

**SOUTH DAKOTA BOARD OF REGENTS**

**Budget and Finance**  
**Consent**

**AGENDA ITEM: 5 – L**  
**DATE: December 13-14, 2023**

\*\*\*\*\*

**SUBJECT**

**FY25 HEFF M&R Projects**

**CONTROLLING STATUTE, RULE, OR POLICY**

[SDCL § 13-51-2](#) – Educational Facilities Fund – Purposes

[SDCL § 13-53-15](#) – Receipt by State Treasurer of Institutional Moneys - Distribution

[SDCL § 13-53-15.3](#) – Medical School Funds

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

**BACKGROUND / DISCUSSION**

The Higher Education Facilities Fund (HEFF) represents eleven and one-half percent of all tuition (on-campus and off-campus) collected minus one hundred seventy-five thousand dollars related to the medical school. The funds are used for maintenance and repair (M&R) needs of the universities, long-term indebtedness for capital improvements, and new construction. The FY25 available M&R funding is \$12,000,000.

The HEFF allocation formula is now based on replacement values, gross square footage for academic buildings and HEFF revenues, all weighted equally. ([March 2018 Board Minutes, Item 7-Z](#)) Attachment I provides the formula distribution for the FY24 HEFF allocation. The campuses can allocate funds towards planning and design to assist the universities in determining appropriate work scope and cost of each proposed project. The funding for planning and design is identified as part of the allocation.

Attachment II provides the FY25 maintenance and repair projects submitted by the institutions for approval. Each project is placed into one of the following categories: Public Health, Safety and Compliance; Building Integrity; Programmatic Suitability; Energy and Utility Savings; or Other according to Board Policy 6:6. The policy provides for funding realignments and transfers between approved projects. Changes to the approved project list for projects estimated to cost \$100,000 to \$250,000 must be submitted for the Executive Director’s approval and projects more than \$250,000 must be submitted for Board approval. Projects under \$100,000 (all costs and contracts inclusive) may be approved by the presidents or their designee.

(Continued)

\*\*\*\*\*

**DRAFT MOTION 20231213\_5-L:**

I move to approve the FY25 HEFF M&R projects as presented in Attachment II.

**IMPACT AND RECOMMENDATIONS**

The FY25 available funding is \$12,000,000.

Approval of the FY25 HEFF Maintenance and Repair projects will allow the universities to begin project planning and completion in a timely manner.

**ATTACHMENTS**

Attachment I – Formula distribution for the FY25 HEFF allocation

Attachment II – FY25 HEFF Maintenance and Repair projects requested by the institutions

