

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 6 – H

DATE: May 11-12, 2016

SUBJECT: South Dakota State University – Stanley J. Marshall Center Additions & Renovations – Preliminary Facility Statement

South Dakota State University requests approval of its Preliminary Facility Statement to plan for renovations and future construction of additions to the existing Stanley J. Marshall Center. As part of SDSU’s master plan, renovations and upgrades to Frost Arena along with additions to the Center would provide practice facilities for women’s basketball, men’s basketball, women’s volleyball and men’s wrestling. The renovated space would include sports medicine space, locker facilities, administrative areas and event support space.

The use of the Frost Arena space within the Stanley J. Marshall Center will not be changing. Construction of practice facilities to the Center will allow the Arena to expand the offering and scheduling of public and special university events. Currently SDSU holds an annual university donor recognition banquet, the Engineering Expo, the state FFA convention, graduation ceremonies, and the annual convocation in the Arena. SDSU estimates over 300,000 event attendees visit Frost Arena annually.

Currently, SDSU does not have enough practice space to accommodate all of the programs in the NCAA Division I level. Many of the practices are being held in the Barn. SDSU plans to add two separate practice gymnasiums. Each of these spaces would include a full size basketball court with six surrounding baskets. The courts would be fitted and marked for volleyball practice as well, so both volleyball and basketball could practice as needed.

In addition, team support space will be included to create team locker rooms, team shower rooms, team meeting rooms, sports medicine, equipment support and event support space.

In Frost Arena, the existing concessions and restrooms would be renovated and the resilient track surface around the seating bowl would be removed. This will allow for additional seating and the creating of 10-14 suites with seating for 12 persons per suite. All of the seating would be replaced to create a capacity of 6,000 seats. Space will be added to additional concessions and

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DRAFT MOTION 20160511_6-H: I move to approve SDSU’s Preliminary Facility Statement to renovate and plan for additions to the Stanley J. Marshall Center with planning funds from donations and project funding from private and maintenance and repair.

restroom facilities plus a concourse to improve public circulation within the arena and serve as a link to the practice facilities.

The design process for this project will also include classrooms and strength training space. Additionally, wrestling practice facilities will need to be included with three full size mats. All of this space will need to have team locker rooms, team meeting rooms, sports medicine and equipment support. Officiating lockers, office space, staff lockers, administrative space and hydrotherapy space will need to be updated and/or created within the design.

The renovation will likely include maintenance and repair to the current facility. SDSU anticipates improvements may include fire sprinkler system installation, replacement of the hydronic heating piping, upgrading the secondary electrical components throughout the building, removal of the original press box, replacing the building fascia, relocation of the Frost Arena HVAC equipment and repainting the building interior.

Additional proposed project details can be found in SDSU's attached Preliminary Facility Statement.

Approval of this request will allow SDSU the opportunity to develop a Facility Program Plan that will include specific project details, cost estimates and funding information. Funding is to come from private donations and gifts. If the project is approved, the Board president should assign a building committee representative to oversee the project planning.

**PRELIMINARY FACILITY STATEMENT
FOR
STANLEY J MARSHALL CENTER ADDITIONS & RENOVATIONS
SOUTH DAKOTA STATE UNIVERSITY**

SDSU requests approval of this Preliminary Facility Statement for planning future addition(s) and renovations to the Stanley J. Marshall Center on the South Dakota State University campus. We request appointment of a building committee so that consultants may be selected and retained to provide architectural programming and schematic design planning services for this project.

A. GENERAL PROGRAMMATIC NEEDS TO BE ADDRESSED:

South Dakota State University plans to work toward the next goals of the larger master plan, and begin the concept development for additions and renovations to the Stanley J. Marshall Center. The additions would provide practice facilities for the women's basketball team, the men's basketball team, the women's volleyball team, and the wrestling team. The renovations would provide upgrades to Frost Arena, the competition arena for all of these sports and host venue for numerous public events hosted by the university. Renovated space for sports medicine, locker facilities, administrative areas, and event support space would be included within the scope of the project. All competition, practice, training, support, academic, and administrative functions in the Stanley J. Marshall Center would be reviewed as part of the programming and concept development of this potential project.

The use of Frost Arena will not change. The construction of practice facilities will allow the Arena to expand its offering and scheduling of public and special university events. Examples of current events include an annual University donor recognition banquet, the Engineering Expo, the state FFA convention, graduation ceremonies, and the annual convocation. Frost Arena is the primary public venue of the University (attendance) and one of the largest competition arenas in South Dakota.

Frost Arena contains generally scheduled academic classes as well as numerous non-athletic events. Based on the schedule of events over the last few years, we estimate that over 300,000 spectators, students, casual observers, and participants visit Frost Arena on an annual basis. The facilities are limited in their ability to handle this volume of people in an appropriate manner.

A renovated Frost Arena and Stanley J. Marshall Center, coupled with additional space for volleyball/basketball/wrestling practice are the next steps within the mission and vision of SDSU and the athletic department. This commitment to better space for our student-athletes and staff would verify that we are dedicated to providing a student-athlete centered culture that promotes a

high standard of excellence that we strive to achieve. The renovation would also maintain & enhance the academic spaces that are currently available to the general student population.

The existing Frost Arena/Stanley J. Marshall Center was built in 1973 when SDSU competed at the NCAA Division II level. The facility has been an excellent arena for our student-athletes to learn and grow. It has also been a place for students to attend a variety of college classes and a venue for many competitive athletic and non-athletic events. SDSU's athletic programs now compete at the Division I level. To compete well at this level, it is necessary to expand & renovate. SDSU plans improvements that would elevate our capabilities to meet the needs of student-athletes & spectators, while also serving related academic needs for the campus.

Currently, SDSU does not have enough practice space to accommodate all of our programs. As NCAA athletics have evolved at the Division I level, a significant amount of practice time is necessary to compete at a high level. SDSU is at a disadvantage because we have one primary space (Frost Arena) that needs to accommodate all practices for women's basketball, men's basketball, and volleyball and also serves as competition space for those three programs plus Wrestling. Frost Arena is also scheduled for a variety of special public events, hosting approximately 75 events annually.

The athletic programs have adjusted to piece together practice plans that share one gym space. Presently, men's basketball, women's basketball, and volleyball share the practice space by taking a 3 hour segment each day for practice. Women's basketball practices from 8-11 a.m., men's basketball practices from 1-4 p.m. and volleyball practices from 4-7 p.m. This leaves very little time for repairing and maintaining the facility or preparation for competition. We often need to use practice times to fix bleachers, replace light bulbs, and carry out numerous other maintenance items. It is also not ideal for student-athletes academic scheduling, as some of their classes may occur only during practice times.

SDSU intends to plan an addition to Frost Arena which would include practice spaces for women's basketball, men's basketball, volleyball, and wrestling. This would allow our student-athletes to practice at times when it is best for the team members from both an athletic and academic performance standpoint. New practice space would also allow teams to practice even when another event is taking place in the main gym of Frost Arena. This also gives more flexibility and available time to schedule the arena for competitive and special public events.

Aside from additional space for practice facilities, Frost Arena and the Stanley J. Marshall are in need of renovation. Among the many items that need to be addressed, there are not enough restrooms or concession stands to accommodate the large crowds for numerous events (both athletic events and non-athletic events). Program modifications are needed for seating, strength training, locker facilities, sports medicine, office spaces, and trophy/award areas. Building maintenance and repair needs are also desired and will be required with any renovation activities. These backlogged repairs include plumbing system upgrades, installation of a fire suppression

system, lighting upgrades, electrical power upgrades, replacement of arena flooring, replacement of mezzanine flooring, ventilation modifications, and utilities upgrades.

The current design of Frost Arena does not allow us to accommodate spectators as many other Division 1 facilities are able to. Frost Arena does not offer a club section, club room, suites, loge seats, or other potential revenue related accommodations. Renovation of the current space would allow us to transform the Arena into a place that is more representative of our spectators and student athletes. Currently, we are falling behind our competitors in this area.

South Dakota State University has always placed great value on athletic and academic achievement and we have developed an outstanding culture of excellence. Historically, student-athlete accomplishments in the classroom and on the competitive field have been consistently higher than our peers. In the fall of 2015 that tradition continued as the student-athlete cumulative GPA average was 3.23, which is higher than the general student population. As of the 2015 spring semester, 318 out of the 474 total student-athletes had a GPA of 3.0 or higher. This academic achievement occurs while our student-athletes continue to excel on the competitive field/court as well. SDSU student-athletes stand out nationally when compared to other Division I student-athletes. An addition of practice facilities at Frost Arena would facilitate student-athletes academic, training, and competitive pursuits.

The renovation of Frost Arena/Stanley J. Marshall Center would allow for more revenue sources, enhanced fan experiences, a better environment for daily work, additional accommodations for staff and spectators, updated repairs and maintenance, and continued commitment to academic excellence. Within the competitive world of the NCAA and SDSU's athletic conferences, schools have recently upgraded facilities. Both NDSU and USD have recently constructed new competition and practice venues for basketball and volleyball. The improvements in their facilities are indicative of what's happening across the country, and SDSU is competing against these places for student-athletes. These facility upgrades have been completed to treat student-athletes in an appropriate fashion, but also to attract the type of student-athlete that will be able to represent the institution as an exceptional student and competitor.

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

The additional space planned for the Stanley J. Marshall Center will serve primarily the student athletes, coaching staff, and athletic department. The renovations intended for Frost Arena and the Stanley J. Marshall Center will serve all spectators, visitors, special events attendees, students, and visitors using the facilities in addition to the student athletes and athletic department.

C. ADDITIONAL SERVICES TO BE OFFERED:

The project will reduce conflicts in facility use between competitive athletic event and general university event scheduling. The new and upgraded facilities will provide a means to meet the demands of the Division I competitive athletics and the university community.

D. COMPLIANCE WITH CAMPUS MASTER PLAN:

The first and second parts identified within the Athletics Master Plan have been completed or are in construction. Construction of the Sanford Jackrabbit Athletic Complex allowed track practice and competition to be relocated from Frost Arena to the new indoor facility. Our track programs no longer need to practice in the second level of Frost Arena.

Frost Arena renovations, the addition of basketball/volleyball practice space, and addition/renovation of wrestling practice facilities are identified in the October 2010 “2025 Master Plan for Athletic Facilities” as Phase Three improvements. SDSU is committed to providing facilities that enable our student-athletes to succeed both on the court and in the classroom. The current facilities available in Frost Arena are outdated as Division I competition and practice facilities. These improvements will alleviate these deficiencies, modernize existing facilities, and improve the ability of the facilities and staff to support the athletic and scheduled public events within the Stanley J. Marshall Center.

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

Academic space within the building is expected to remain the same, so the project scope will serve to upgrade the classroom technology, finishes, HVAC systems, and furnishings. The scope of the remainder of the project can be divided into four program areas. The basic features of each area is described below. The planning, architectural programming, and conceptual design services will examine alternative possibilities for realizing the scope of the project, including potential phasing, and estimating.

A. Athletic Practice Gymnasiums and Support Space for Basketball and Volleyball:

The practice facility would be divided into two separate practice gymnasiums. Each gymnasium would be a minimum of a full size court with six surrounding baskets. These gymnasiums would be marked and fitted for volleyball practice so both sports would share the facilities. In addition to the practice gymnasiums, team support spaces will be included. These would include team locker rooms, team shower rooms, team meeting rooms (women’s volleyball, women’s basketball, and men’s basketball), sports medicine (taping and exam space), equipment support (storage of standards, balls, practice equipment, nets, etc.), and event support space will also be required. Support space for the program spaces will also be required (e.g. custodial, mechanical, corridors/lobby, and structural space).

