

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – D
DATE: December 11-12, 2024

SUBJECT

USD Churchill-Haines Laboratory Renovation Facility Program Plan (FPP)

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 (USD) seeks approval for its Facility Program Plan to renovate the Churchill-Haines Laboratory building, with an estimated budget of \$10,400,000. Significant updates are essential throughout the facility to meet modern standards and address necessary maintenance and repairs. This renovation will comprehensively revamp all previously unrenovated labs, classrooms, offices, corridors, conference rooms, restrooms, greenhouses, and the animal research area.

The proposed project will feature new finishes, doors and hardware, casework and countertops, plumbing fixtures, piping, HVAC systems, and electrical services, including outlets and switches. Additionally, it will enhance fire alarm systems, upgrade LED lighting in the greenhouses, install a larger generator, and improve audio/visual equipment and IT infrastructure, along with furniture, fixtures, and equipment (FF&E).

The building accommodates the Departments of Biology and Chemistry, including their research laboratories.

USD, in collaboration with the Office of State Engineer, has selected EAPC Architects Engineers through a competitive solicitation process to oversee design, estimation, and construction administration for this total project of \$10.4 million.

(Continued)

DRAFT MOTION 20241211_7-D:

I move to approve USD’s Facility Program Plan for the renovation of the Churchill-Haines Laboratory Building at a cost not to exceed \$10,400,000.

IMPACT AND RECOMMENDATIONS

South Dakota’s Churchill-Haines Laboratory building was originally built in 1977. The planned improvements will modernize the building, increase energy efficiency, and increase the overall performance of the facility for students, faculty, staff, and visitors.

Funding Sources

Source of funding for the Churchill-Haines Laboratory building renovation will come from the following sources:

- i. \$9,015,027 in one-time FY25 M&R HEFF funds
- ii. \$1,034,973 in additional Campus M&R funds
- iii. \$350,000 in local funds

Cost Estimate

Total Estimate of Probable Construction Costs	\$9,000,000
A/V & IT Allowance	\$100,000
FF & E Allowance	\$250,000
A & E Fees	\$740,000
OSE Fees / USD Fees	\$165,000
Owner's Contingency:	\$145,000
PROJECT TOTAL	\$10,400,000

ATTACHMENTS

Attachment I – USD Facility Program Plan – Churchill-Haines Laboratory Renovation

FACILITY PROGRAM PLAN

Churchill-Haines Laboratory Renovation

THE UNIVERSITY OF SOUTH DAKOTA

a. Programmatic justification for discrete spaces:

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. Gross Square Footage:

Total gross square footage for the Churchill-Haines is estimated to be 74,273 gross square feet and 1.70 acres.

c. Site Analysis:

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.

d. Description of Key Building Features:

Churchill-Haines laboratory consists of masonry block and brick walls with steel bar joist and metal deck for the roof structure. The interior houses the Biology and Chemistry departments as well as research laboratories.

e. Illustrative floor plans:

Floor plan and an overall aerial picture of the building showing the relationship of Churchill-Haines Laboratory to existing campus are attached for your review. See exhibits.

f. Initial Cost Estimates:

The initial cost estimate is \$10,400,000. The following presents the breakdown of the cost estimates.

Total Estimate of Probable Construction Costs	\$9,000,000
A/V & IT Allowance/BIT	\$100,000
FF & E Allowance	\$250,000
A & E Fees	\$740,000
OSE Fees / USD Fees	\$165,000
Owner's Contingency:	\$145,000
PROJECT TOTAL	\$10,400,000

g. Impact to M&R:

The Churchill-Haines Laboratory is classified as an academic building. The renovation will utilize one-time FY25 M&R HEFF funds, campus M&R funds, and local funds to complete the renovation. The renovation is expected to last approximately 2 years and be completed in two-phases.

h. Budget for ongoing operational costs:

The ongoing operational costs will be covered by the University.

i. Proposed funding sources for costs of (i) construction (ii) ongoing operations and (iii) maintenance and repair:

- (i) Source of funding for the Wellness Center Expansion is outlined below:
 - i. \$9,015,027 in one-time FY25 M&R HEFF funds
 - ii. \$1,034,973 in additional Campus M&R funds
 - iii. \$350,000 in local funds

- (ii) Operating costs will be covered with USD’s operating funds.

Aerial of Site:



Churchill-Haines Laboratory Floor plan:

