

**SOUTH DAKOTA BOARD OF REGENTS**

**Full Board**

**AGENDA ITEM: 26**

**DATE: June 10-11, 2015**

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**SUBJECT: DSU Auxiliary Master Plan**

In 2013, Dakota State University requested approval of a Preliminary Facility Statement for a renovation/addition to the Trojan Center Student Union. As a next step in that planning process, the University completed an Auxiliary Master Plan. That Plan is attached as an informational item for the Board of Regents.

This study takes a comprehensive look at all the factors that contribute to a fulfilling and attractive college experience. The overarching elements of student life - housing, student services, food services, and student recreation - were reviewed with administration and students to determine what aspects are working well and what aspects should be planned for improvement.

The overall stock of on-campus housing was built in the early 1960s through the early 1970s. The current facilities offer students a similar room type-typically a traditional residence hall room set up with two beds per room. Each room ranges in size from 150 square feet to 170 square feet. There are four separate buildings. While these facilities have been well maintained since their construction, the primary issues are their layouts and amenities. The most significant reason for students choosing to move off-campus is lack of privacy (single rooms) and a desire for separate bathrooms.

Although there is not a current shortage of housing, the overall quality and appeal of the residence halls do not meet the standard expectation of the current and future student population who are looking for more privacy. It is important for DSU to provide a mix of living style options to meet the needs of current and future students.

The student union is the primary location on campus for students to gather and socialize. The current facility contains a student lounge, gaming area, student organization offices, and an entertainment venue for live music and other performers. The building also houses student services space such as the Student Success Center, Residence Life services, Student Activities, Card Services, and Diversity Services. While the union is a very popular space on campus, it has not been significantly updated since its construction in the early 1960s with the exception of the dining

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**RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR**

Information only.

area which was added in the 1990s. The current facility lacks the comfort and aesthetic appeal that is desired by today's students. Furthermore, most of the mechanical and electrical systems are at the end of their life span and need to be replaced.

Financial Capacity was also reviewed as part of the planning process. Current and future student enrollment would drive the revenue available to support debt financing. Other variable, such as interest rates, bond issuance cost, and length of term for bonds were all reviewed to determine an estimated debt capacity.

Campus Life District Plan – As identified in the Auxiliary Master Plan, the vision for the campus includes the following major goals:

- Renovate Trojan Center
- Create new Front Door to campus
- Renovate Hospital into Student Housing and Student Support Services
- Close or Reconfigure 8th Street to connect the northern sites to main campus
- Demolish Zimmermann Hall and in the future, Higbie Hall, and expand the Trojan Center to include new dining services, conference center, and consolidated student services.
- Build new replacement housing at the northwest corner of 9th Street and Washington Avenue

The Campus Life Master Plan has laid the foundation for the renovation plan for the Trojan Center. It has also provided a guideline for the acquisition and repurposing of the Madison Community Hospital property, which will be acquired late 2015. Dakota State University would intend to bring the next planning document for the renovation of the Trojan Center along with renovation documents for the Hospital to the next Board of Regents meeting for their review and approval.