B. Renovation and Addition to Frost Arena

Seating would be replaced throughout the Arena to achieve a total capacity of 6,000 seats in a bowl shape. The arena would include 10 to 14 suites with seating for 12 persons per suite. The basketball floor would be replaced. Existing concessions and restrooms would be renovated. The resilient track surface in the seating bowl would be removed.

Space would be added to the building for additional concessions and restroom facilities. A concourse would be added to improve public circulation within the arena and link the practice facilities addition to the arena. Accessibility modifications would be made to ensure all categories of seating will be accessible, suites are accessible, restrooms are fully accommodated, and general access is improved. This would particularly benefit spectators and attendees entering the building from the southeast and southwest corners of the building or seated along the south side of the arena and in the suites. The renovations would include support spaces for special public events (storage, food service support, building support, and broadcast).

C. Stanley J. Marshall Center Renovation

The scope of this work will include spaces within Frost Arena, particularly classrooms and strength training, but primarily the scope will affect the uses within the north half of the building. The programming and conceptual design of this portion of the project would evaluate existing space for athletic training, sports medicine, team rooms, academic classrooms, equipment, strength & conditioning, hydrotherapy, office space, staff lockers, officiating lockers, and administrative space. These existing spaces will be remodeled and reassigned as needed to update and maximize their use.

D. Athletic Practice Space for the Wrestling Team

Wrestling practice facilities would include three full-size mats. Team support spaces will be included, including a team locker room, team shower room, and team meeting room. Sports medicine (taping and exam space), equipment support (storage of added mats, practice equipment, head gear, etc.), and event support space will also be required. Space would be required for heating, ventilating, and air conditioning equipment and corridor space. These program requirements may be accommodated by a combination of new and renovated space.

The scope of the program areas B, C, and D will also include maintenance and repairs to upgrade the existing building. This will address backlogged maintenance and repairs to existing building systems. Other maintenance and repairs will be necessitated to meet accessibility guidelines, to upgrade life safety features to meet current code requirements, and to renew finishes. The scope of the maintenance and repairs would be to upgrade restrooms and concession facilities, upgrade life safety systems, plumbing and ventilation systems, remove unused systems, and improve accessibility. We anticipate these improvements will include, but not be limited to, installation of fire sprinkler system, replacement of the hydronic heating piping, upgrading the secondary electrical components throughout the building, removal of the original press box, replace the building fascia, relocate Frost Arena HVAC equipment, removal of the existing resilient track surface, and repainting the building interior.

The program scope may be accomplished as a phased project as funding allows. The design process will help inform us of possibilities.

F. LOCATION:

The location of any additions to the Stanley J. Marshall Center will be determined through the design process. The athletic master plan indicates that additions are likely on the south and east sides of the building.

Utility services will need to be extended or modified to serve the existing building and the new addition. The high pressure steam piping to the existing building appears to be adequate to serve the renovated building and planned additions. The low pressure steam inside the building will need to be extended to serve the addition. The condensate piping, however, is at its expected life, and will require replacement. Electrical, water and sanitary services will need to be extended to the addition from current campus utilities. There is storm sewer service under the parking area south of Frost Arena. This may need to be rerouted to provide space for the addition.

G. REALLOCATION OF OLD SPACE, IF ANY:

Currently, athletics does have the ability to schedule space in the Barn for some practices. However, this space is quite antiquated as practice space, and there are particular competing needs to use this same space as academic class/lab space. Renovations are also necessary to upgrade and renovate the Barn for future use.

The function of all spaces within the Stanley J. Marshall Center will be examined. It is possible that space currently used for team locker space will be reassigned to other sports or remodeled to support the athletic department functions or building support functions.

H. PROPOSED FUNDING SOURCE/SOURCES:

The project will be funded from donations, gifts, and other revenues. Funding sources and amounts will be determined through the planning process.

I. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN:

We estimate architectural programming and conceptual design services will cost approximately \$400,000. This will provide services necessary to develop the architectural program and schematic design, determine potential phasing, and estimate project costs. We also expect to develop materials that can be utilized for fund raising and explanation of the project.