

**SOUTH DAKOTA BOARD OF REGENTS**

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

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

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**SUBJECT**

**FY25 Auxiliary System M&R Projects**

**CONTROLLING STATUTE, RULE, OR POLICY**

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

[BOR Policy 5.25](#) – Auxiliary Revenue System

**BACKGROUND/DISCUSSION**

The auxiliary system encompasses all the facilities that are pledged under the Board of Regents’ bond covenants – it includes the student unions, wellness centers, residential facilities, and a number of parking systems. To achieve an adequate maintenance and repair program for all auxiliary buildings, the goal is to spend an average of two percent a year of the total building replacement value. After the operating costs are covered, excess revenues flow to the Repair and Replacement Reserve Fund which is then available to fund maintenance projects. The fund is used to cover the cost of maintenance and repair, renewals, renovations, and replacements not paid for as part of the ordinary operation.

Each year the institutions identify planned projects that will be funded with auxiliary funds. Approval of the list provides Board approval for the projects. Throughout the year, additional projects can be added, or the list can be revised in accordance with BOR Policy 6.6 (Section C.8).

**IMPACT AND RECOMMENDATIONS**

The FY25 2% M&R project total for the auxiliary system is estimated to be \$11.3 million. The campuses must expend two percent on average over a five-year period.

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

**ATTACHMENTS**

Attachment I – Auxiliary System M&R Projects (includes the campus designated projects, the estimated project cost, and the project’s fund source)

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

I move to approve the FY25 Auxiliary System M&R projects as presented in Attachment I.

## FY25 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class <sup>(1)</sup>	Fund Source	Cost Estimate
<b><u>Black Hills State University</u></b>					
6X25XX	Heidi/Thomas/Humbert/Wenona Cook Halls	Restroom Upgrade	C. Renovation	Room Revenue	\$800,000
6X25XX	Student Union	Carpet and Paint	C. Renovation	General Activity Fee	\$155,000
<b>FY25 Auxiliary M&amp;R Projects Total</b>					<b>\$955,000</b>
<b><u>Dakota State University</u></b>					
8X25XX	Richardson Hall	Chiller Replacement	A. Maintenance	RRR	\$60,000
8X25XX	Trojan Center	Dining Renovation	C. Renovation	Revenue	\$200,000
<b>FY25 Auxiliary M&amp;R Projects Total</b>					<b>\$260,000</b>
<b><u>Northern State University</u></b>					
5X25XX	Various Halls	Paint	A. Maintenance	Residence Hall Funds	\$40,000
5X25XX	Steele Hall	HVAC Upgrade	B. Renovation	RRR	\$200,000
5X25XX	Steele Hall	Replace fire alarm system	B. Renovation	Plant Funds	\$150,000
<b>FY25 Auxiliary M&amp;R Projects Total</b>					<b>\$390,000</b>
<b><u>South Dakota School of Mines &amp; Technology</u></b>					
4X25XX	Various	Door Upgrades	B. Repair	Housing Fees/Revenues	\$78,960
4X25XX	Surbeck Center	Chiller Loop Planning	B. Repair	Housing Fees/Revenues	\$50,000
4X25XX	Surbeck Center	Surbeck General Maintenance	A. Maintenance	Housing Fees/Revenues	\$30,000
4X25XX	Various	Residence Hall General Maintenance	A. Maintenance	Housing Fees/Revenues	\$95,000
4X25XX	Connolly Hall	Access Points	A. Maintenance	Housing Fees/Revenues	\$45,000
4X25XX	Howard Peterson Hall	Building Switches	A. Maintenance	Housing Fees/Revenues	\$115,000
4X25XX	Connolly Hall	Replace Carpeting	B. Repair	Housing Fees/Revenues	\$25,000
4X25XX	Howard Peterson Hall	Window Replacement	B. Repair	RRR	\$100,000
4X25XX	Surbeck Center	Retaining Wall	B. Repair	Housing Fees/Revenues	\$110,000
4X25XX	Surbeck Center	West Door/Canopy	B. Repair	Housing Fees/Revenues	\$75,000
<b>FY25 Auxiliary M&amp;R Projects Total</b>					<b>\$723,960</b>
<b><u>South Dakota State University</u></b>					
3X25XX	Campus	Crack Seal	B. Repair	Parking	\$35,000
3X25XX	Campus	Mill & Overlay Parking Lots 114, 118, 160	B. Repair	Parking	\$990,000
3X25XX	Miller Wellness Center	Outdoor Maintenance & Repairs	B. Repair	Revenue	\$40,000
3X25XX	Miller Wellness Center	Wood Floor Maintenance & Repairs	B. Repair	Revenue	\$90,000
3X25XX	Miller Wellness Center	Mezzanine Storage Renovation	D. Alteration	Revenue	\$125,000
3X25XX	Residence Halls	Concrete Replacement (LLL)	B. Repair	Rent	\$140,000
3X25XX	Residence Halls	Planning & Design Renovation Mathews (2803)	B. Repair	Rent	\$150,000
3X25XX	Residence Halls	HVAC Upgrades Caldwell Hall (2810)	B. Repair	Rent	\$90,000
3X25XX	Residence Halls	HVAC Upgrades Bin & Young (2805 & 2807)	B. Repair	Rent	\$90,000
3X25XX	Residence Halls	Interior Painting Bin & Young (2805 & 2807)	B. Repair	Rent	\$300,000

