FACILITY DESIGN PLAN
FOR
MEDARY COMMONS RENOVATION
SOUTH DAKOTA STATE UNIVERSITY

May 17, 2013
OSE#R0313—11X

In accordance with Board of Regents (BOR) Policy 6.4 for capital improvement, South Dakota State University (SDSU) requests approval of this Facility Design Plan (FDP). SDSU requests that this Facility Design Plan be forwarded to the BOR for approval at the June 2013 BOR meeting. The Facility Program Plan (FPP) was approved by the Board at the December 2012 regular meeting and received legislative approval in 2013 through H.B 1015.

This project will renovate an existing food service site and create an Enrollment Services Center that will integrate the Offices of Admissions, Financial Aid, Registration and Records, and Scholarships to support the University's Student Success efforts by providing a convenient and accessible location for student enrollment and retention. The schematic design services were completed by Koch Hazard Architects.

A. Architectural, Mechanical & Electrical Schematic Design

The following drawings are attached that illustrate the design:

Elevation – East Face
First Floor – Floor Plan
Lower Level – Floor Plan

Description of Architectural and Structural:

1. The Enrollment Services Center renovation project will include 2,300 sf of additional space to the existing facility. The additions will be on the southeast and northeast corners of the building as well as an entrance on the east.
2. Exterior modifications are intended to modernize the building, maximize views to campus and create a prominent entrance.
3. The main level additions will be concrete slab on grade.
4. The structural system will be a combination of foundation walls, structural steel frame, steel bar joists, metal decking, steel stud walls with brick facing, and aluminum curtain wall construction.
5. The exterior of the building will be a combination of glass curtain wall systems, precast, EFIS, and brick masonry.
6. Offices and reception spaces for Admissions, Financial Aid, Registration and Records, and Scholarships will be on the first floor with work room and storage spaces in the lower level.
7. Redundant stair wells at the north and south entrances will be removed to facilitate space requirements on the main floor.
8. Interior offices are created in three fashions. Non-bearing steel stud and gypsum board partitions will be constructed for offices that have distinct acoustical privacy requirements. Systems furnishings will be utilized for general office functions. Open work rooms will be

utilized for common and part time duties.
9. Floor finishes in circulation areas and offices will be carpet. Production areas, storage and restrooms will be a hard-surface material (VCT, tile, or finished concrete).
10. Ceilings will be acoustical ceiling tile. Ceiling heights may be varied as needed for aesthetics and space volume.
11. Lobby spaces will have highly durable and aesthetically pleasing finishes.
12. Day lighting into the first floor will be implemented where possible throughout the first floor.

Schematic Design Summary of Civil Work:

1. Site work will consist of sloping walkways and stairs to allow for accessible grade entrance into the building.
2. The project will include landscaping associated with entrance walkways, stairs and the south face.

Schematic Design:

Description of Mechanical Systems:

1. Fire Protection:
    a. A fire sprinkler system will be provided for the building. A new fire sprinkler service with riser will be installed.
2. Plumbing:
    a. Domestic water service for the renovated area and additions will be fed from the building's existing water service and meter.
3. HVAC:
    a. The heating ventilation and air conditioning (HVAC) system shall be a variable air volume (VAV) system with hydronic hot water heating and chilled water cooling. The existing AHUs and chiller that were installed in 2007 will be used.
    b. All entrances shall be heated with hot water cabinet unit heaters.
    c. Utility spaces shall be heated with propeller fan type hot water unit heaters
    d. Rooms of similar use and exposure will be grouped into HVAC zones. Unique use rooms will be on separate HVAC zones.

Description of Electrical Systems:

1. The existing electrical service in the building has the necessary capacity to accommodate the expansion.
2. Interior lighting shall be T-8 and T5 fixtures and compact fluorescent fixtures for common areas.
3. Occupancy sensors will be utilized for energy efficient lighting control.
4. Exterior lighting shall be provided for paths, entrances, and security.
5. The building's existing addressable fire alarm system shall be renovated to provide coverage in the additions.
6. Network and telecom services will be provided to accommodate the renovations and additions.
7. Existing electrical panels used for food service support will be demolished and replaced to serve the new office functions.

Project Timeline:

The architect will complete the design development phase by the end of May 2013. The planning and construction/renovation will proceed with an anticipated completion date of June 2014 upon approval of the FDP by the Building Committee and the BOR in June 2013.

Project Schedule:

Key Dates:

BOR Building Committee approves FDP: June 2013
Building Committee approves Construction Drawings: August 2013
Building Committee awards construction in September 2013
Construction Start: October 2013
Construction Completion: June 2014

B. Changes from Facility Program Plan

There are no changes from the Facility Program Plan.

