



**Minnesota**  
STATE COLLEGES  
& UNIVERSITIES

## MEMORANDUM

DATE: July 25, 2014

TO: Thomas Renier  
Chair, Board of Trustees

FROM: Laura M. King *lmk*  
Vice Chancellor – Chief Financial Officer

SUBJECT: **Capital Improvement Program (CIP) Status Report**

Attached is the semi-annual Capital Improvement Program Status Report for the period January 1, 2014 through June 20, 2014. The Status report can also be found online at <http://www.finance.mnscu.edu/facilities/design-construction/cip/index.html>.

Please let me know if you have any questions.

Copy to:  
Board of Trustees  
Chancellor Steven Rosenstone  
Leadership Council  
Brian Yolitz



Status Report for

**CAPITAL IMPROVEMENT  
PROJECT PROGRAM**

January 1, 2014 – June 30, 2014



**Minnesota**  
STATE COLLEGES  
& UNIVERSITIES

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# CAPITAL IMPROVEMENT PROGRAM

## Executive Summary

As of June 30, 2014 , there is \$509 million in major capital projects in either design or construction on going at our colleges and universities. General obligation (GO) bonded capital projects account for 71% (\$362 million), GO bonded Higher Education Asset Preservation and Replacement (HEAPR) projects represent 12% (\$63 million), and the Revenue Fund totals 14% (\$70 million). Private donation, federal and state grants, and campus general operating fund projects make close to 3%. Overall program execution is on schedule with no major issues.

## Introduction

This Capital Improvement Program (CIP) report summarizes the status of Minnesota State Colleges and Universities' funded major capital projects under design and/or construction during the period, January 1, 2014 – June 30, 2014 . The next CIP reporting period is July 1,, 2014 through December 31, 2015.

After providing an overview of the project delivery methods and overall program funding histories, this report provides a background, project summaries, and financial spending update on **GO Bond Fund projects**, a background and financial spending update on GO bonded **HEAPR projects**, and a background, project summaries, and financial spending update on **Revenue Fund projects**.

On the financial spending graphs at the end of these sections, the “Planned (Encumbered)” dashed line highlights the original schedule by which projects were to be either encumber and spend their appropriations. The “Actual (Encumbered)” solid line reflects how project monies have been either encumbered or spent as of the date of the report. The “Spent” line reflects project funds that have been paid to contractors and vendors.

Individual project details are at the end of this report arranged in alphabetical order by institution. The two page layout per project allows the sheet to be pulled out for stand-alone project information reference. Project data captured includes project location on campus plan, project description, funding amounts and sources, project highlights, project team key players, project status and schedule (combined actual and future forecast).

This format is identical to the Capital Improvement Program Summaries (CIPS) at <http://www.finance.mnscu.edu/facilities/design-construction/projectstatus/index.html>. CIPS reports are updated monthly.

## Project Delivery Methods

The majority of projects are delivered by the traditional method of **Design/Bid/Build** (D/B/B). Using this method, the lowest responsible bidder is awarded the project. To minimize construction issues, minimum qualifications are added as a bidding threshold on many of our projects. We continue to refine the qualifications and plan to expand applying them to selected subcontractors.

**Construction Manager at Risk** (CM@r) has gained popularity as an alternate delivery method to reduce risk for the owner on larger complex projects. Since CM@r was implemented in 2012, there are 19 projects and this report includes 11 CM@r projects that are active.

CM@r allows the Construction Manager (General Contractor) to be selected during the design phase based on combination of qualifications and fees. After a Guaranteed Maximum Price (GMP) is established, the project is issued for bids to a list of subcontractors that were pre-qualified. Although there is additional work up front for selection, the benefits of general contractor involvement in the design phase, reduced change orders in construction phase and partnering team spirit makes this method preferable for some of our significant projects.

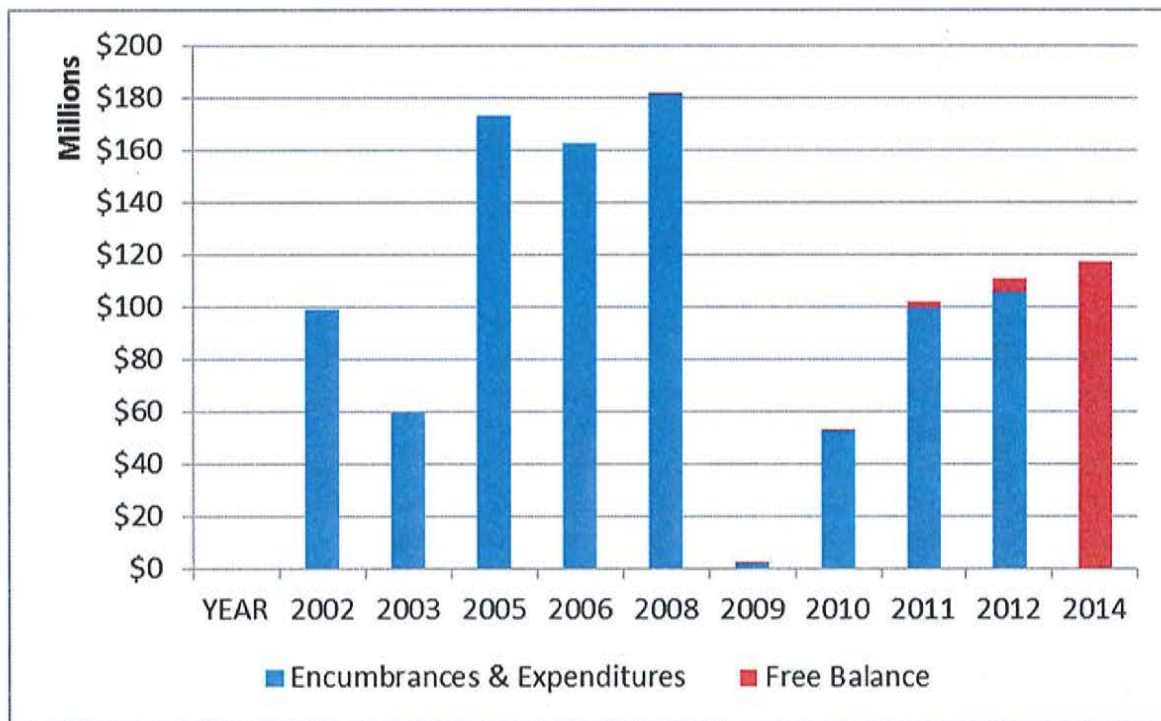
In December 2013, we rolled out **Job Order Contract** (JOC) for use on projects under \$250,000. We expect this delivery method to be beneficial for small campus funded projects as well as small HEAPR projects. Using JOC, master contracts were established last fall where contractors are prequalified. Individual projects are bid out to prequalified contractors on master contract and work orders can be quickly prepared to secure work. Currently, there are 13 projects that are using this delivery method. With the bidding of our 2014 HEAPR projects this summer, we anticipate an increase of JOC activity.

As an alternative means for financing energy related projects, **Guaranteed Energy Savings Program** (GESp) is in varying phases of project delivery at four different colleges and universities. GESp Master Contracts were established by the Minnesota Department of Commerce in response to Governor's Executive Order 11-12. The financing is a leased purchased agreement based on a performance contract which uses guaranteed energy savings from the project to pay off loan. If actual savings are not realized, then the GESp vendor pays the difference between actual savings and agreed upon savings.

## Financial History

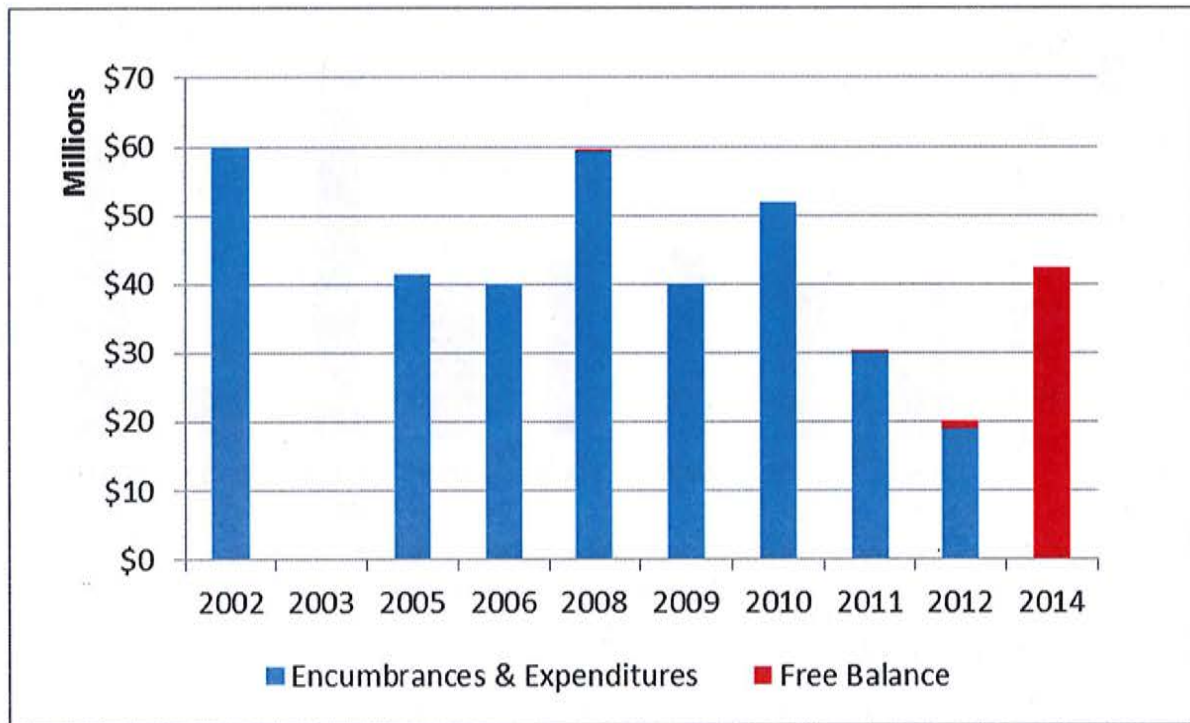
### General Obligation Bond Funded Projects 2002-2013

	<b>Total Appropriation (\$)</b>	<b>Encumbrances &amp; Expenditures (\$)</b>	<b>Encumbrances &amp; Expenditures %</b>	<b>Free Balance (\$)</b>
2002	98,847,000	98,847,000	100.00%	0
2003	59,615,000	59,615,000	100.00%	0
2005	172,864,465	172,864,465	100.00%	0
2006	162,211,711	162,211,711	100.00%	0
2008	181,125,090	181,088,981	99.98%	36,109
2009	1,768,641	1,767,550	99.94%	1,090
2010	52,416,971.03	52,396,648	99.96%	20,323
2011	101,586,000	99,604,391	98.05%	1,981,609
2012	110,802,756	105,330,250	95.06%	5,472,506
2014	117,312,000	102,910	0.09%	117,209,090



General Obligation Bond Funded (GO)  
Higher Education Asset Preservation and Replacement (HEAPR) Program 2002-2013

	<b>Total Appropriation (\$)</b>	<b>Encumbrances &amp; Expenditures (\$)</b>	<b>Encumbrances &amp; Expenditures %</b>	<b>Free Balance (\$)</b>
2002	59,999,254	59,999,254	100.00%	0
2003	101,000	101,000	100.00%	0
2005	41,500,000	41,500,000	100.00%	0
2006	40,154,996	40,154,996	100.00%	0
2008	59,599,910	59,203,863	99.34%	396,047
2009	40,000,000	40,000,000	100.00%	0
2010	52,000,000	52,000,000	100.00%	0
2011	30,000,000	29,980,091	99.93%	19,909
2012	20,000,000	18,986,293	94.93%	1,013,707
2014	42,500,000	197,418	.46%	42,302,582



