

**SOUTH DAKOTA BOARD OF REGENTS**

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

**AGENDA ITEM: 5 – M**  
**DATE: December 11-12, 2024**

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**SUBJECT**

**FY26 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 – generally 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(8).

**IMPACT AND RECOMMENDATIONS**

The FY26 2% M&R project total for the auxiliary system is estimated to be \$24.9 million. The campuses must expend two percent on average over a five-year period.

Approval of the FY26 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 20241211\_5-M:**

I move to approve the FY26 Auxiliary System M&R projects as presented in Attachment I.

## FY26 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>					
6X26XX	Wenona Cook	Air Conditioning	C. Renovation	RRR	\$1,594,127
<b>FY26 Auxiliary M&amp;R Projects Total</b>					<b>\$1,594,127</b>
<b><u>Dakota State University</u></b>					
8X26XX	Residence Halls	Painting Hallways and Rooms	A. Maintenance	Auxiliary Funds	\$65,000
8X26XX	Residence Halls	Bathroom Renovations	C. Renovation	Auxiliary Funds	\$200,000
8X26XX	Hibie Hall	Installation of AC	D. Alteration	Auxiliary Funds	\$500,000
8X26XX	Emry Hall	Chiller Replacement	B. Repair	Auxiliary Funds	\$150,000
8X26XX	Trojan Center	Dining Renovation	C. Renovation	Private/Auxiliary Funds	\$500,000
<b>FY26 Auxiliary M&amp;R Projects Total</b>					<b>\$1,415,000</b>
<b><u>Northern State University</u></b>					
5X26XX	Steele Hall	Roof Replacement	C. Renovation	RRR	\$250,000
5X26XX	Various Res Halls	Paint	A. Maintenance	Residence Hall Funds	\$40,000
5X26XX	Kramer Hall	Hardwire BAS thermostats	C. Renovation	RRR	\$150,000
<b>FY26 Auxiliary M&amp;R Projects Total</b>					<b>\$440,000</b>
<b><u>South Dakota School of Mines &amp; Technology</u></b>					
4X26XX	Surbeck Center	Surbeck General Maintenance	A. Maintenance	Housing Fees/Revenues	\$30,000
4X26XX	Various	Residence Hall General Maintenance	A. Maintenance	Housing Fees/Revenues	\$100,000
4X26XX	Surbeck Center	Controls Upgrade	A. Maintenance	Housing Fees/Revenues	\$80,000
4X26XX	Surbeck Center	Surbeck Addition - Mechanical Upgrade	A. Maintenance	RRR	\$250,000
4X26XX	Connolly Hall	Building Switches	A. Maintenance	RRR	\$115,000
4X26XX	Palmerton Hall	Access Points	A. Maintenance	Housing Fees/Revenues	\$45,000
4X26XX	Subeck Center/Peterson	Hot Water Recirc Line Repair	B. Repair	Housing Fees/Revenues	\$20,000
4X26XX	Placer Hall	Joint Sealing	B. Repair	Housing Fees/Revenues	\$50,000
4X26XX	Various	Card Access Upgrade	A. Maintenance	Housing Fees/Revenues	\$50,000
<b>FY26 Auxiliary M&amp;R Projects Total</b>					<b>\$740,000</b>
<b><u>South Dakota State University</u></b>					
3X26XX	Campus	Parking Lot Repairs - Crack Seal	B. Repair	Parking	\$35,000
3X26XX	Campus	Curb & Gutter Improvements	B. Repair	Parking	\$80,000
3X26XX	Campus	Parking Lot Expansion 8th Street & Jackrabbit Ave	D. Alteration	Bond/Parking Revenue	\$1,330,700

## FY26 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class <sup>(1)</sup>	Fund Source	Cost Estimate
3X26XX	Campus	Multimodal Transportation Charging Stations	D. Alteration	Parking	\$40,000
3X26XX	Miller Wellness Center	Elevator Maintenance	A. Maintenance	Operating M&R	\$65,000
3X26XX	Miller Wellness Center	Emergency Repairs (HVAC, Lighting, & Life Safety)	B. Repair	RRR	\$50,000
3X26XX	Hansen Hall	Fire Alarm Upgrades	B. Repair	RRR	\$300,000
3X26XX	Hansen Hall	Roof Replacement	B. Repair	RRR	\$580,000
3X26XX	Brown Hall	Director Apartment Renovation	B. Repair	Rent	\$200,000
3X26XX	Pierson Hall	Director Apartment Renovation (2)	B. Repair	Rent	\$400,000
3X26XX	Pierson Hall	Roof Replacement	B. Repair	RRR	\$490,000
3X26XX	Waneta Hall	Roof Replacement	B. Repair	RRR	\$420,000
3X26XX	Waneta Hall	Shower Room Upgrades	B. Repair	RRR	\$2,850,000
3X26XX	Waneta Hall	Mechanical Upgrades, Unit A/C, Lobby A/C	B. Repair	RRR	\$1,500,000
3X26XX	Meadows North	HVAC - DOAS Units & Controls	B. Repair	RRR	\$135,000
3X26XX	Residence Halls	Concrete Replacement (LLL)	B. Repair	Rent	\$50,000
3X26XX	Residence Halls	Emergency M&R Repairs (2810, 0509, 0680, 0675)	B. Repair	Rent	\$180,000
3X26XX	Residence Halls	Unit A/C Replacements (LLL)	A. Maintenance	Rent	\$15,000
3X26XX	Caldwell Hall	Masonry Joint Sealant & Pointing	B. Repair	Rent	\$50,000
3X26XX	University Union	Sanitary Sewer Repairs (NE)	B. Repair	RRR	\$100,000
3X26XX	University Union	Emergency Repairs	B. Repair	Operating M&R	\$200,000
3X26XX	University Union	Concrete Replacement	B. Repair	Operating M&R	\$30,000
3X26XX	University Union	Elevator Maintenance	A. Maintenance	Operating M&R	\$60,000
3X26XX	University Union	HVAC & Control Upgrades (AHU 1, 2, 3)	B. Repair	RRR	\$2,000,000
3X26XX	Dana J. Dykhouse Stadium	Concourse Lighting Upgrades	B. Repair	DJD Stadium Oper M&R	\$12,000
3X26XX	Dana J. Dykhouse Stadium	Bleacher Maintenance	A. Maintenance	DJD Stadium Oper M&R	\$25,000
3X26XX	Dana J. Dykhouse Stadium	Building Envelope Repairs	A. Maintenance	DJD Stadium Oper M&R	\$15,000
3X26XX	Dana J. Dykhouse Stadium	Public Announcement System Repairs	B. Repair	DJD Stadium Oper M&R	\$75,000
3X26XX	Dana J. Dykhouse Stadium	Fiber Optic Upgrades	B. Repair	DJD Stadium Oper M&R	\$210,000
3X26XX	Dana J. Dykhouse Stadium	Synthetic Turf Maintenance	B. Repair	DJD Stadium Oper M&R	\$16,000
3X26XX	Dana J. Dykhouse Stadium	Synthetic Turf Replacement	B. Repair	DJD Stadium Oper M&R	\$1,000,000
<b>FY26 Auxiliary M&amp;R Projects Total</b>					<b>\$12,513,700</b>

## FY26 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class <sup>(1)</sup>	Fund Source	Cost Estimate
2X26XX	McFadden Hall	Exterior Aluminum Entrances	A. Maintenance	RRR	\$20,000
2X26XX	Muenster University Center	Interior Renovations	C. Renovation	RRR	\$250,000
2X26XX	North Complex	Volleyball Court Replacement	A. Maintenance	Revenue	\$20,000
2X26XX	Olson Hall	Building Renovation	C. Renovation	RRR	\$3,000,000
2X26XX	Wellness Center	Gym Scoreboard Replacement	A. Maintenance	RRR	\$25,000
2X26XX	Wellness Center	Climbing Wall Repairs	A. Maintenance	Revenue	\$60,000
<b>FY26 Auxiliary M&amp;R Projects Total</b>					<b>\$3,375,000</b>
<b>Grand Total FY26 Auxiliary System M&amp;R Projects</b>					<b><u>\$20,077,827</u></b>

Refer to BOR Policy 6:6 Maintenance & Repair

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

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