## FY25 HEFF M&R Allocation

### 1/3 HEFF Buildings Square Footage, 1/3 HEFF Buildings Replacement Values, and 1/3 HEFF Revenues Generated

Line

1	Total HEFF M&R Funding Available	\$12,000,000									
2	Gross Sq. Feet	6,639,244									
3	Replacement Value	\$2,134,341,440									
4	FY23 Total HEFF Revenues	\$25,507,982									
		<b>BHSU</b>	<b>DSU</b>	<b>NSU</b>	<b>SDSMT</b>	<b>SDSU</b>	<b>USD</b>	<b>SSOM</b>	<b>BHSU-RC</b>	<b>USD-SF</b>	<b>TOTAL</b>
5	HEFF Academic Buildings Gross Square Feet	534,279	375,158	675,615	596,948	2,345,266	1,821,527	91,895	58,795	139,761	6,639,244
6	Campus % of Total HEFF Academic Building Sq. Ft. (Line 5 / Line 2)	8.05%	5.65%	10.18%	8.99%	35.32%	27.44%	1.38%	0.89%	2.11%	100.00%
7	Current FY Gross Sq. Ft. Disbursement Factor (Line 6 * 1/3)	2.68%	1.88%	3.39%	3.00%	11.77%	9.15%	0.46%	0.30%	0.70%	33.33%
8	Allocation of 1/3 of Total HEFF M&R Funding (Line 7 * Line 1)	\$321,892	\$226,024	\$407,043	\$359,648	\$1,412,972	\$1,097,430	\$55,365	\$35,423	\$84,203	\$4,000,000
9	HEFF Academic Buildings Replacement Value	\$175,942,792	\$115,128,196	\$208,591,494	\$213,756,709	\$734,815,527	\$604,117,015	\$16,902,919	\$19,455,659	\$45,631,129	\$2,134,341,440
10	Campus % of Total HEFF Academic Replacement Value (Line 9 / Line 3)	8.24%	5.39%	9.77%	10.02%	34.43%	28.30%	0.79%	0.91%	2.14%	100.00%
11	Current FY Replacement Value Disbursement Factor (Line 10 * 1/3)	2.75%	1.80%	3.26%	3.34%	11.48%	9.43%	0.26%	0.30%	0.71%	33.33%
12	Allocation of 1/3 of Total HEFF M&R Funding (Line 11 * Line 1)	\$329,737	\$215,763	\$390,924	\$400,605	\$1,377,128	\$1,132,184	\$31,678	\$36,462	\$85,518	\$4,000,000
13	FY23 HEFF Revenues Generated by Campuses	\$1,970,071	\$2,262,513	\$1,474,958	\$1,928,899	\$9,211,220	\$7,265,017	\$1,084,858	\$180,373	\$130,074	\$25,507,982
14	Campus % of Total FY23 HEFF Revenues (Line 13 / Line 4)	7.72%	8.87%	5.78%	7.56%	36.11%	28.48%	4.25%	0.71%	0.51%	100.00%
15	Current FY Revenues Disbursement Factor (Line 14 * 1/3)	2.57%	2.96%	1.93%	2.52%	12.04%	9.49%	1.42%	0.24%	0.17%	33.33%
16	Allocation of 1/3 of Total HEFF M&R Funding (Line 15 * Line 1)	\$308,934	\$354,793	\$231,294	\$302,478	\$1,444,445	\$1,139,254	\$170,120	\$28,285	\$20,397	\$4,000,000
17	<b>Campus HEFF M&amp;R Allocation for FY25 (Line 8 + Line 12 + Line 16)</b>	<b>\$960,563</b>	<b>\$796,581</b>	<b>\$1,029,261</b>	<b>\$1,062,730</b>	<b>\$4,234,545</b>	<b>\$3,368,869</b>	<b>\$257,163</b>	<b>\$100,170</b>	<b>\$190,118</b>	<b>\$12,000,000</b>
	FY25 Debt Service										
	Series 2011 M&R Bond	\$108,424	\$0	\$134,636	\$0	\$520,673	\$427,738	\$0	\$0	\$0	\$1,191,472
	Series 2020 M&R Bond	\$145,828	\$145,828	\$0	\$233,468	\$583,600	\$320,966	\$0	\$0	\$0	\$1,429,691
	5% Planning and Design (Line 17 * 5%)	\$48,028	\$39,829	\$51,463	\$53,137	\$211,727	\$168,443	\$12,858	\$5,008	\$9,506	\$600,000
	Balance of HEFF Allocation for M&R Projects	\$658,282	\$610,923	\$843,162	\$776,125	\$2,918,545	\$2,451,721	\$244,305	\$95,161	\$180,612	\$8,778,837
	FY24 Allocation	\$1,020,020	\$812,900	\$1,082,843	\$1,129,509	\$4,396,852	\$3,501,397	\$219,804	\$122,932	\$213,744	\$12,500,000
	Increase/(Decrease) from FY24	(\$59,457)	(\$16,319)	(\$53,582)	(\$66,779)	(\$162,307)	(\$132,528)	\$37,359	(\$22,762)	(\$23,625)	(\$500,000)