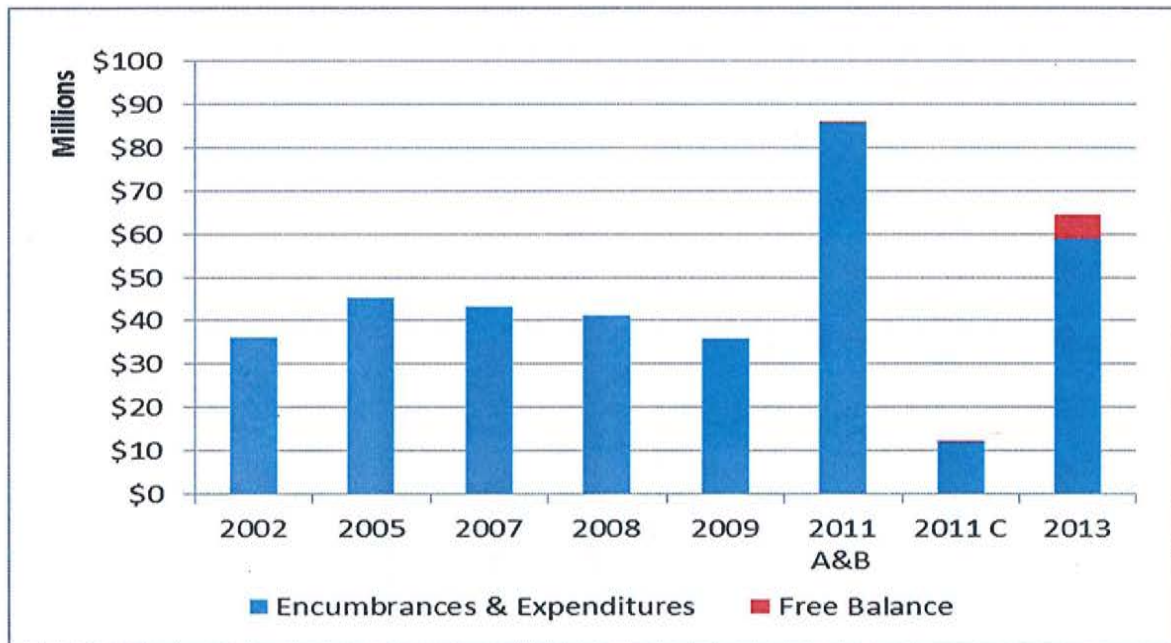


Revenue Fund Program 2002-2013

	Total Appropriation (\$)	Encumbrances & Expenditures (\$)	Encumbrances & Expenditures % <sup>(1)</sup>	Free Balance (\$)
2002	36,275,000	36,994,899	101.98%	0
2005	45,320,000	50,757,396	112.00%	0
2007	43,070,000	44,643,063	103.65%	0
2008	41,020,000	41,312,274	100.71%	0
2009	35,810,000	35,874,048	100.18%	0
2011 A&B	85,800,000	85,964,135	100.19%	12,862
2011 C	12,000,000	11,947,656	99.56%	57,948
2013	58,795,000	53,077,826	90.28%	5,756,989

Note

(1) The final percentage of expenditures will always be greater than 100% due to accruing investment interest



Other Funds 2002-2012

	Total Appropriation <sup>(1)</sup> (\$)	Encumbrances & Expenditures (\$)	Encumbrances & Expenditures %	Free Balance (\$)
2002	4,197,261	4,197,261	100.00%	0
2005	200,265	200,265	100.00%	0
2006	8,625,506	8,625,506	100.00%	0
2008	3,366,341	3,366,341	100.00%	0
2010	1,440,000	1,428,472	99.20%	11,528
2012	1,188,200	1,163,656	97.93%	24,544
2014	11,817,667	1,240,379	10.50%	10,577,288

Note

(1) Includes funds from private donors, federal and state grants, and campus general operating funds.



## **General Obligation (GO) Bond Funded Projects Program Summary**

General Obligation (GO) bonds provide funding for the majority of capital projects on Minnesota State Colleges and Universities campuses, and can be used to acquire, construct, renovate and demolish academic facilities. These bonds are an obligation of the state and backed by the full faith and credit of the State of Minnesota. They are typically issued for 20 years. The state requires higher education systems to pay one-third the cost of debt service of the bonds associated with these major capital projects. In the Minnesota State Colleges and Universities system, this one-third debt service is split between the campus and the system with each paying one-sixth of the overall debt service. Higher Education Asset Preservation and Repair (HEAPR) is also funded out of GO bond proceeds, but the state carries the entire cost of the debt service. The HEAPR Program is covered in greater detail in the next section. Additional funding for these major capital projects may come from private donors, federal and state grants, and campus general operating funds.

Execution of the 2009 and prior GO bond programs is complete with encumbrances and expenditures at 100%.

The 2010 GO bond program provided \$52,665,020 for nine projects. Execution of these projects is nearly complete with encumbrances and expenditures at 99.9%. All major projects funded for construction were completed in previous reporting periods and are resolving minor closeout issues.

The 2011 GO bond program provided \$101,586,000 for seven projects. Execution of these projects is nearly complete with encumbrances and expenditures at 98%. Five projects were completed in previous reporting periods. One project is in construction and one in closeout.

The 2012 legislature appropriated \$112,126,000 funds for 16 capital projects and five initiative (STEM) projects. Execution of the 2012 GO bond projects began June 2012 and encumbrances and expenditures are at 95%. All STEM projects are completed with minor close out issues. Three capital projects are in design, four in construction, seven in closeout and two completed in the previous reporting periods.

The 2014 legislature appropriated \$117,321,000 funds for 15 capital projects. Execution of the 2014 GO bond projects began June 2014.

During this reporting period, three GO projects are in closeout/completed; and 17 projects are in design, bid/award and/or construction. Projects status for the 20 active GO bond funded projects, during this reporting period follow along with financial spending graphs for the 2010, 2011, 2012 and 2014 GO bond funded programs. Individual project details are at the end of this report arranged in alphabetical order by institution.

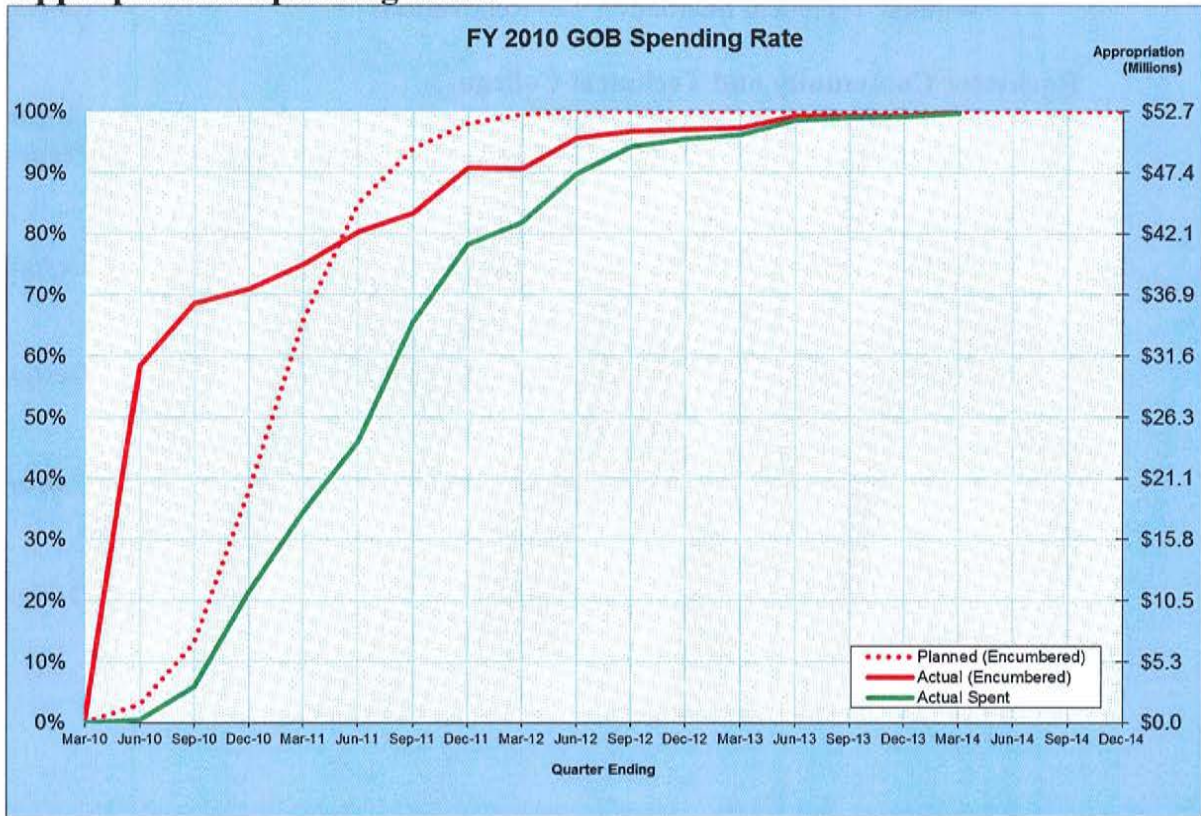
## **General Obligation (GO) Bond Funded Projects Project List**

The following is list of 20 General Obligation bonded projects that were active during January 1, 2014 – June 30, 2014.

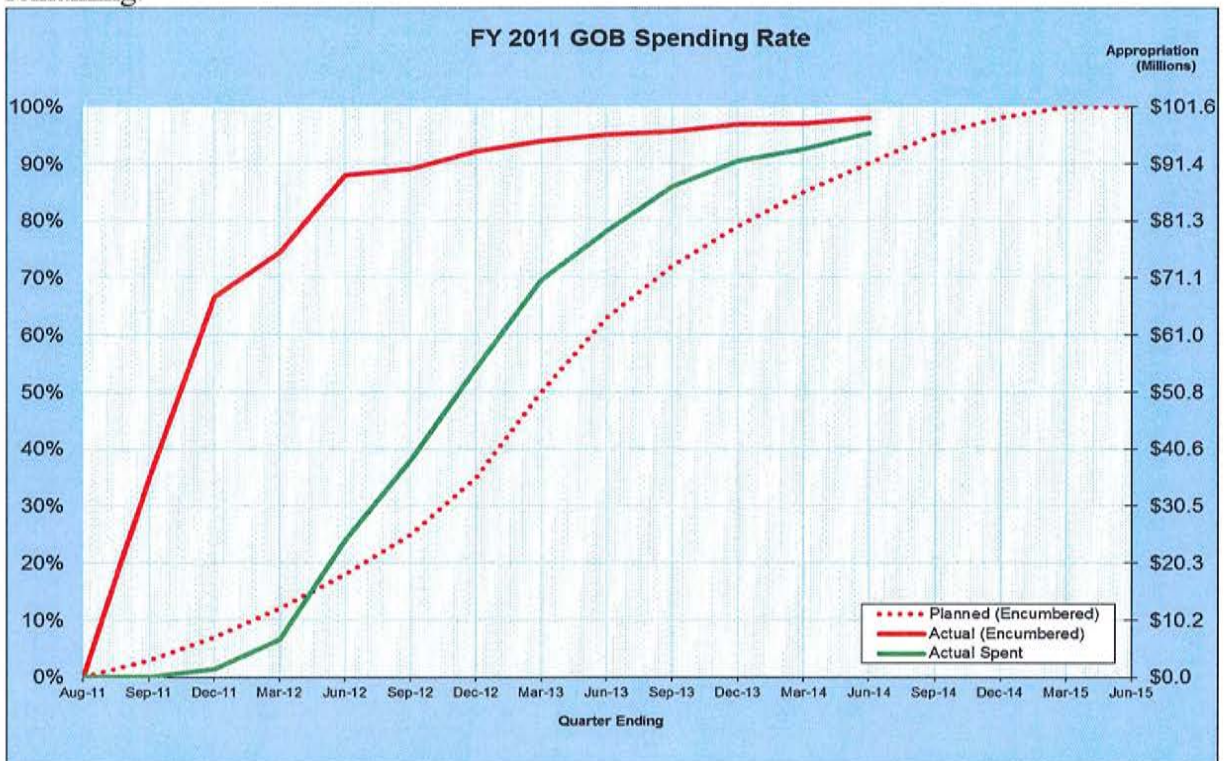
<b><u>Institution/Campus/Project</u></b>	<b><u>Status</u></b>
<b>Bemidji State University</b> Memorial, Decker Renovation, Sanford Hall Demolition, and Hagg Sauer Design	<i>Design</i>
<b>Central Lakes College</b> Staples Campus Renovation	<i>Designer Selection</i>
<b>Century College</b> Academic Partners Classroom Addition	<i>Construction</i>
<b>Hibbing Community College</b> Rightsizing and Renovation	<i>Designer Selection</i>
<b>Itasca Community College</b> Academic Classroom Addition and Renovation	<i>Construction</i>
<b>Lake Superior College</b> Allied Health (86' Wing) Revitalization Renovation	<i>Design</i>
<b>Metropolitan State University</b> St. Paul Science Education Center New Construction	<i>Bid/Award</i>
<b>Minneapolis Community and Technical College</b> Workforce Program Renovation	<i>Design</i>
<b>Minnesota State University, Mankato</b> Clinical Science Facility New Construction and Renovation	<i>Design</i>
<b>Minnesota State University Moorhead</b> Livingston Lord Library and Information Technology Renovation	<i>Closeout</i>
<b>North Hennepin Community College</b> Bioscience and Health Careers Addition	<i>Closeout</i>
<b>Northland Community and Technical College</b> Thief River Falls Aviation Maintenance Facility Addition and Demolition	<i>Bidding</i>
<b>Pine Technical College</b> Entrepreneurship Center and Technology Business Incubator	<i>Closeout</i>

<b>Ridgewater College</b>	
Willmar Technical Instruction Lab Renovations	<i>Construction</i>
<b>Rochester Community and Technical College</b>	
Workforce Center Co-location	<i>Construction</i>
Memorial and Plaza Halls Demolition Design and Renovation	<i>Predesign</i>
<b>St. Cloud State University</b>	
Student Health and Academic Renovation	<i>Designer Selection</i>
<b>Saint Paul College</b>	
Culinary Arts and CNC/Machine Tool Renovations	<i>Design</i>
<b>South Central College</b>	
Faribault Classroom Renovation and Addition	<i>Construction</i>
<b>Winona State University</b>	
Education Village, Phase I Renovation	<i>Designer Selection</i>

## General Obligation (GO) Bond Funded Projects Appropriation Spending Rates

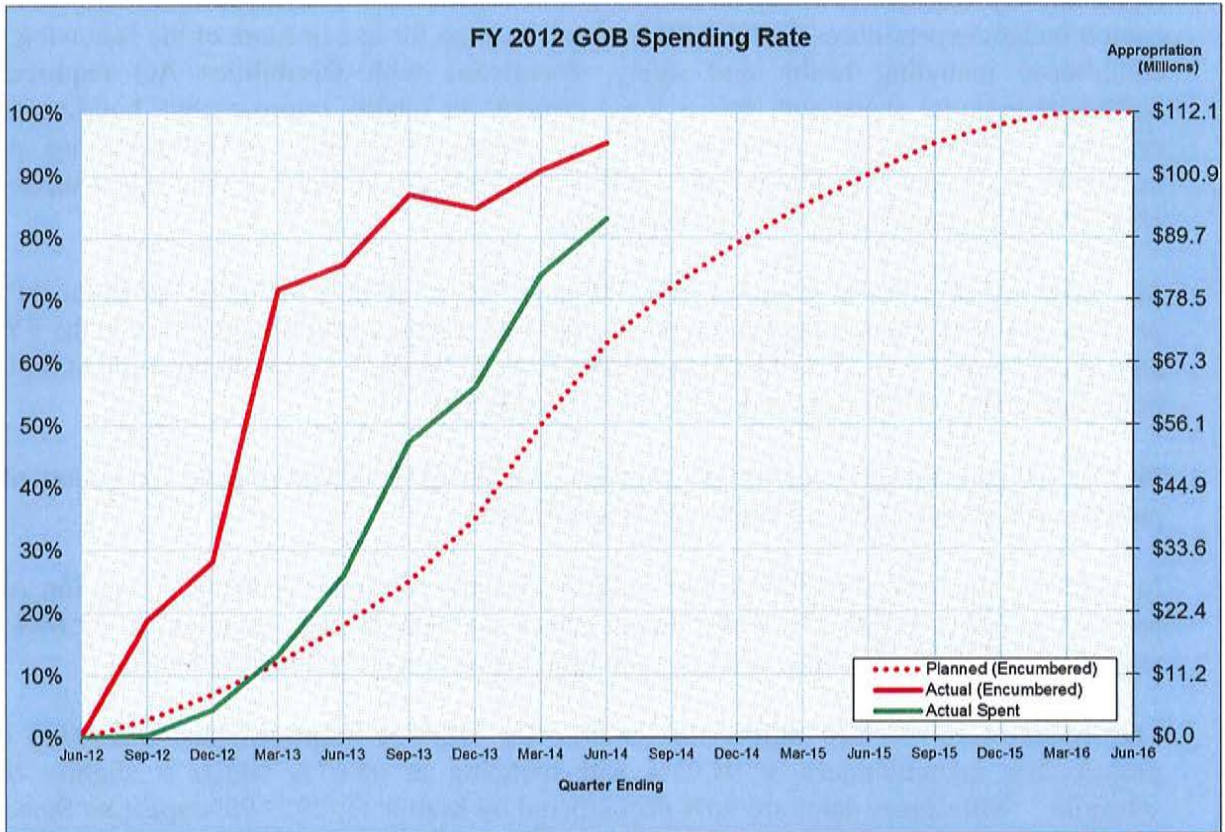


FY 2010 GO bond funds were distributed to the campuses on March 31, 2010. Execution of 9 capital projects and 7 initiative projects is nearly complete with encumbrances and expenditures at 99.96%. All major projects funded for construction are complete with minor closeout issues remaining.





FY2011 GO bond funds were distributed to the campuses on August 10, 2011. Execution of 7 capital projects is ahead of schedule with encumbrances and expenditures at 98.05%.



The 2012 G.O. bond funds were distributed to the campuses in June 2012. Execution of 16 capital projects and 5 initiative projects is ahead of schedule with encumbrances and expenditures at 95.06%.

## **General Obligation Bond Funded (GO) Higher Education Asset Preservation and Replacement (HEAPR) Projects Program Summary**

HEAPR funds are provided through GO bonding and are allocated to campuses to perform repair and replacement of major building systems. As required by Minnesota Statute 135A.046, capital budget expenditures for HEAPR projects must be for one or more of the following: code compliance including health and safety, Americans with Disabilities Act requirements, hazardous material abatement, access improvement, air quality improvement, building energy efficiency improvements using current best practices, building or infrastructure repairs necessary to preserve the interior and exterior of existing buildings, or renewal to support the existing programmatic mission of the campuses.

The system received \$55 million in FY2008 and \$40 million in FY2009. Execution of these projects was completed in previous reporting periods. As the result of legislation in the FY2012 legislative session, \$4,599,910 GO funds from National Hockey Center Renovation at St. Cloud State University were transferred to FY2008 HEAPR account.

In FY2010, the system received \$52 million for HEAPR improvements. Execution of 154 projects was completed in previous reporting periods.

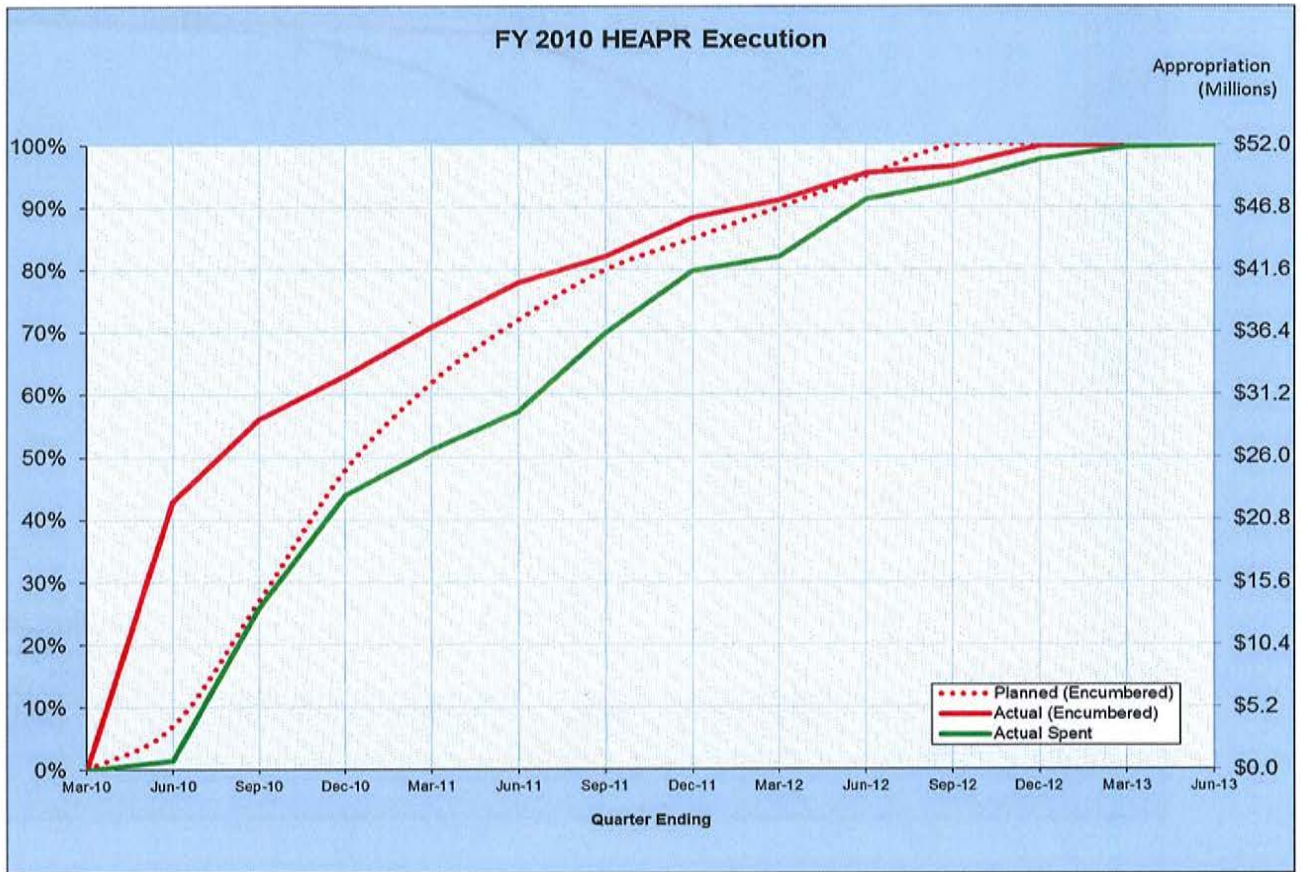
In FY2011, the system received \$30 million for HEAPR improvements. Execution of 133 projects is almost complete with encumbrances at 99.93% and spending at 99.14%. The majority of these projects met an aggressive timeline to execute within 16 months.

The system received \$20 million in FY2012 for HEAPR improvements. Execution of 64 projects has encumbrances at 94.93% and spending at 85.47% which is slightly behind schedule. Milestones dates are 90% encumbered by March 31, 2013 90% spent by September 30, 2013 and 100% spent by December 31, 2013. Activity is expected to increase in spring when many projects will be bid out.

The system received \$42.5 million in FY2014 for 37 HEAPR improvement projects. Milestone dates are 90% encumbered by March 31, 2015, 90% spent by September 30, 2015, and 100% spent by December 31, 2015

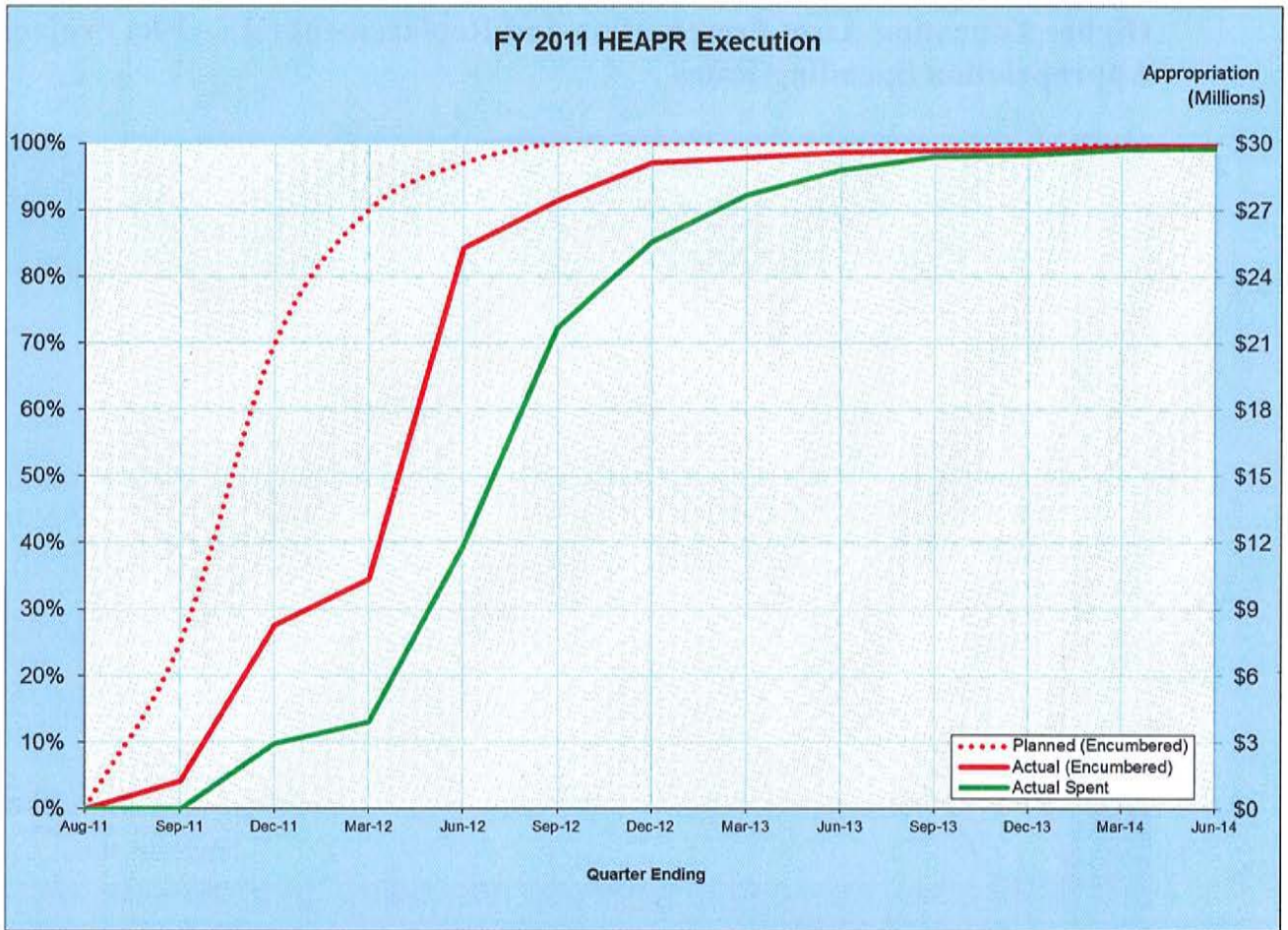


## General Obligation Bond Funded (GO) Higher Education Asset Preservation and Replacement (HEAPR) Projects Appropriation Spending Rates



- Goals:** (Initial goals were extended to align with 2011 HEAPR)
- (A) Funds 90% encumbered & spent by March 31, 2012
  - (B) Funds 100% encumbered & spent by September 30, 2012
  - (C) Funds 100% spent by December 31, 2012

The 2010 HEAPR funds were distributed for initial campus projects on March 31, 2010. Program execution for 154 projects was slightly behind our completion goal for December 2012 but encumbrances and expenditures are now at 100%.

