basketball standards, recreational court standards, and other equipment unique to buildings of this type will also be required.

4. COMPLIANCE WITH CAMPUS MASTER PLAN:

The Wellness Center was designed to incorporate additional space on the west, north and east sides. The existing facility and addition are in the neighborhood of the newly developed southeast residential community of undergraduate student housing, the expanded student union, and the corner of campus that functions as a gateway to visitors and the community from outside of the campus.

5. ANALYSIS OF NEEDS ASSESSMENT BASED ON THE FACILITIES UTILIZATION REPORT:

Table 1 included on the following page presents a comparison between the space available in the current Wellness Center to national benchmarks for similar space, for each criteria mentioned the current Wellness Center falls below the national benchmarks.

Table 1: SDSU Current Square Footage vs. National Benchmarks

	SDSU Current	National Benchmarks *
Total Recreational Space	65,000 sq/ft	128,258 to 149,812 sq/ft
Total Recreational Space per Student	6.36 sq/ft	12.55 to 14.66 sq/ft
Fitness Space	7,532 sq/ft	15,418 to 17,667 sq/ft
Fitness Space per Student	.74 sq/ft	1.5 to 1.73 sq/ft
Basketball Courts	3 courts	5.9 to 7.9 courts
Racquetball Courts	0 courts	5.1 to 8.2 courts

* Source: Brown, R., Haines, D. (2009) Space Planning Guidelines for Campus Recreational Sport Facilities. Champaign, IL: Human Kinetics. Based on a school with 10,446 students (SDSU’s Fall 2014 FTE) on campus.

Table 2: SDSU Current Square Footage Peer and South Dakota Institutions/Proposed Construction

		PEER INSTITUTIONS											
Area	SDSU Current	SDSU Impact 2018	North							Utah		AVERAGE	SDSU Proposed
			Colorado State	Montana State	Dakota State	Oklahoma State	Idaho	Wyoming	Dakota State	Utah State			
Enrollment	10,446	11,405	26,225	15,300	14,400	25,000	10,000	10,000	15,000	16,600	16,566	11,405	
Total Indoor Recreation Space	65,000	65,000	228,000	168,000	111,000	300,000	135,000	215,870	106,000	235,000	187,359	127,170	
Indoor Space per student	6.22	5.70	8.69	10.98	7.71	12.00	13.50	21.59	7.07	14.16	11.31	11.15	
Indoor Basketball Courts	3	3	10	7	4	14	5	5	5	9	7.38	7	
Racquetball Courts	-	-	10	8	4	11	-	4	-	6	5.38	2	
Total Fitness Equipment Space	7,532	7,532	24,475	14,000	35,000	40,000	12,000	17,960	15,000	23,000	22,679	15,532	
Fitness Space per Student	0.72	0.66	0.93	0.92	2.43	1.60	1.20	1.80	1.00	1.39	1.37	1.36	
Group Exercise Space	3,600	3,600	10,200		7,800	14,500	8,400	7,338	3,708	5,600	8,221	7,200	
								Opening this Spring		Opening Fall 2015			
		SOUTH DAKOTA SCHOOLS											
Area	SDSU Current	SDSU Impact 2018										AVERAGE	SDSU Proposed
			USF	Augie	USD	Mines	Northern	Dakota	BHSU				
Enrollment	10,446	11,405	1,505	2,600	7,396	2,235	2,129	1,741	3,062		2,953	11,405	
Total Indoor Recreation Space	65,000	65,000	30,000	50,000	63,000	37,700	3,500	67,000	172,000		60,457	127,170	
Indoor Space per student	6.22	5.70	19.93	19.23	8.52	16.87	1.64	38.48	56.17		20.48	11.15	
Indoor Basketball Courts	3	3	1	3	3	3	1	3	6		2.86	7	
Racquetball Courts	-	-	-	2	2	2	-	2	-		1.14	2	
Total Fitness Equipment Space	7,532	7,532	20,000	2,400	10,000	6,000		3,900	8,000		8,383	15,532	
Fitness Space per Student	0.72	0.66	13.29	0.92	1.35	2.68		2.24	2.61		2.84	1.36	
Group Exercise Space	3,600	3,600		1,600	5,000	1,843		2,400			2,711	7,200	

Note: SDSU Impact 2018 column shows space/student statistics as they currently exist, without an addition. Refer to the SDSU Proposed column for resulting change from the proposed project.

6. LOCATION:

The Wellness Center borders the east end of the Jackrabbit Green and forms a portion of the north boundary of this green space. The expansion would connect to the existing Wellness Center structure at the north facade, west facade, or potentially both faces based on consulting design firm's recommendations, necessary functional adjacencies, and the most cost effective configuration of an addition to the existing facility.

Campus sanitary sewer, storm sewer, and electrical utilities in the vicinity of the Wellness Center should be adequate for expansion of the facility. The water utility will require modification to create a loop in the campus water mains, so adequate pressure may be maintained for building use and the building fire

sprinkler system. The steam main capacity that serves this quadrant of campus is adequate to serve an addition. The steam service line to the existing building is not adequate to serve the existing building plus an addition. Additional capacity provided by a secondary steam service line or enlarged existing service will be required. A primary campus storm sewer line is west of the existing building. If the addition encroaches on this service, it will need to be relocated.

The easternmost section of the Jackrabbit Green masterplan is intended to include an open student recreation area. During the planning of the Wellness Center Addition project, the programming and planning of this area will be included. Planning of outdoor recreation programming associated with the Wellness Center can be integrated with this section of the Jackrabbit Green. A portion of another section of the Jackrabbit Green incorporates a pedestrian link from the east side of the University Student Union to the Dana J. Dykhouse Stadium. This pedestrian link will also receive consideration while planning the Wellness Center Addition. The scope of the Jackrabbit Green improvements may be added to the scope of the Wellness Center addition.

7. REALLOCATION OF OLD SPACE, IF ANY:

Beyond recreational space, there is a need to provide additional service delivery space for the Student Health Clinic and Counseling Services areas. A minimum of four new offices and an expanded nursing station space is needed. Existing space within the existing building would be remodeled to meet these space needs. This proposed remodel better aligns SDSU with peer institutions which are being analyzed to establish appropriate benchmarks for square footage and health care services given the size of our campus population. Some existing space within the Wellness Center can be redesigned and reallocation by absorbing the current administration office into the clinic, moving the administration offices into the current meeting room space. The addition will include conference room space equivalent to what is included in the existing center and replacing the meeting space within the new addition.

8. PROPOSED FUNDING SOURCE/SOURCES:

The funding source for the addition and renovation would be a General Activity Fee increase of \$4.50 per credit hour that is presented separately for consideration. As with the original Wellness Center project, donors will be solicited to support construction costs and to accomplish Jackrabbit Green landscaping enhancements. Current fund raising goals are to seek up to 25% of the project costs through private support.

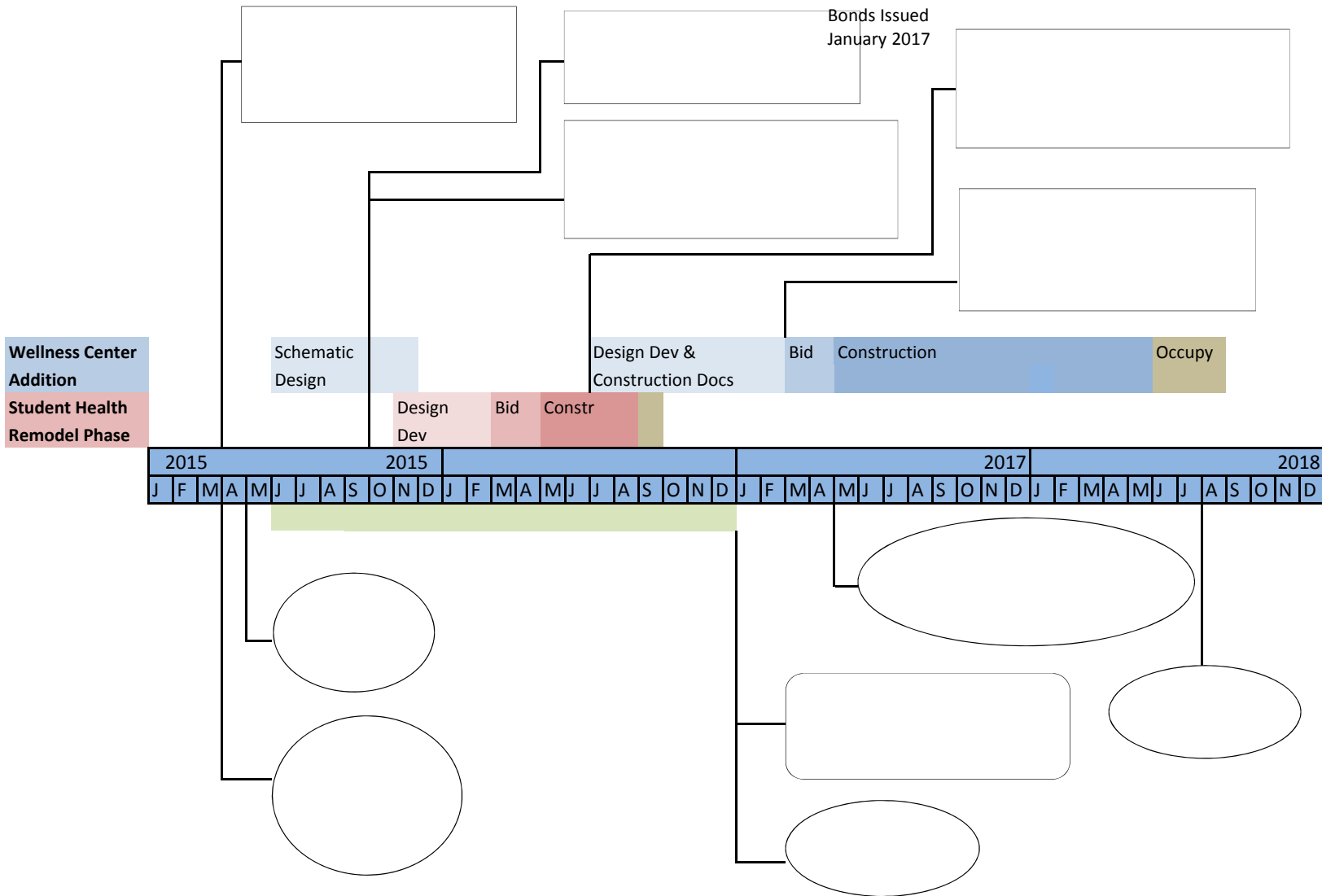
9. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN:

SDSU estimates that programming, site selection, site/utilities planning, schematic design, and estimates of the project costs will be approximately \$150,000. Full design, construction and other associated costs will be paid through the sale of revenue bonds to be paid from an increase in general activity fees. The program plan development will be funded with dollars raised from GAF.

Designer
Selected
May 2015

Construction Contract -
May 2017

STUDENT WELLNESS CENTER ADDITION South Dakota State University ESTIMATED PROJECT SCHEDULE Building Committee Appointed	Deadline for Written	Occupancy
	Private Funds Commitment	August 2018
	January 2017	



DATE: 3-12-2015