**FY25 HEFF Maintenance & Repair Projects**

<b>Project #</b>	<b>Building Name</b>	<b>Project Name</b>	<b>M&amp;R Category <sup>(1)</sup></b>	<b>M&amp;R Class <sup>(2)</sup></b>	<b>Cost Estimate</b>	
<b><u>Black Hills State University</u></b>						
6H2501		M&R Bond - 2011			\$108,424	
6H2502		Planning & Design			\$48,028	
6H2503		M&R Bond - 2020			\$145,828	
6H25XX	Young Center	Locker Room/Office Renovations	C. Programmatic Suitability	D. Alteration	\$658,282	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$960,563</b>
<b><u>Black Hill State University - RC</u></b>						
6H2552		Planning & Design			\$5,008	
6H25XX	BHSU-Rapid City	WRHSC Office/Classroom Renovations	C. Programmatic Suitability	D. Alteration	\$95,161	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$100,170</b>
<b><u>Dakota State University</u></b>						
8H2502		Planning & Design			\$39,829	
8H2503		M&R Bond - 2020			\$145,828	
8H25XX	Beadle Hall	Beadle Hall Renovations	B. Building Integrity	C. Renovation	\$300,000	
8H25XX	East Hall	Window Replacement	D. Energy and Utility Savings	C. Renovation	\$180,000	
8H25XX	Dakota Prairie Playhouse	Siding Replacement	B. Building Integrity	C. Renovation	\$130,923	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$796,581</b>
<b><u>Northern State University</u></b>						
5H2501		M&R Bond - 2011			\$134,636	
5H2502		Planning & Design			\$51,463	
5H25XX	Gerber Building	School of Education Remodel	C. Programmatic Suitability	D. Alteration	\$750,480	
5H25XX	Barnett Center	Locker Room Upgrades	C. Programmatic Suitability	C. Renovation	\$92,682	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$1,029,261</b>
<b><u>South Dakota School of Mines &amp; Technology</u></b>						
4H2502		Planning & Design			\$53,137	
4H2503		M&R Bond - 2020			\$233,468	
4H25XX	King Center	Flooring Replacement	B. Building Integrity	A. Maintenance	\$110,000	
4H25XX	Campus	Tunnel Work	E. Campus Infrastructure	A. Maintenance	\$96,125	
4H25XX	Mineral Industry	Asbestos Abatement	A. Public Health, Safety, and Compliance	A. Maintenance	\$50,000	
4H25XX	Various	General HVAC	E. Campus Infrastructure	A. Maintenance	\$100,000	
4H25XX	Various	Fire Life & Safety	A. Public Health, Safety, and Compliance	A. Maintenance	\$50,000	
4H25XX	Various	Building Integrity	B. Building Integrity	C. Renovation	\$50,000	
4H25XX	Various	Concrete/Grate Replacement	E. Campus Infrastructure	A. Maintenance	\$40,000	
4H25XX	Campus	Campus Cooling Study	E. Campus Infrastructure	A. Maintenance	\$50,000	
4H25XX	Daycare	Exterior Repairs	B. Building Integrity	A. Maintenance	\$30,000	
4H25XX	Campus	Exterior Lighting	A. Public Health, Safety, and Compliance	A. Maintenance	\$25,000	
4H25XX	King Center	Sewer Line Repair	B. Building Integrity	A. Maintenance	\$50,000	
4H25XX	Power Plant	Equipment Replacements	E. Campus Infrastructure	B. Repair	\$50,000	
4H25XX	Campus	Electrical Loop Line Replacement	E. Campus Infrastructure	B. Repair	\$75,000	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$1,062,730</b>
<b><u>South Dakota State University</u></b>						
3H2501		M&R Bond - 2011			\$520,673	
3H2502		Planning & Design			\$211,727	

**FY25 HEFF Maintenance & Repair Projects**

<b>Project #</b>	<b>Building Name</b>	<b>Project Name</b>	<b>M&amp;R Category <sup>(1)</sup></b>	<b>M&amp;R Class <sup>(2)</sup></b>	<b>Cost Estimate</b>
3H2503		M&R Bond - 2020			\$583,600
3H25XX	Campus	Accessibility Improvements	A. Public Health, Safety, and Compliance	A. Maintenance	\$30,000
3H25XX	Campus	Campus Site Repairs & Improvements	A. Public Health, Safety, and Compliance	A. Maintenance	\$10,000
3H25XX	Campus	Concrete Walk and Pavement Repairs	A. Public Health, Safety, and Compliance	A. Maintenance	\$150,000
3H25XX	Campus	HVAC Control Upgrades	D. Energy and Utility Savings	A. Maintenance	\$80,000
3H25XX	Campus	Interior Painting (WG, WE, CAM)	B. Building Integrity	A. Maintenance	\$30,000
3H25XX	Campus	Matching Funds for Energy Conservation Projects	D. Energy and Utility Savings	A. Maintenance	\$28,545
3H25XX	Campus	Signage Replacement Project for 2 campus buildings	A. Public Health, Safety, and Compliance	A. Maintenance	\$30,000
3H25XX	Campus	Utility Meter Replacements	E. Campus Infrastructure	A. Maintenance	\$40,000
3H25XX	Campus	Steam Distribution System - Annual PPM	E. Campus Infrastructure	A. Maintenance	\$140,000
3H25XX	Central Chiller Plant	Equipment Upgrades & Repairs	E. Campus Infrastructure	A. Maintenance	\$50,000
3H25XX	Central Heating Plant	Equipment Upgrades & Repairs	E. Campus Infrastructure	A. Maintenance	\$140,000
3H25XX	Coughlin Campanile	Tuckpointing, Joint Sealant, & Stone Repairs (Planning), Interior Repairs	B. Building Integrity	A. Maintenance	\$700,000
3H25XX	McFadden Hall	Exhaust Air Improvements	B. Building Integrity	B. Repair	\$380,000
3H25XX	Stanley J. Marshal Center	Renovations	B. Building Integrity	C. Renovation	\$1,110,000
<b>FY25 HEFF M&amp;R Projects Total</b>					<b>\$4,234,545</b>
<b><u>University of South Dakota</u></b>					
2H2501		M&R Bond - 2011			\$427,738
2H2502		Planning & Design			\$168,443
2H2503		M&R Bond - 2020			\$320,966
2H25XX	Campus	Hazardous Materials Abatement (Asbestos, lead paint)	A. Public Health, Safety, and Compliance	A. Maintenance	\$50,000
2H25XX	Campus	Mechanical Repairs & Upgrades	D. Energy and Utility Savings	A. Maintenance	\$151,722
2H25XX	Campus	Electrical Repairs & Upgrades	D. Energy and Utility Savings	A. Maintenance	\$125,000
2H25XX	Campus	Roof Repairs	B. Building Integrity	A. Maintenance	\$50,000
2H25XX	Campus	Building Control Systems Maintenance & Replacement	D. Energy and Utility Savings	A. Maintenance	\$25,000
2H25XX	Campus	Painting and Flooring Repairs and Upgrades	B. Building Integrity	A. Maintenance	\$50,000
2H25XX	Campus	Sidewalk Safety and Accessibility Improvements & Repairs	A. Public Health, Safety, and Compliance	A. Maintenance	\$100,000
2H25XX	Campus	Elevator Repairs	A. Public Health, Safety, and Compliance	A. Maintenance	\$50,000
2H25XX	Campus	Irrigation Line Maintenance & Landscape Upgrades	E. Campus Infrastructure	A. Maintenance	\$70,000
2H25XX	Campus	Academic and Classroom Critical Maintenance & Repair	B. Building Integrity	A. Maintenance	\$50,000
2H25XX	Campus	Parking Lot Lighting Upgrades	E. Campus Infrastructure	C. Renovation	\$250,000
2H25XX	Campus	Campus Security Camera and Card Access Upgrades & Repairs	A. Public Health, Safety, and Compliance	A. Maintenance	\$75,000
2H25XX	Campus	Heating/Cooling Loop Upgrades	D. Energy and Utility Savings	A. Maintenance	\$35,000
2H25XX	Campus	Fire Protection Systems	A. Public Health, Safety, and Compliance	A. Maintenance	\$25,000
2H25XX	Campus	Central Steam Plant Repairs	D. Energy and Utility Savings	A. Maintenance	\$25,000
2H25XX	Arts & Science	Building Renovations	B. Building Integrity	C. Renovation	\$330,000
2H25XX	Churchill-Haines	Replace Domestic Water Supply/Shutoff	B. Building Integrity	A. Maintenance	\$20,000
2H25XX	Dakota Dome	Roof Replacement	B. Building Integrity	A. Maintenance	\$500,000
2H25XX	Dakota Hall	Renovate Basement offices	B. Building Integrity	C. Renovation	\$50,000
2H25XX	Fine Arts	Replace Domestic Water Supply/Shutoff	B. Building Integrity	A. Maintenance	\$20,000
2H25XX	ID Weeks	Restroom Renovations	B. Building Integrity	C. Renovation	\$200,000
2H25XX	Pardee Lab	Chemical Storage Room Upgrades	A. Public Health, Safety, and Compliance	C. Renovation	\$100,000
2H25XX	Slagle Hall	Basement and Main Floor Corridor Upgrades	B. Building Integrity	A. Maintenance	\$100,000

**FY25 HEFF Maintenance & Repair Projects**

<b>Project #</b>	<b>Building Name</b>	<b>Project Name</b>	<b>M&amp;R Category <sup>(1)</sup></b>	<b>M&amp;R Class <sup>(2)</sup></b>	<b>Cost Estimate</b>	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$3,368,869</b>
<b><u>Sanford School of Medicine</u></b>						
2H2552		Planning & Design			\$12,858	
2H255X	SSOM-HSC	Mechanical Repairs and Upgrades	B. Building Integrity	A. Maintenance	\$50,000	
2H255X	SSOM-HSC	Building Repairs and Upgrades	B. Building Integrity	A. Maintenance	\$25,000	
2H255X	SSOM-HSC	LED Lighting Upgrades	B. Building Integrity	A. Maintenance	\$169,305	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$257,163</b>
<b><u>University of South Dakota - SF</u></b>						
2H2562		Planning & Design			\$9,506	
2H256X	USDSF	Mechanical Repairs & Upgrades	B. Building Integrity	A. Maintenance	\$95,612	
2H256X	USDSF	Electrical Repairs & Upgrades	B. Building Integrity	A. Maintenance	\$35,000	
2H256X	USDSF	Exterior Renovations	B. Building Integrity	A. Maintenance	\$25,000	
2H256X	USDSF	Interior Renovations	B. Building Integrity	A. Maintenance	\$25,000	
					<b>FY25 HEFF M&amp;R Projects Total</b>	<b>\$190,118</b>
					<b>Grand Total FY25 HEFF M&amp;R Projects</b>	<b>\$12,000,000</b>

Refer to BOR Policy 6:6 Maintenance & Repair

<sup>(1)</sup> M&R Category

A.	Public Health, Safety, and Compliance
B.	Building Integrity
C.	Programmatic Suitability
D.	Energy and Utility Savings
E.	Campus Infrastructure

<sup>(2)</sup> M&R Class

A.	Maintenance
B.	Repair
C.	Renovation
D.	Alteration