## FY25 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class <sup>(1)</sup>	Fund Source	Cost Estimate
3X25XX	Residence Halls	Emergency M&R Repairs (2701, 0675, 0680)	B. Repair	Rent	\$490,000
3X25XX	Residence Halls	Unit A/C Replacements (LLL)	A. Maintenance	Rent	\$15,000
3X25XX	University Union	Kitchen Exhaust Upgrades at Weary Wil's	B. Repair	RRR	\$180,000
3X25XX	University Union	Roof Replacement (Main St, Market, Volstorf)	B. Repair	RRR	\$1,500,000
3X25XX	University Union	HVAC Upgrades (AHU 2 & 3)	B. Repair	RRR	\$2,000,000
3X25XX	University Union	HVAC Control Upgrades	B. Repair	RRR	\$290,000
<b>FY25 Auxiliary M&amp;R Projects Total</b>					<b>\$6,525,000</b>
<b>University of South Dakota</b>					
2X25XX	Burgess	Steam and Condensate Line Replacement	A. Maintenance	RRR	\$300,000
2X25XX	Burgess/Norton	RHD Renovations	A. Maintenance	RRR	\$30,000
2X25XX	Coyote Village	Upgrade Elevators	A. Maintenance	RRR	\$350,000
2X25XX	Coyote Village	First Floor Interior Room Renovations	A. Maintenance	RRR	\$500,000
2X25XX	McFadden	Interior Renovations	A. Maintenance	RRR	\$250,000
2X25XX	Mickelson	Replace Water Supply Curb Stop	A. Maintenance	RRR	\$30,000
2X25XX	Muenster University Center	Kitchen Equipment Replacement	A. Maintenance	RRR	\$75,000
2X25XX	Muenster University Center	Interior Renovations	A. Maintenance	RRR	\$250,000
2X25XX	North Complex	RHD Renovations	A. Maintenance	RRR	\$50,000
2X25XX	North Complex	Exterior Tuckpointing and Caulking	B. Renovation	RRR	\$500,000
2X25XX	Wellness	Replace Floor	A. Maintenance	RRR	\$75,000
<b>FY25 Auxiliary M&amp;R Projects Total</b>					<b>\$2,410,000</b>
<b>Grand Total FY25 Auxiliary System M&amp;R Projects</b>					<b>\$11,263,960</b>

Refer to BOR Policy 6:6 Maintenance & Repair

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

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