

SOUTH DAKOTA BOARD OF REGENTS

Budget & Finance

AGENDA ITEM: 10 – F

DATE: June 28-30, 2016

**SUBJECT: Northern State University New Residence Hall / Replace Jerde Hall
Revised Preliminary Facility Statement**

Northern State University requests approval of its Revised Preliminary Facility Statement to continue planning construction of a residence hall to replace the existing Jerde Hall. The original Preliminary Facility Statement was presented to and approved by the Board at its June 2015 meeting.

In an effort to improve student housing options, NSU will replace the existing Jerde Hall with a new residence hall to house 250 students. Jerde Hall was built in 1968 and accommodates approximately 350 students in traditional two-person rooms furnished with loftable beds, desks, dressers and built in closets. The restrooms and lobby spaces are community style on each floor. The laundry facilities are located in the basement of the building which is not handicapped accessible. Also, Jerde Hall is not air conditioned.

Presently, there are 824 beds available on the NSU campus. With the addition of the new residence hall currently under construction and the demolition of Lindberg Hall, there will be 904 available beds. Once Jerde Hall is replaced the beds available will be 801. The five-year average fall occupancy is 754.

This residence hall will be built on the site currently occupied by Lindberg Hall. The residence hall currently under construction will be completed and ready for students formerly housed in Lindberg Hall to move into in August 2017. Lindberg Hall will then be demolished after the spring 2017 semester. Once the Jerde Hall replacement construction is completed on the Lindberg Hall site, Jerde Hall will be demolished.

The project cost was originally estimated at \$35,000,000. However, that cost estimate has been revised to \$20,000,000. Funding for this project will be entirely from donor dollars.

The Design-Build method of construction will be used for this project. NSU will work with a building committee to select an architect followed closely by the selection of the

(Continued)

DRAFT MOTION 20160628_10-F: I move to approve NSU’s Revised Preliminary Facility Statement to construct a new residence hall to replace Jerde Hall. Funding for this project will be entirely from donated funds.

NSU New Residence Hall-Replace Jerde Hall Revised PFS

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Construction Manager at Risk to develop a Facility Program Plan. Additional details of this project can be found in NSU's attached Revised Preliminary Facility Statement document.

PRELIMINARY FACILITY STATEMENT (*Revised*)
Replacement of Jerde Hall
Northern State University

A Preliminary Facility Statement for the construction of a residence hall to replace the existing Jerde Hall facility was approved by the Board of Regents in June of 2015. This Preliminary Facility Statement is being submitted to change the approved amount from \$35 million to \$20 million.

1. GENERAL PROGRAMMATIC NEED TO BE ADDRESSED

NSU is interested in substantially improving student housing options on campus by replacing the existing Jerde Hall facility with a new residence hall that would house 250 students. Jerde Hall was built in 1968 and accommodates approximately 350 students. Rooms in the existing Jerde hall are traditional two person rooms approximately 136 square feet in size furnished with loftable beds, desks, dressers and built in closets. There are community style restrooms and community lobby spaces on each floor. Laundry facilities are located in the basement of the building which is not handicapped accessible. The building is not air conditioned.

There are currently 824 beds available on campus. When the residence hall that is currently under construction is completed, there will be at total of 904 beds available, 353 of which are in Jerde Hall. Replacing Jerde Hall with a 250 bed facility will provide 801 beds. The five-year average fall occupancy is 754.

2. ANALYSIS OF CONSTITUENTS TO BE SERVED

A new facility would provide a more positive living environment for NSU students. Living in comfortable, modern, air-conditioned suite-style housing provides students with a welcoming, home-like atmosphere that enhances their learning experience. The facility would also meet current Americans with Disabilities Act (ADA) standards.

3. ADDITIONAL SERVICES OFFERED

Community areas would provide students with a space to interact with one another and participate in residence life programming events. Building relationships with other students and becoming “connected” to campus are key elements of student success. Laundry facilities, meeting rooms and study areas could also be incorporated into the design. Suites would be designed with private bathrooms, secure wireless network and individual temperature controls.

4. COMPLIANCE WITH THE MASTER PLAN

The facility does not cause any conflicts with the master plan. Housing is located along the outer edge of campus. The beautiful campus quad would remain unchanged.

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

Fall 2014 utilization decreased to the lowest level in five years. We believe there are a variety of reasons for this decline that have all been addressed. Jerde Hall is an outdated facility with limited student interest in the housing platform/design upon which it was constructed. The use of this building, the largest residence hall on our campus, often deflates enrollment efforts and is certainly a detriment to retention.

6. LOCATION

This residence hall will be built on the site currently occupied by Lindberg Hall. The residence hall that is currently under construction will be completed and ready for students to move into in August of 2017. Lindberg Hall will be demolished after the spring 2017 semester.

7. REALLOCATION OF OLD SPACE, IF ANY

The existing Jerde Hall would be demolished upon completion of this project.

8. PROPOSED FUNDING SOURCE

The estimated cost of the project is \$20 million. The project will be paid for with donor funds.

9. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN

The Design-Build method of construction would be used for this project. An architect will be selected followed closely by the selection of the Construction Manager at Risk. The development of the Facility Program Fund will be included in the contract negotiated with the architect selected for the project.

Potential floor plan options:

