

**REQUEST APPROVAL FOR FACILITY BID DOCUMENTS
AMERICAN INDIAN STUDENT CENTER
SOUTH DAKOTA STATE UNIVERSITY
OSE# R0318—01X
DATE: August 20, 2018**

In accordance with the Board of Regents Policy 6.4 for Capital Improvements, South Dakota State University (SDSU) requests approval of the construction documents to issue for public advertisement of bidding. The approved project budget as listed in the Facility Design Plan approved by the Board of Regents at the June 2018 meeting is \$4,500,000.

This submittal is a result of the Facility Design Plan approved by the Board of Regents in June of 2018. The scope of the project includes:

- 1) The creation of an American Indian Student Center (AISC) that would enhance the academic services provided to American Indian students and provide contemporary multi-purpose academic general classroom space to the greater campus community. The AISC is the hub of cultural programming, services and advocacy that supports the recruitment, transition, retention, persistence, and graduation of American Indian students at South Dakota State University. AISC assists the University community in understanding the significance, value and strength of the American Indian experience. The new facility would provide work space for the AISC staff as well as support space for American Indian students on campus.
- 2) This project follows the key guiding principles for campus development, as outlined in the 2025 Master Plan. The project would in-fill a site located within the campus footprint and enhance student services on the south side of campus. The project is part of South Dakota State University's Wokini Initiative to better serve the Dakota, Lakota and Nakota residents of South Dakota. It aligns with the historic mission of the U.S. land-grant system of public higher education to provide greater access to higher education for all. The project would also reinforce the retention goals set forth in the 2018 Strategic Plan, through the creation of a prominent and welcoming home for American Indian students on campus. In addition, the building would reinforce the University's goals of greater diversity, equity and inclusion by providing more opportunities to underrepresented populations.
- 3) The AISC is approximately 13,546 gross square feet (gsf). The footprint of the building would be approximately 105 feet north-south and 116 feet east-west. The basement level would contain steam, chilled water, electrical equipment, elevator equipment, and general storage. The lower level is 1,766 gsf. The first floor would be 8,721 gsf and contain administrative offices, student suite, multi-purpose room, general classroom, conference room, and service spaces. The second floor would be approximately 3,059 gsf and contain mechanical space, service space, storage, small meeting room and student study space. The breakdown of net square footages remains consistent with the approved FDP.

The following drawings are attached that illustrate the design:

Drawing Title	Page No.
Lower Level Plan	4
First Floor Plan	5
Second Floor Plan	6
Exterior Elevations	7
Exterior Renderings	8
Interior Lobby	9
Interior General Classroom	10

The updated project budget with Architect’s estimated construction costs is as follows. The university design committee and architectural design team have developed a list of alternates to be bid with the project that will give flexibility in deducting or adding to the project scope dependent on the overall bid amount. The alternates do not impact the overall square footage or program requirements of the project.

Total Probable Project Cost

Probable Construction Cost	\$ 2,962,407
Sitework & Utilities	394,479
Miscellaneous, IT/Networking, Project Administration	279,759
Design Contingency	105,000
Construction Contingency	105,000
Design/Professional Services	413,300
Reimbursable Expenses	22,400
Enhanced Building Commissioning	93,640
Geotechnical & Testing	19,300
FF&E	197,000
Probable Project Cost	\$ 4,592,285

The estimated project cost is \$92,285 over the identified project funding of \$4,500,000. South Dakota State University is confident that the difference will be overcome by favorable bids, design contingency (\$105,000), and soft costs (misc., IT/Networking, project administration, and FF&E). SDSU is requesting the Building Committee approve the bid documents and project budget of \$4,500,000.

The following add alternates have been identified in the event of favorable bids.

Identified Add Alternates

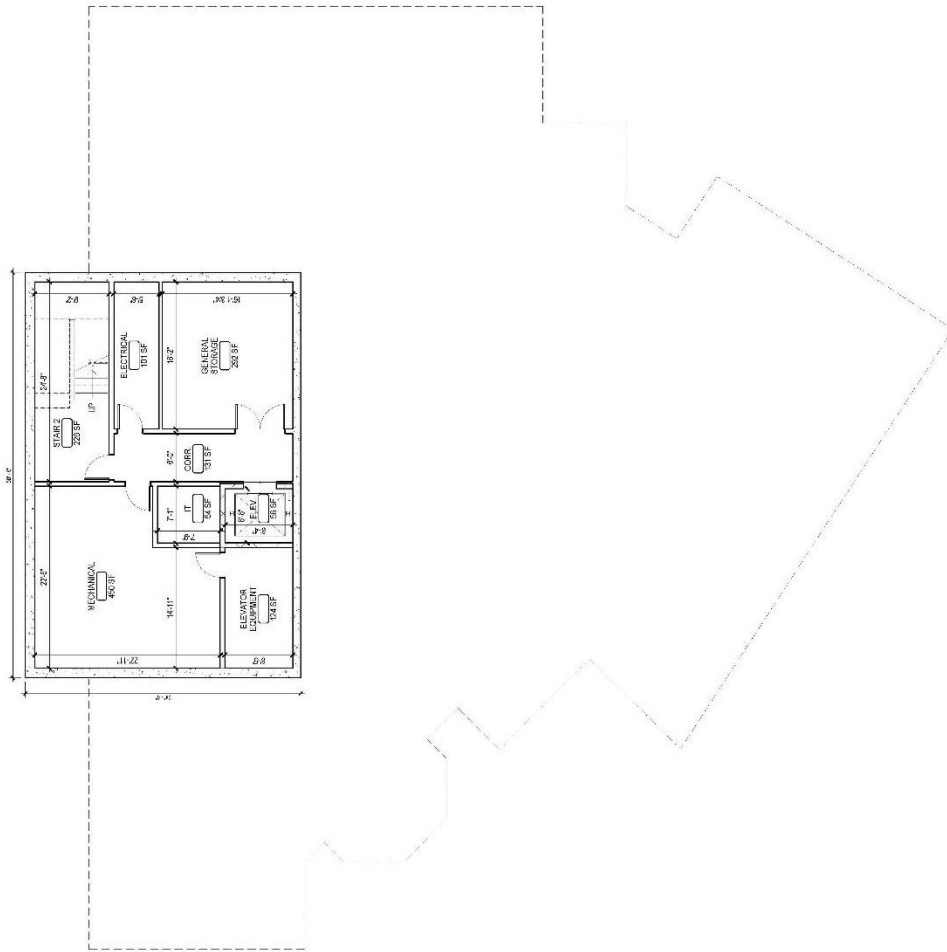
Add Alternate 01: Terrazzo Flooring	56,550
Add Alternate 02: Exterior Stone Monuments	21,000
Add Alternate 03: Site Upgrades	84,990
Add Alternate 04: PV Panel Installation	21,600
Add Alternate 05: Additional Sidewalks	48,116

As stated in the Facility Design Plan, the project funding is \$4,500,000.

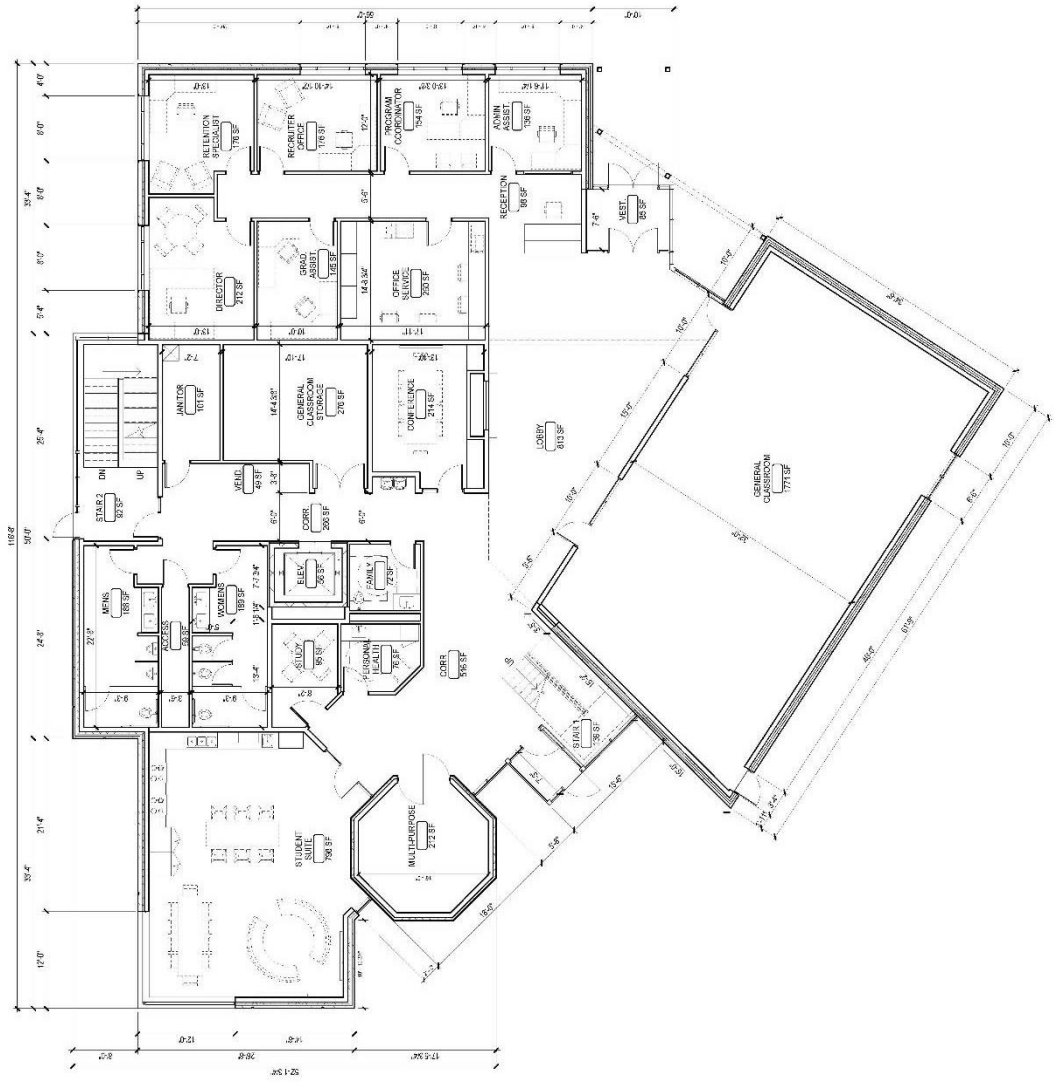
The project is expected to advertise on September 7th, 2018.

Anticipated bid date is October 2nd, 2018.

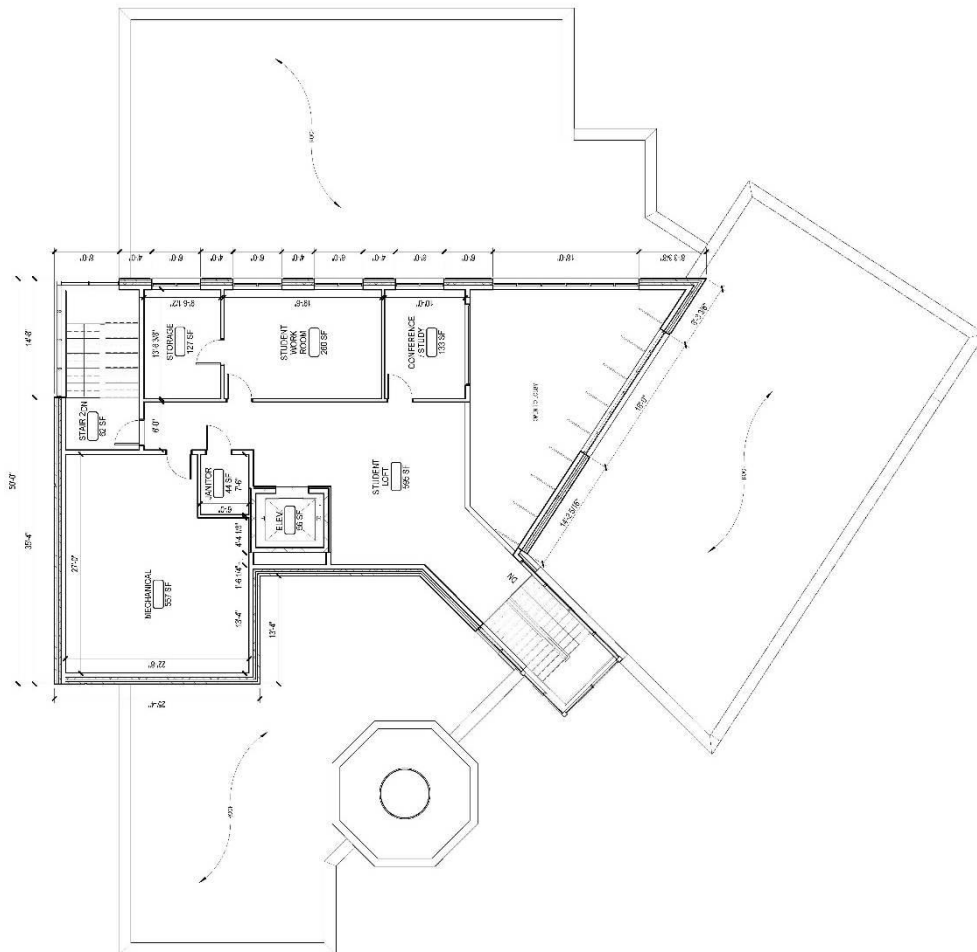




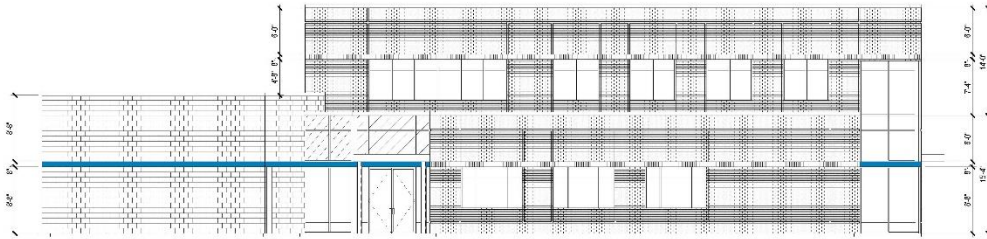
1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



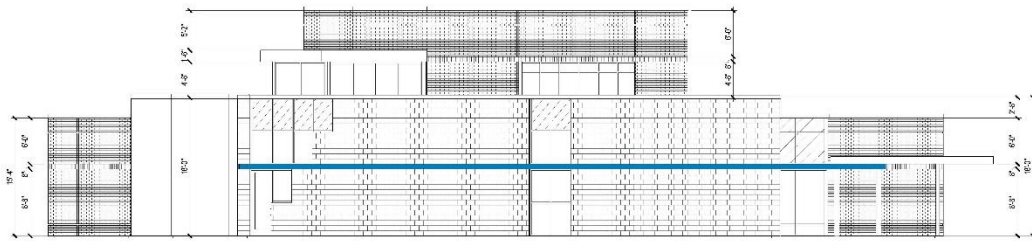
1 FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



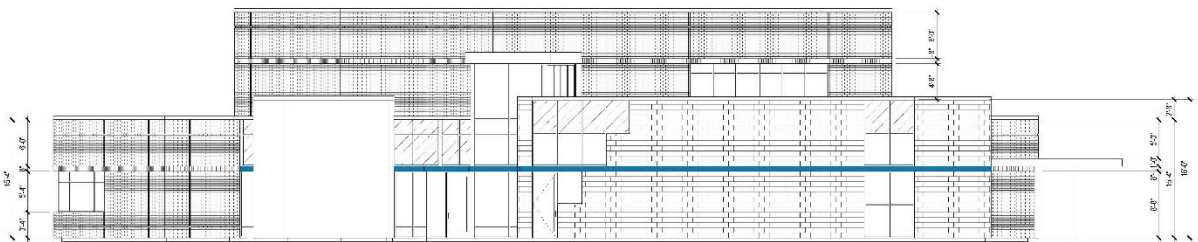
1 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



C1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



B1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTHWEST
SCALE: 1/8" = 1'-0"