C. Impact to Existing Building or Campus-Wide Heating/Cooling/Electrical Systems

Electrical Distribution:
This project will not increase the load requirements at this site.

Steam and Chilled Water:
The project will not require changes to campus or building steam service. The cooling will be accommodated through existing equipment.

Water:
The buildings existing water service will be upgraded to accommodate a fire sprinkler system.

Sanitary Sewer:
This project will not impact sanitary sewer systems outside of the project limits.

Storm Sewer:
No storm sewer work is required on this project.

Natural Gas:
The existing natural gas service to the building will be suitable for the expanded and renovated space.

D. Total Estimated Construction Costs:

The total project cost estimate is currently $3,000,000 for the design construction, and associated renovations. The breakdown is shown in the following tables.

PROJECT COST ESTIMATE	
Construction Estimate	$2,242,498
Facility Design Costs and Project Management	$574,700
Total Construction and Design Cost	$2,817,198
Project Contingency (5% on total project)	$182,802
TOTAL PROJECT COSTS	**$3,000,000**

Project funding includes $2,250,000 from HEFF and M&R and $750,000 from University Support Fees

E. Changes from Cost Estimates for Operation or M&R Expenses

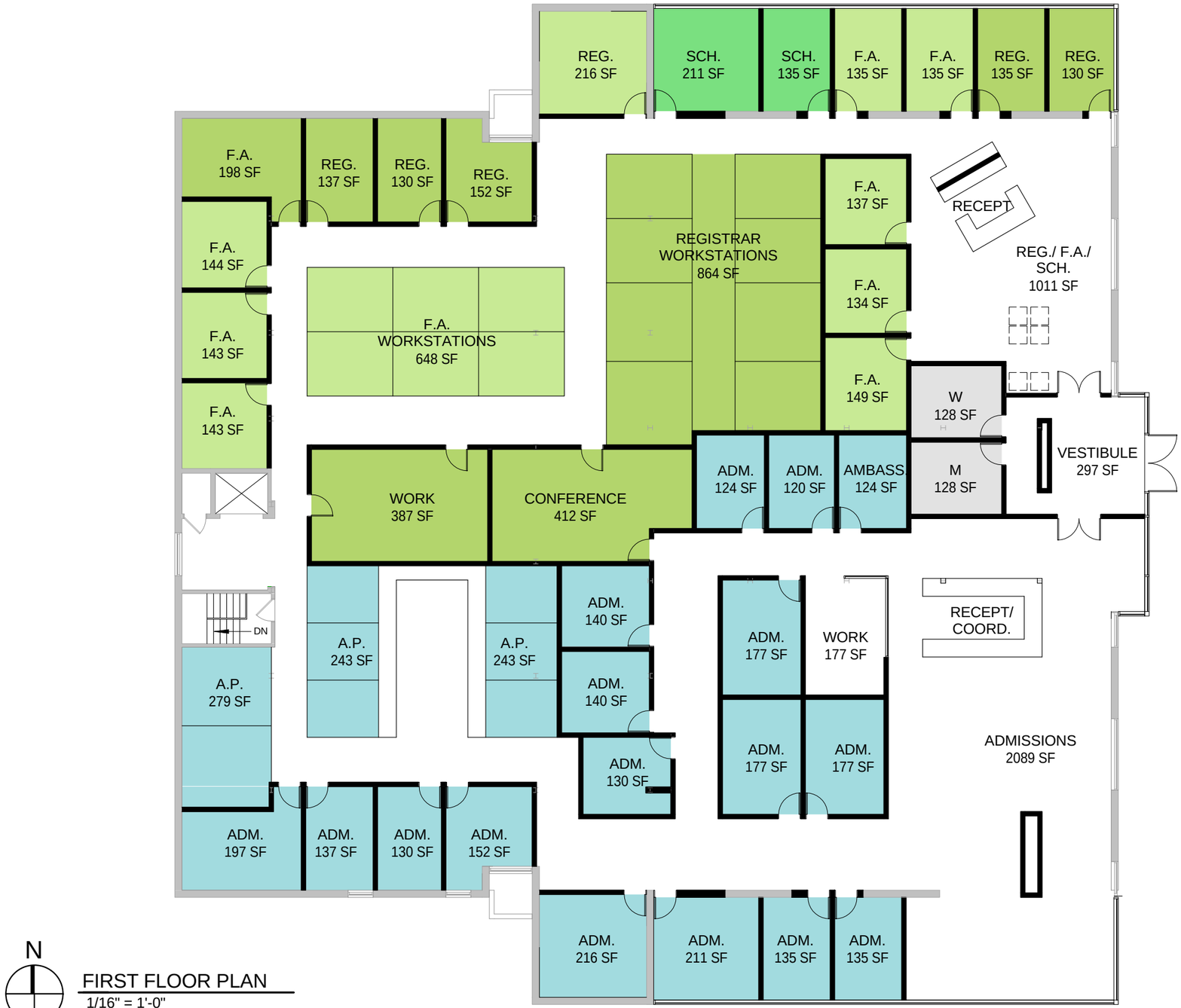
SDSU does not anticipate any changes from the estimated operating, and maintenance and repair expenses noted in the Facility Program Plan.

