

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

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

SUBJECT

DSU Indoor Practice Facility – 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

Dakota State University (DSU) requests approval of its Facility Program Plan (FPP) for an indoor practice facility, with an estimated project cost of \$12,500,000. The project will be wholly funded by private donations.

The Board approved DSU’s Preliminary Facility Statement on October 5, 2023. In March of 2024, the Building Committee selected the design team of ISG Architects.

IMPACT AND RECOMMENDATIONS

DSU currently has 541 total student athletes participating in 13 different sports. This facility would enable DSU to expand the number of student athletes in various programs and provide an enhanced training and competition experience. DSU track, cross country, football, softball, and baseball would all benefit greatly from this facility, providing those student athletes with an additional venue that is unlike many other facilities in the area. Other sports would also benefit directly and indirectly from such a facility.

The planned facility would enable sports practice and competition at various levels. The facility would be a permanent dome structure with an accessory building for access and supportive services. Key features of the facility would include:

(Continued)

DRAFT MOTION 20241211_7-C:

I move to approve DSU’s Facility Program Plan for an indoor practice to be funded by private donations at a cost not to exceed \$12,500,000.

- Field turf area that would allow for soccer, football, baseball, softball, and other sports to practice and compete
- A four lane 140-meter track surface that facilitates track practice, and other sports training opportunities
- Long jump and triple jump
- Pole Vault
- Shot put, discus, and weight throw areas
- Batting cages for baseball and softball

The accessory building would include restrooms, changing rooms, offices, ticketing area, concessions, a training room, a lobby, and other spaces to support functions in the indoor practice facility. Additionally, a vehicle airlock and storage building will be connected to the facility.

Projected Project Costs	Amount
Construction Costs	\$10,141,117
Soft Costs (FFE, Technology, testing, planning and design, etc.)	\$1,572,312
Contingency	\$786,571
Total Project Cost	\$12,500,000

The Board of Regents requires a plan to provide funding for maintenance and repair at an amount equivalent to 2% of the replacement value of the building. DSU will meet this requirement by creating an endowment within the DSU Foundation with the proceeds of that endowment dedicated toward M&R of this facility.

ATTACHMENTS

Attachment I – DSU Indoor Practice Facility - Facility Program Plan (FPP)

Facility Program Plan

Indoor Practice Facility | Dakota State University



Dakota State University requests approval of this Facility Program Plan for the construction of an Indoor Practice Facility or Dome facility. The Board approved DSU's [Preliminary Facility Statement](#) for the Indoor Practice Facility October 5th, 2023. In March of 2024, the Building Committee selected the design team of ISG Architects. The total estimated cost of the facility is \$12,500,000. Funding for the project will come from private donations.

Fund Sources

The DSU Indoor Practice Facility will be funded entirely from private dollars. The DSU Foundation has launched a campaign to meet the funding required for construction of the project, and the ongoing maintenance of the facility. Additional details are provided in the Initial Cost Estimates and Funding Sources section of this Facility Program Plan.

Programmatic Justification for Discrete Spaces

The new Indoor Practice Facility would provide DSU with the ability to host practices and training for soccer, baseball, softball, track and field, cross country and football. It would also provide the possibility for the expansion to other sports, such as golf. This facility would alleviate practice challenges within the Memorial Fieldhouse. At present, volleyball and basketball practice and compete at the Fieldhouse, however it is used for practice for all other sports when unable to practice outside.

The new proposed facility would also enable DSU to host softball games from youth, high school and collegiate levels. Baseball games could be held in the new facility at youth levels. Soccer games could be held within the facility at all levels.

Gross Square Footage

The Indoor Practice Facility is proposed to have 129,570 gross square feet of space within the dome structure. The accessory building would have an additional 3,050 square feet.

Site Analysis

The location for the new Indoor Practice Facility is directly west of the Dan Beacom Track and Field. [Appendix A – Site Analysis](#) shows the layout of the entire DSU Athletics Masterplan.

Description of Key Building Features

The planned facility would enable sports practice and competition at various levels. The facility would be a permanent dome structure with an accessory building for access and supportive services. Key features of the facility would include:

- Field turf area that would allow for soccer, football, baseball, softball and other sports to practice and compete
- A four lane 140-meter track surface that facilitates track practice, and other sports training opportunities
- Long jump and triple jump
- Pole Vault
- Shot put, discus, and weight throw areas
- Batting cages for baseball and softball

The accessory building would include restrooms, changing rooms, offices, ticketing area, concessions, a training room, a lobby and other spaces to support functions in the indoor practice facility. Additionally, a vehicle airlock and storage building will be connected to the facility.

Illustrative Floor Plans

The Indoor Practice Facility would include a permanent dome structure, and an auxiliary building attached. The layout and floorplan of each can be found in [Appendix B – Illustrative Floor Plans](#).

Initial Cost Estimates and Funding Sources

The initial cost estimates of the Indoor Practice Facility, which includes the dome structure, auxiliary facility, and expanded parking is \$12,500,000. The budget is outlined in the following table:

Projected Project Costs	Amount
Construction Costs	\$10,141,117
Soft Costs (FFE, Technology, testing, planning and design, etc.)	\$1,572,312
Contingency	\$786,571
Total Project Cost	\$12,500,000

Maintenance and Repair

The Board of Regents requires a plan to provide funding for maintenance and repair at an amount equivalent to 2% of the replacement value of the building. DSU will meet this requirement by creating an endowment within the DSU Foundation with the proceeds of that endowment dedicated toward M&R of this facility.

On-going Operational Costs

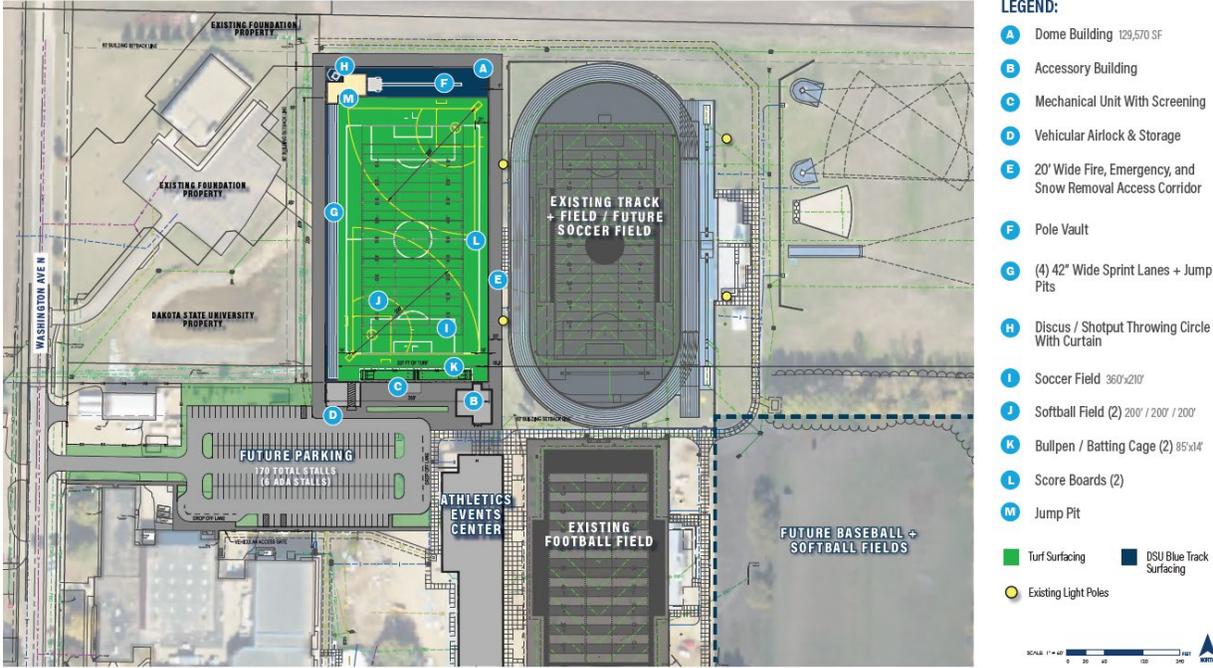
The annual operating costs of the facility include, but are not limited to janitorial, utilities and other related costs. DSU estimates these costs on an annual basis to be:

Category	Description	Annual Cost
Utilities	Gas, electric, garbage, water	\$126,000
Custodial/Grounds	Staffing to support facility	\$32,000
Custodial/Grounds Supplies	Cleaning and other supplies for the facility	\$24,000
Other Misc. Expenses	Other expenses	\$20,000
Total		\$202,000

The additional operating costs will come from within DSU’s operating budget. Costs of camps, events, and games are not included in this estimate as those are independent of the operation of the facility itself, and the facility is not reliant upon those funding sources for on-going operational costs.

Appendix A – Site Analysis

PREFERRED CONCEPT PLAN



Appendix B – Illustrative Floor Plans



AERIAL IMAGERY - DOME EXTERIOR

