

SOUTH DAKOTA BOARD OF REGENTS

Committee on Budget and Finance

AGENDA ITEM: III - A

DATE: October 14-15, 2009

**SUBJECT: Northern State University – Lincoln & Graham Hall Renovation
Preliminary Facility Statement**

Northern State University requests approval of their Preliminary Facility Statement to renovate Lincoln and Graham Halls. The main focus of this project will be an upgrade to the mechanical and electrical systems in these buildings and to provide central heating, ventilation, and air conditioning. Offices and classrooms will also be renovated into more modern, contemporary facilities.

Upon approval of this project, a Building Committee should be assigned to select an architect in an effort to determine the best use of these facilities and the level of renovations required. Once the architect has determined the needed renovations, a renovation cost will be determined and reported to the Board as part of the Facility Program Plan.

This project is part of the 2005 Ten-Year Capital Improvement Plan and approved at a funding level of \$3.0M. SDBA Bonds supported by HEFF will be issued in FY11 to fund this project.

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve NSU's Preliminary Facility Statement to renovation Lincoln and Graham Halls. The Board President should assign a building committee representative to select an architect that will evaluate the project for necessary renovations and estimated cost. Funding for this project will come from HEFF M&R Bonding funds.

**PRELIMINARY FACILITY STATEMENT
FOR
LINCOLN & GRAHAM HALL RENOVATION
October 2009**

Northern State University requests approval of this Preliminary Facility Statement to renovate Lincoln and Graham Halls. Upon approval, the Building Committee will select an architect for the project to meet with the campus community to determine the best use of these facilities and the level of renovations required. This project will upgrade the mechanical and electrical systems in the building and provide a central HVAC system. Offices and classrooms will be renovated to more modern, contemporary facilities.

1. GENERAL PROGRAMMATIC NEED TO BE ADDRESSED

Lincoln Hall was constructed in 1917 as a women's residence hall. The upper floors have been renovated into office space and classrooms for the School of Business, and the Lincoln Art Gallery. The basement was used as a dining hall but with the renovation of the Student Center the area now is being used for storage and a sculpture studio.

Graham Hall was constructed in 1903 also as a women's residence hall. The rooms have been renovated into office space for University Relations and International Business Institute. The basement area houses the Missouri River and James River meeting rooms. Graham Hall and Lincoln Hall are connected with a hallway and campus Print Shop.

2. ANALYSIS OF CONSTITUENTS TO BE SERVED

This project will serve the students and faculty in the School of Business, as well as the entire campus community with upgraded offices and meeting rooms.

3. ADDITIONAL SERVICES OFFERED

No additional services will be provided as a part of this project.

4. COMPLIANCE WITH THE MASTER PLAN

The NSU Campus Master Plan prepared in 2001 identified facility needs in Lincoln and Graham Halls for more functional and versatile space to entertain campus guests and host a variety of community functions.

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

This analysis is not applicable.

6. LOCATION

The project will be within the existing facilities and no additional space.

7. REALLOCATION OF OLD SPACE, IF ANY

This project renovates existing space.

8. PROPOSED FUNDING SOURCE

The funding source for this project will be HEFF M&R Bonding.

9. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN

HEFF M&R planning funds will be used to fund the facility program plan.

SOUTH DAKOTA BOARD OF REGENTS

Committee on Budget and Finance

AGENDA ITEM: III - B

DATE: October 14-15, 2009

**SUBJECT: Northern State University – Student Center Renovation/Addition
Preliminary Facility Statement**

Northern State University requests approval of their Preliminary Facility Statement to pursue a study for the renovation of and an addition to the NSU Student Center. The proposed addition will house the kitchen and dining area and renovations will include the food service production area as well as existing retail food service space. As a part of this study, estimated project costs will be established and presented to the Board as part of the Facility Program Plan.

The NSU Student Center was built in 1960 with additions in 1965 and 1968. In 2000, a 13,200 square foot addition was made to the center. During the 2000 addition and renovation process, the Jerde Hall food service operations were moved to the student center to allow for increased participation in the food service program.

Funding for this project will come from the issuance of bonds to be repaid by a proposed increase to the General Activity Fee. Additional details of NSU's request can be found in the attached document. If approved, NSU would need to present specific planning and funding details to the Board in a Facility Program Plan.

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve NSU's request to pursue a study to renovate and construct an addition to the NSU Student Center. The proposed study will allow NSU to establish estimated project costs. Funding proposed for this project would come from issuance of bonds to be repaid by a proposed increase to the General Activity Fee. This is for planning purposes only. Approval of this planning phase in no way indicates final Board approval of the fee increase or the project.

D R A F T

**PRELIMINARY FACILITY STATEMENT
FOR
STUDENT CENTER RENOVATION/ADDITION
October 15, 2009**

Northern State University requests approval of this Preliminary Facility Statement to pursue a study for the renovation of and an addition to the NSU Student Center.

1. GENERAL PROGRAMMATIC NEED TO BE ADDRESSED

The general programmatic goal is to support the academic mission of the University by providing facilities which are efficient to operate and meet the needs of our students.

The NSU Student Center was built in 1960 with additions in 1965 and 1968. In 2000 the entire facility was renovated and added approximately 13,200 square foot addition. The NSU Student Center provides space for the Student Activities Center, Residence Life, Career Planning Center, Counseling Center, Health Services, Multicultural Center, Student Services, Student Organizations and Government, Dining Services, Post Office and the University Bookstore. The Center also provides recreational space, performance and programming space, study areas and meeting space for a variety of group sizes.

2. ANALYSIS OF CONSTITUENTS TO BE SERVED

The NSU Student Center serves all students, faculty, and staff of Northern State University.

3. ADDITIONAL SERVICES OFFERED

At the time the Student Center was renovated in 2000, the primary Food Service operations were located in the Jerde Residence Hall, with a smaller retail food operation located in the Student Center. Due to enrollments, the Jerde Dining Hall was closed and all students participating in the food service program were required to dine at the Student Center. Increased participation in the food service program and a change in meal options from all flex to a more traditional meal plan make additional space necessary to accommodate students, faculty and staff utilizing the food service facilities.

The project may include an addition for the kitchen and dining areas. This will create more flexible/useable dining space. The existing kitchen may be relocated and expanded to maximize functionality and efficiency. Food Service production would also be centralized; current facilities are inadequate to produce all necessary food

items in an efficient and cost-effective manner. The relocation of additional retail food service operations to the Student Center would be considered.

Additional space may also be provided above the existing University Bookstore to create expanded student services and student organization office and meeting space with a more efficient layout of offices and services to be provided. The current building does not have adequate square footage to accommodate student organization offices, and work and meeting spaces, and does not provide the opportunities for student engagement essential to a vibrant campus living and learning community.

4. COMPLIANCE WITH THE MASTER PLAN

This project is in compliance with the Campus Master Plan.

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

This analysis is not applicable.

6. LOCATION

There will be no change in the location of the NSU Student Center.

7. REALLOCATION OF OLD SPACE, IF ANY

There will be some reallocation of space that will be identified during the programming phase of this project. Potential areas that may be involved in reallocation include student organization office space, dining rooms, post office and bookstore.

8. PROPOSED FUNDING SOURCE

The funding source for this project will be from the issuance of bonds, to be repaid with an increase in the General Activity Fee.

9. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN

Funding for the Facility Program Plan will come from Auxiliary Revenues.

SOUTH DAKOTA BOARD OF REGENTS

Committee on Budget and Finance

AGENDA ITEM: III - C

DATE: October 14-15, 2009

SUBJECT: South Dakota State University – Electrical Engineering and Computer Science Building Clean Room – Preliminary Facility Statement

South Dakota State University requests approval of their Preliminary Facility Statement to develop a plan for the interior space construction for the Microelectronics and Materials Lab in the lower level of the Electrical Engineering and Computer Science (EECS) building. Once the planning of this project is completed, an accurate project cost will be made available.

During the construction of the Electrical Engineering and Computer Science building, the 3,700 gross square feet of lower level shell space was intended to be finished into advanced research lab facilities. The lab space will consist of two space types: a clean room lab and a wet lab. Currently, the EECS clean room is housed in the lower level of the Solberg Hall Annex. The current EECS wet lab space is located in Old Shepard Hall. Both spaces are inadequate to facilitate current and future research needs.

The shell space will be finished into a 2,200 gross square foot clean room lab and a 1,500 gross square foot wet lab. Having both of these lab spaces within the EECS facility will improve quality and efficiency of the research programs supported by these labs. The project will include construction of interior walls and finishes, an extension of utilities within the building for plumbing, heating, cooling, electrical, phone, and data to meet the lab program needs.

Funding for this project will come from sponsored program indirect funds. If approved, SDSU requests the formation of a building committee for this project.

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve SDSU's Preliminary Facility Statement to develop a plan for the interior construction of the Microelectronics and Materials Lab in the EECS building. Funding for this project will come from sponsored programs indirect funds. If approved, a Building Committee should be formed and the Board President should appoint a building committee representative to this project.

**PRELIMINARY FACILITY STATEMENT
FOR
MICROELECTRONICS AND MATERIALS LAB INSTALLATION
ELECTRICAL ENGINEERING
AND COMPUTER SCIENCE BUILDING
SOUTH DAKOTA STATE UNIVERSITY**

September 2009

South Dakota State University requests approval of this Preliminary Facility Statement to complete the interior space construction for Microelectronics & Materials Lab located in the lower level of the Electrical Engineering and Computer Science building (ECS).

1. GENERAL PROGRAMMATIC NEEDS TO BE ADDRESSED:

ECS was constructed to house the Electrical Engineering and Computer Science (EECS) Department. The lower level has 3,700 GSF of shell space, and was intended to be finished for the Microelectronics & Materials Lab as current and future research requires more advanced facilities. The lab facility consists of two types of spaces: clean room lab, and wet lab. Current and future research requires construction of this facility.

The existing clean room used by EECS is contained within the lower level of the Solberg Hall Annex. This space is inadequate to facilitate the current and future research. The existing lab allows for Class 10,000 research air quality. The existing building lacks the floor space, ceiling height and utility infrastructure to install the mechanical systems required to meet higher air quality standards. Also, the Solberg Annex does not have a fire sprinkler system, which necessary for research equipment installation.

The existing wet lab functions support the research functions occurring in the clean room. These facilities are temporarily housed separately in wet labs located in Old Shepard Hall. These labs will be displaced when the building is demolished as part of the for the Avera Health Science Center project.

In ECS, approximately 2,200 GSF will be finished into clean room lab. The new facilities will provide Class 10, 100, and 1000 air quality within individual lab cells. The building infrastructure is in place to accommodate the utilities and mechanical systems required for these high performance clean rooms.

In ECS, the wet lab will occupy approximately 1,500 GSF. Locating both the wet

lab next to clean room lab and other EECS facilities in ECS will improve quality and efficiency of the research programs that the labs support.

The project will include construction of interior walls and finishes, and extension of utilities within the building for plumbing, heating, cooling, electrical, phone, and data, as needed to meet the program needs of the clean room and wet labs.

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

The space will provide facilities for faculty, doctoral and master graduate students, and undergraduate students to conduct current and proposed research work that will be displaced from existing temporary facilities.

3. ADDITIONAL SERVICES TO BE OFFERED:

No additional services are part of this project.

4. COMPLIANCE WITH CAMPUS MASTER PLAN:

The construction of this space and its program functions are consistent with the SDSU Campus Master Plan and the 2025 update to this master plan for the campus of SDSU.

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

Not Applicable.

6. LOCATION:

The project location is in the lower level of ECS, which has been recently been completed and occupied. ECS is located on 8th Street between 12th Avenue and 13th Avenue.

7. REALLOCATION OF OLD SPACE, IF ANY:

The existing clean room in Solberg Hall Annex will remain vacated or be used for temporary laboratory space, as the Solberg Hall Annex will be de-commissioned in the future as part of the engineering master space plan.

The temporary wet lab facilities in Old Shepard Hall will be demolished in Spring of 2011 in conjunction with the Avera Health Science Center project.

8. PROPOSED FUNDING SOURCE/SOURCES:

The funding source for development of the space will be from the sponsored programs indirect funding.

9. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN:

SDSU requests the formation of the building committee. The building committee will help in the selection of an Architectural/Engineering firm familiar with clean room facilities. This firm will help in developing the facility program plan and determining the appropriate project delivery method for design and construction. Estimated costs for this facility program plan development will be approximately \$30,000.

End of Preliminary Facility Statement

SOUTH DAKOTA BOARD OF REGENTS

Committee on Budget and Finance

AGENDA ITEM: III - D

DATE: October 14-15, 2009

SUBJECT: South Dakota State University – McCrory Gardens Visitors Center New Construction – Preliminary Facility Statement

South Dakota State University requests approval of their Preliminary Facility Statement to develop a visitor center on the grounds of McCrory Gardens. SDSU is currently completing a planning study to determine the specific needs of this construction. Once this study is finished an estimated cost will be determined.

McCrory Gardens is a 78 acre formal garden display and arboretum. The primary function of this area is for public enjoyment. The garden is set up for self guided and structured tours and is used by schools, state floriculture gatherings and state and regional horticulture meetings. A visitor center on this site would provide a gathering place for visitors to learn about the various garden specimens and the garden layout. Initially, a 9,000 to 11,000 square foot building is being planned to serve as a visitor center.

Funding for this project will come from private donations. Ongoing maintenance and repairs will be supported by additional donations, memorials, and designated foundation support. Additionally, SDSU may seek public funding from the City of Brookings.

If approved, SDSU will need to provide additional planning and cost details to the Board in their Facility Program Plan. In addition, this project will need to be added to the 2010 Legislative package for final approval.

RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

Approve SDSU's Preliminary Facility Statement to develop the McCrory Gardens Visitor Center. Funding for this project will come from private donations. The item will not go forward for legislation unless private or grant dollars committed to the facility are in-hand, pledged or guaranteed in writing by the university foundation, donor, or funding entity.

**PRELIMINARY FACILITY STATEMENT
FOR
NEW CONSTRUCTION PROJECT
MCCRORY GARDENS VISITORS CENTER
SOUTH DAKOTA STATE UNIVERSITY
DATE: SEPTEMBER 9, 2009**

South Dakota State University requests approval of this Preliminary Facility Statement to develop a visitor center on the grounds of McCrory Gardens. SDSU requests that legislation be drafted for consideration at the 2010 South Dakota Legislative Session for this project.

1. GENERAL PROGRAMMATIC NEED TO BE ADDRESSED:

McCrory Gardens is a public garden area that includes 78 acres of formal display gardens, test gardens, landscaped areas, and an arboretum. One of the primary purposes of the Gardens is for public enjoyment. Another primary purpose is for education of college undergraduate and public extension in urban forestry, landscaping, floriculture, horticulture, gardening, and plant science.

McCrory Gardens is the setting for tours (self guided and structured) of the grounds, school field trips, state floriculture gatherings, state and regional horticulture meetings, weddings, and receptions. SDSU has received requests from patrons and groups for a location/building on the grounds that can be used out of the weather for these types of gatherings. SDSU sees a need for some type of orientation area where people could gather to learn about the various types of gardens planted, the plants scattered throughout the gardens, and the layout of the gardens. Currently, the only structures on the grounds include the maintenance building, a partly enclosed shelter near the entrance, a small playhouse associated with the children's garden, and the Straw Bale House, a research facility that contains a small meeting room. There are no public restrooms on the grounds. All administrative functions of McCrory Gardens are handled through the Horticulture-Forestry Department on campus.

This project would provide a small building of 9,000 to 11,000 sf that would provide meeting spaces, public restrooms, administrative offices, orientation for public tours, and education for visitors.

2. ANALYSIS OF CONSTITUENTS TO BE SERVED:

People served will include public visitors, school children, ornithologists, undergraduates in horticulture, landscape & parks, landscape designers, amateur & professional horticulturalists, hobby & professional florists, and plant scientists.

3. ADDITIONAL SERVICES OFFERED

There are a number of services that will be possible with this facility, that are currently unavailable at McCrory Gardens. Currently, the Gardens are operated from spring to late fall, and are essentially closed through the winter. A facility

would allow the Gardens to remain in operation as a twelve month facility. Public requests for facilities to host weddings (ceremony and reception), social gatherings (retirement, anniversaries, etc) could be honored. State floriculturist and horticulturist meetings could be hosted at the site where tours are given. Administrative offices at the Gardens would provide an added level of convenience and proper supervision of paid and volunteer staff through the spring and summer months.

4. COMPLIANCE WITH THE MASTER PLAN

This project is seen as consistent with the desires of the campus master plan to provide welcoming experiences and enhancements of visitors and friends as they approach campus. This project will be a component part of a master plan for the Gardens and the arboretum so it complements the campus master plan.

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

Not Applicable

6. LOCATION

The facility will probably be located along 22nd Avenue along the east edge of the Gardens. It will probably be situated between the Gardens and arboretum. SDSU is currently conducting a study of the site and space needs for the visitors center. Five sites are being examined.

7. REALLOCATION OF OLD SPACE, IF ANY:

All spaces within the facility would supplement the existing facilities at the Gardens. No existing space will be reallocated except for one faculty office that the current administrator uses in the Horticulture Forestry Building.

8. PROPOSED FUNDING SOURCE/S:

McCrary Gardens is currently supported by donations, memorials, and designated foundation support. SDSU will be seeking private donations for the construction of this facility. Ongoing maintenance and repairs of the facility will also be supported from the foundation support the Gardens currently receives, as well as expected income from public events. SDSU may also seek public funding via the City of Brookings.

9. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN:

Currently SDSU is completing a planning study to determine the architectural space program, size, and overall character of the visitor center. It will also include master planning services for the entire McCrary Gardens. This study will provide the information needed for the Facility Program Plan. This is being funded through the SDSU Foundation. Planning services are being provided by Perspective Architects and Confluence Landscape Architecture.

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