SUBJECT: SDSU Storage Building Replacement – Preliminary Facility Statement and Facility Program Plan

South Dakota State University requests approval of their Preliminary Facility Statement and Facility Program Plan for two new storage facilities for an estimated cost of $325,000. SDSU further requests to be exempted from the Capital Improvement approval process due to the small and minor nature of the project.

Two buildings will be constructed to replace an off-campus storage facility that will be demolished. One will be devoted to general campus storage of about 2,000 square feet that will be a combination of heated and unheated space. The second storage facility will include a small shop, three bays of storage space with overhead door access, three offices with mezzanine storage, and restrooms. This will be a heated facility of approximately 3,500 square feet. Storage space will be billed to campus departments utilizing the space.

Additional details of the proposed project can be found in SDSU’s Preliminary Facility Statement and Facility Program Plan documents, Attachments I and II, respectively. If approved, this project will need to be added to the 2013 Legislative package for Board approval.

Funding for this project will funded through grant and contract indirect recovery funds and SDSU plant funds as provided in the attachments.

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve SDSU’s Preliminary Facility Statement and Facility Program Plan to build two new storage facilities at an estimated cost of $325,000 and exempt this project from the Capital Improvement approval process. Funding for this project will be grant and contract indirect recovery funds and institutional plant funds. If approved, this project will need to be added to the 2013 Legislative package for Board approval.
South Dakota State requests approval of this Preliminary Facility Statement. We request the project for new storage facility construction be included in 2013 legislation authorizing capital improvement projects. We also request the project be exempted from the Capital Improvement approval process due to the small and minor nature of the project.

a. General Programmatic Needs to be Addressed
Storage and shop facilities are necessary to replace dilapidated storage facilities that are scheduled for demolition and to consolidate operations from separated locations to concentrate service facilities on the edge of campus.

b. Analysis of the Student Body or Constituents to be Served
These facilities would serve the university at large and the residential services maintenance staff specifically.

c. Additional Services to be Offered
No additional services are intended.

d. Compliance with Master Plan
The 2025 Facility Master Plan establishes a service area for the University. Services such as Facilities and Services, Foundation Seed Stock, SDSU Motor Pool, and general storage buildings are located in various facilities in this northern zone of campus. The project will allow consolidation of an off campus storage facility.

e. Analysis of Needs Assessment Based on the Facilities Utilization Report
Not applicable.

f. Location
These facilities will be located north of Facilities and Services service and storage buildings and west of the new SDSU Motor Pool facility.

g. Reallocation of Old Space
Building SNMS 1325 (commonly known as the Knights of Columbus shed) north of the campus has been abandoned and will be demolished as authorized by the Board during the October 2012 meeting. Parking modifications and development in the southeast quadrant of campus will be completed to provide additional parking spaces for the Jackrabbit Grove residential facilities that are under construction. Existing fenced storage yards and small sheds will be removed.

h. Proposed Funding Source(s)
Plant funds and grant and contract indirect recovery funds will be used for construction of these facilities.
i. Budget for Development of a Facility Program Plan

Further development of this project has nominal cost and will be designed internally by SDSU Facilities and Services.

Report date: November 17, 2012
South Dakota State requests approval of this Facility Program Plan. We request the project for new storage facility construction be included in 2013 legislation authorizing capital improvement projects. We also request the project be exempted from the Capital Improvement approval process due to the small and minor nature of the project.

a. Programmatic Justification for discrete spaces
Two buildings will be constructed to replace an off campus storage facility to be demolished. One building will be devoted to general campus storage of about 2,000 sf that will be a combination of heated and unheated space. Another storage building will include a small shop, three bays of storage space with overhead door access, three offices with mezzanine storage, and restrooms. This will be a heated facility of approximately 3,500 sf. Both facilities will have concrete floors. The storage space will be billed to campus departments.

b. Gross Square Footage
See notes above.

c. Site Analysis
The area adjacent and north of SDSU Facilities and Services will be used for these facilities. The second facility planned will be located west of the current SDSU Motor Pool. Water, sewer, and electrical services necessary for this building are available at this site.

d. Description of Key Building Features
Buildings will be constructed as pre-engineered wood structures. The side wall height will be 12 feet to 16 feet high for overhead doors. Other features are noted in the programmatic justification above.

e. Illustrative floor plans
The buildings will be simple rectangular, modular sized facilities. Floor plans are not included due to the simplicity of the structures. They will be constructed on 6’ or 8’ modules, which is standard to pre-engineered wood structures.

f. Initial Cost Estimates
SDSU estimates the project cost of both structures to be $325,000. These costs include construction, design, and a small contingency allowance.

g. Impact to M&R
All of the proposed changes to campus square footage will be categorized in the academic/administrative type of building as recorded on SDSU’s facilities inventory. Therefore the square footage changes will be reflected in SDSU’s HEFF M&R allocation. Based on recognized industry standards, the annual funding for maintenance and repair/capital renewal funding should be equal to 1.5-3% of the project costs or the building replacement value. The annual M&R allocation should be
between $4,875 and $9,750

h. Budget for ongoing operational costs:
The additional utility expenses are estimated at $8,396. This represents only utility consumption and does not include the costs of utility connections. For routine maintenance expenses, a minimum of $6,767 should be allocated each year.

i. Proposed funding sources for costs of:
   1. The construction of the building will be funded through grant and contract indirect recovery funds and the Storage Shed Repair ($30,000) and Finance and Budget Renovation ($300,000) Plant funds from South Dakota State University.
   2. Ongoing operations costs will be funded by university funds.
   3. Future maintenance and repair costs will be funded with the campus’s HEFF M&R allocation.

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