Exterior Elevation

South Dakota State University

Brookings, SD

05/17/13



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FIRST FLOOR PLAN

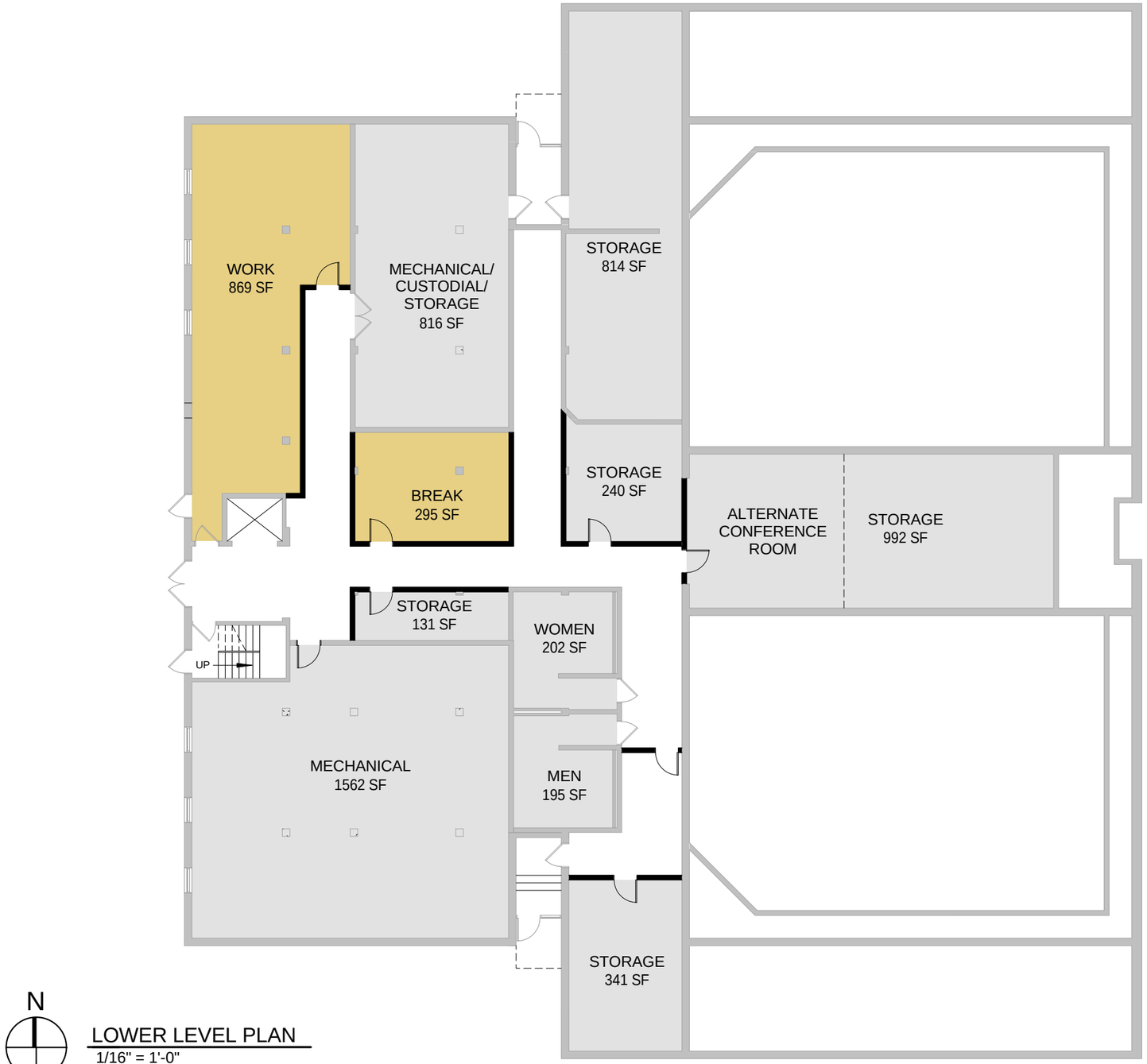
1/16" = 1'-0"

Enrollment Services Center

South Dakota State University

Brookings, SD

5/17/13



LOWER LEVEL PLAN

1/16" = 1'-0"