

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – K

DATE: April 3-4, 2024

SUBJECT

USD Churchill-Haines Laboratory Renovation Preliminary Facility Statement (PFS)

CONTROLLING STATUTE, RULE, OR POLICY

[SDCL § 5-14-1](#) – Classification of Capital Improvements

[SDCL § 5-14-2](#) – Supervision by Bureau of Administration of Capital Improvement
Projects – Payment of Appropriated Funds

[SDCL § 5-14-3](#) – Preparation of Plans and Specifications for Capital Improvements –
State Building Committees – Approval by Board or Commission in Charge of
Institution

[BOR Policy 6.4](#) – Capital Improvements

[BOR Policy 6.6](#) – Maintenance and Repair

BACKGROUND / DISCUSSION

The University of South Dakota requests approval of this Preliminary Facility Statement for planning renovations to the Churchill-Haines Laboratory building on the Main Campus in Vermillion.

The University of South Dakota’s Churchill-Haines Laboratory building is a 74,273 square foot facility that was completed in 1977. This building houses the Departments of Biology and Chemistry including research laboratories. Although structurally sound, the building’s interior spaces need modernization.

IMPACT AND RECOMMENDATIONS

Renovation of Churchill-Haines Laboratory has been identified as a priority in the USD’s master plan as well as included on USD’s annual capital project priority submission to the BOR and state for more than a decade.

The proposed project will address critical building deficiencies and issues. These would include, but not limited to, a complete renovation of the entire building including labs (not

(Continued)

DRAFT MOTION 20240403_7-K:

I move to approve USD’s Preliminary Facility Statement for the planning of renovations to the Churchill-Haines Laboratories utilizing a combination of FY25 HEFF allocations and campus maintenance and repair funds. A building committee representative should be appointed to oversee this project.

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previously renovated), classrooms, offices, corridors, conference rooms, restrooms, greenhouses, animal research, etc.

FUNDING

The Churchill-Haines Laboratory Renovation will be paid with \$9,019,304 in additional FY25 HEFF allocations plus \$1,380,696 in campus maintenance and repairs.

ATTACHMENTS

Attachment I – USD Churchill-Haines Laboratory Renovation Preliminary Facility Statement (PFS)

PRELIMINARY FACILITY STATEMENT

Churchill-Haines Laboratory Renovation

THE UNIVERSITY OF SOUTH DAKOTA

USD requests approval of this Preliminary Facility Statement to develop preliminary plans to renovate the Churchill-Haines Laboratory building on the main campus in Vermillion, SD. USD requests that a building committee be appointed, and authorization be granted to engage consultants to undertake the analysis and planning needed for this project.

A. General Programmatic needs to be addressed:

The University of South Dakota's Churchill-Haines Laboratory building is a 74,273 square foot facility that was completed in 1977. This building houses the Departments of Biology and Chemistry including research laboratories.

The building and spaces support everything from freshman chemistry courses to sophisticated research programs funded by the South Dakota Research and Commercialization Council, the National Science Foundation, and the US Department of Energy. Although structurally sound, the building's interior spaces need modernization.

The proposed project will address critical building deficiencies and issues. These would include, but not limited to, a complete renovation of the entire building including labs (not previously renovated), classrooms, offices, corridors, conference rooms, restrooms, greenhouses, animal research, etc. The proposed project would include new finishes, new doors & hardware, new casework and countertops, new acoustical ceilings, paint throughout, new toilet partitions and toilet accessories, new plumbing fixtures, piping, etc., new HVAC systems, new electrical service, outlets, switches, fire alarm, and LED lighting, upgrades to the two (2) Greenhouses, and new, larger generator, upgrades to audio/visual equipment and IT items, as well as upgraded FF&E items.

B. Analysis of the student body or constituents to be served:

The constituents served by this facility will be the entire USD Campus Community consisting of students, faculty, and staff. The focus of this project is to provide an improved indoor learning environment for all of campus.

C. Additional Services To be Offered:

This facility houses chemistry and biology labs that are utilized by all students as well as centrally scheduled classrooms utilized by campus. During the 2023-24 academic year, 5,022 students attended courses in Churchill-Haines classrooms, and 1,179 of these students used the Churchill-Haines lab spaces.

D. Compliance with Master Plan:

Renovation of Churchill-Haines Laboratory has been identified as a priority in the USD's master plan as well as included on USD's annual capital project priority submission to the BOR and state for more than a decade.

E. Analysis of needs assessment based on the Facilities Utilization Report:

Not Applicable

F. Location:

The Churchill-Haines Laboratory is located on the USD Vermillion campus, directly north of Arthur M. Pardee Laboratory and east of Akeley Lawrence Science Center.

G. Relocation of old space, if any:

Not Applicable

H. Proposed funding source/sources:

Funding for this project includes \$9,019,304 additional FY25 HEFF allocation plus \$1,380,696 in campus M&R.

I. Budget for development of a Facility Program Plan:

The budget for development of a Facility Program Plan is \$100,000.