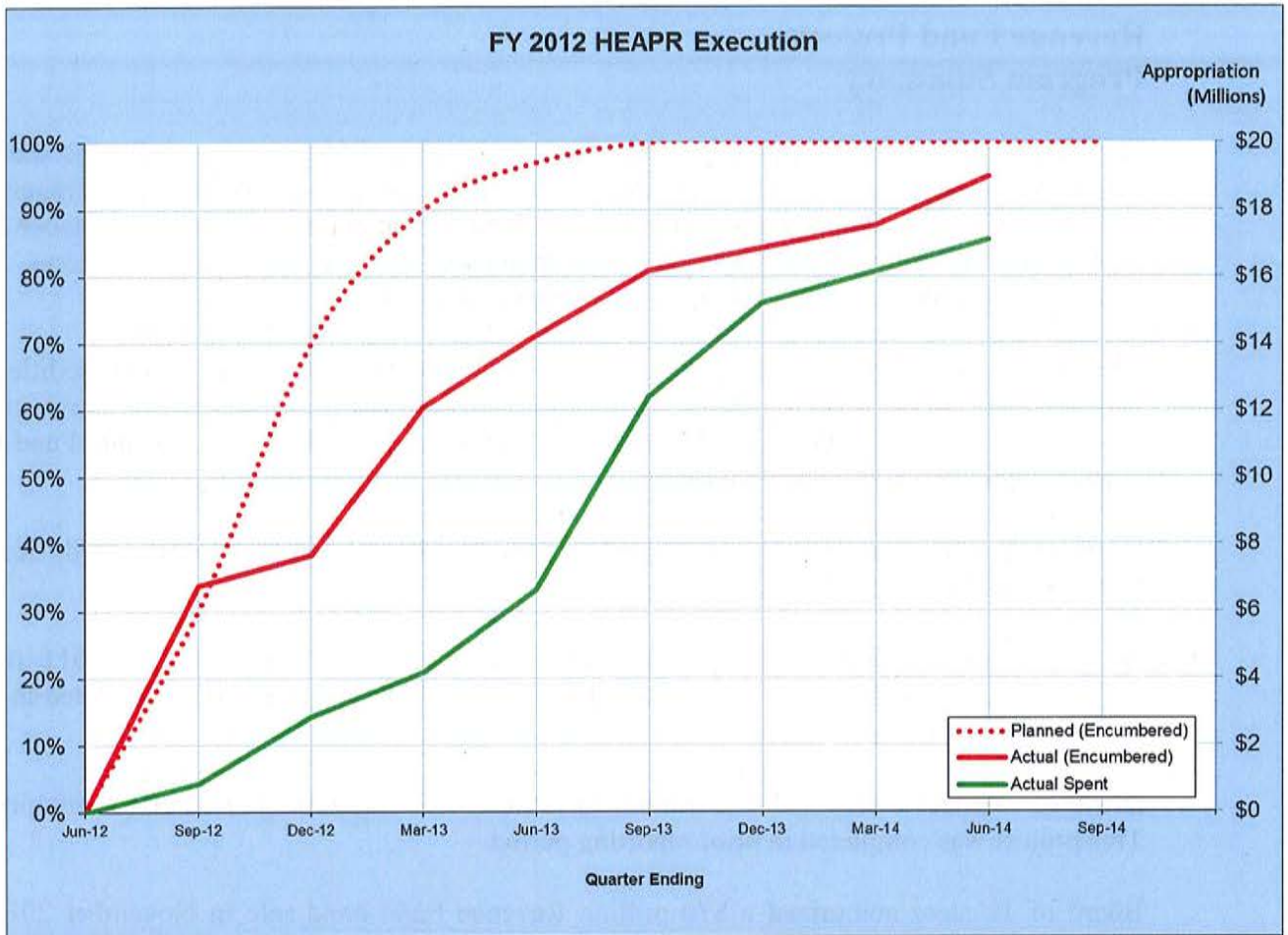


**Goals:**

- (A) Funds 90% encumbered & spent by March 31, 2012
- (B) Funds 100% encumbered & spent by September 30, 2012
- (C) Funds 100% spent by December 31, 2012

The 2011 HEAPR funds were distributed for initial campus projects on August 10, 2011. Encumbrances for 133 projects are at 99.93% which is slightly behind our goal. The majority of projects were completed prior to 2012 fall session and the remaining contracts are in the process of closing out.





**Goals:**

- (A) Funds 90% encumbered & spent by March 31, 2013
- (B) Funds 100% encumbered & spent by September 30, 2013
- (C) Funds 100% spent by December 31, 2013

The 2012 HEAPR funds were distributed for initial campus projects on June 8, 2012. Encumbrances are at 94.93% for 64 projects which is behind our goal. This is slightly behind schedule due to holding contingency funds to address that HEAPR funds were not appropriated in 2013. All funds have now been distributed.

## **Revenue Fund Projects Program Summary**

The Board of Trustees of the Minnesota State Colleges and Universities maintains statutory authority to issue revenue bonds to provide funding for construction, renovation, and renewal of Revenue Fund facilities. Revenue Fund facilities include, but are not limited to, residence halls, student unions, health and wellness centers, recreational facilities, and parking structures. Both colleges and universities can participate in the Revenue Fund.

Debt obligations of the Revenue Fund, unlike capital appropriations for academic facilities, are backed solely by the revenue generated from the physical assets in the Revenue Fund and are not debt obligations of the State of Minnesota. The legislatively imposed Revenue Fund bond outstanding debt ceiling is \$405 million.

Board of Trustees authorized a \$35.8 million Revenue Fund bond sale in June 2009 for five projects and all are now complete.

Board of Trustees authorized \$85.8 million Revenue Bond sale in February 2011 for 10 projects. Two projects are in closeout and the remaining eight projects were completed in prior reporting periods.

Board of Trustees authorized \$12 million Revenue Bond sale in August 2011 for one project. This project was completed in prior reporting period.

Board of Trustees authorized a \$70 million Revenue Fund bond sale in November 2012 for seven projects. The funds were available March 2013. In this reporting period, three projects are in design and/or construction, three projects are in closeout and one was completed in the previous reporting period.

This report also includes one project that is using campus funds for advancing design in anticipation of receiving 2015 Revenue funds for construction.

During this reporting period, five Revenue Fund projects are active in design, bid/award, and/or construction and two are in closeout. Their status as of the June 30, 2014 follows. Individual project details are at the end of this report arranged in alphabetical order by college and university.

## Revenue Fund Projects Project List

The following is list of seven active Revenue Fund Projects that were active during January 1, 2014 – June 30, 2014.

<u>Institution/Campus/Project</u>	<u>Status</u>
<b>Metropolitan State University</b> St. Paul Parking Ramp St. Paul Student Center	<i>Construction</i> <i>Bid/Award</i>
<b>Minnesota State University, Mankato</b> Dining Services Building	<i>Design</i>
<b>Minnesota State University Moorhead</b> Comstock Memorial Union Addition and Renovation West Snarr Hall Renovation	<i>Design</i> <i>Closeout</i>
Shoemaker East & West Halls Renovation	<i>Closeout</i>
<b>Winona State University</b> Kryzsko Commons Addition and Renovation	<i>Construction</i>

## **CIP Project Summaries Project List**

The following are the 27 individual project summaries (two-page pull out sheets) that were active during January 1, 2014 – June 30, 2014. They are arranged alphabetically by college and university. The two-page, front-to-back project layout allows the sheet to be pulled out for stand-alone project information reference.

### **Bemidji State University**

Memorial, Decker Renovation, Sanford Hall Demolition, and Hagg Sauer Design

### **Central Lakes College**

Staples Campus Renovation

### **Century College**

Academic Partners Classroom Addition

### **Hibbing Community College**

Rightsizing and Renovation

### **Itasca Community College**

Academic Classroom Addition and Renovation

### **Lake Superior College**

Allied Health (86' Wing) Revitalization Renovation

### **Metropolitan State University**

St. Paul Parking Ramp

St. Paul Student Center

St. Paul Science Education Center New Construction

### **Minneapolis Community and Technical College**

Workforce Program Renovation

### **Minnesota State University, Mankato**

Clinical Science Facility New Construction and Renovation

Dining Services Building

### **Minnesota State University Moorhead**

Comstock Memorial Union Addition and Renovation

Livingston Lord Library and Information Technology Renovation

West Snarr Hall Renovation

### **North Hennepin Community College**

Bioscience and Health Careers Addition

### **Northland Community and Technical College**

Thief River Falls Aviation Maintenance Facility Addition and Demolition



**Pine Technical College**

Entrepreneurship Center and Technology Business Incubator

**Ridgewater College**

Willmar Technical Instruction Lab Renovation

**Rochester Community and Technical College**

Workforce Center Co-location

Memorial and Plaza Halls Demolition Design and Renovation

**St. Cloud State University**

Student Health and Academic Renovation

Shoemaker East and West Halls Renovation

**Saint Paul College**

Health and Science Alliance Center Addition

**South Central College**

Faribault Classroom Renovation and Addition

**Winona State University**

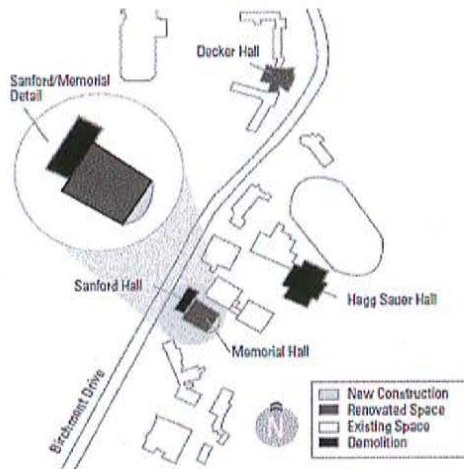
Kryzsko Commons Addition and Renovation

Education Village, Phase I Renovation

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# BEMIDJI STATE UNIVERSITY

## Memorial, Decker Renovation, Sanford Hall Demolition, and Hagg Sauer Design



### CAMPUS PLAN - Bemidji

Campus website: [www.bemidjistate.edu](http://www.bemidjistate.edu)



*Memorial Hall*



*Decker Hall*

## PROJECT DESCRIPTION

This project provides for the renovation of Memorial and Decker Halls, the demolition of Maple and Sanford Halls and a small addition to Memorial Hall. Design funding for the entire project and funds to demolish Maple Hall have been included in the 2012 Capital Bonding bill. A future capital bonding request for remaining demolition and construction will be requested in 2014.

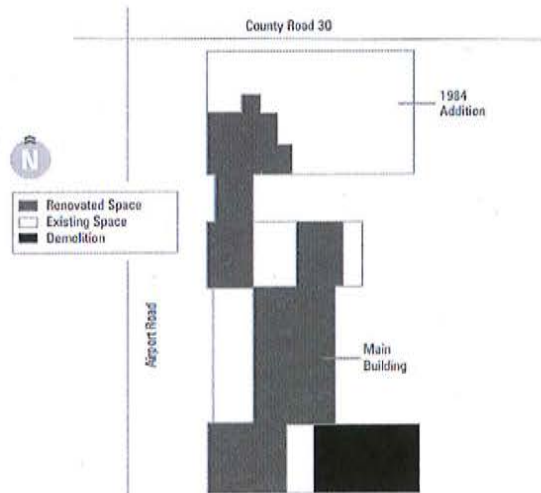
Memorial Hall renovation addition will accommodate the relocation of the College of Business from Decker Hall (located in the residential area of campus), back into the academic heart of the University. Newly renovated Memorial Hall will give the business program the visibility and corporate image it needs to continue its growth.

Demolition of Maple Hall is an important phase of the long range residential life facilities plan. Student service functions currently in Sanford Hall will be moved to a remodeled Decker Hall. Decker Hall will bring together student life and student support services into a location which is central to instructional facilities and the residence halls.



# Central Lakes College

## Staples Campus Renovation



### CAMPUS PLAN – Staples

Campus website: [www.clcmn.edu](http://www.clcmn.edu)



### PROJECT DESCRIPTION

This project reconfigures critical portions of core service functions to provide more efficient and user friendly service, including relocating the Library and Computer Commons to the Student Services area to create a consolidated Learning Commons. It enhances the building's main entrance, renews dining commons, shop areas and main corridors throughout the facility. It includes upgraded facility energy systems to include photovoltaic solar panels and energy efficient windows and doors.

- Renovates core student service functions into a one-stop service center
- Creates a consolidated Learning Commons
- Renovates and renews 64,330 GSF
- Impacts 14 classrooms/labs
- Eliminates \$2.5 million of deferred maintenance backlog
- Includes solar and other alternatives in facility energy systems



## PROJECT STATUS

Designer Selection

## PROJECT CONSTRUCTION COMPLETION DATE

January 2017

## PROJECT FUNDING

\$ 4,581,000 2014 G.O. Bonds (Design & Construction)

## PROJECT HIGHLIGHTS

Area: Remodel 64,330 GSF  
 Estimated Construction Cost: \$ 2,881,560  
 Construction Bid Award: \$ TBD  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Kari Christiansen  
 SO Program Manager: Kent Dirks  
 Architect/Engineer: TBD  
 Contractor: TBD  
 Owner's Representative: TBD

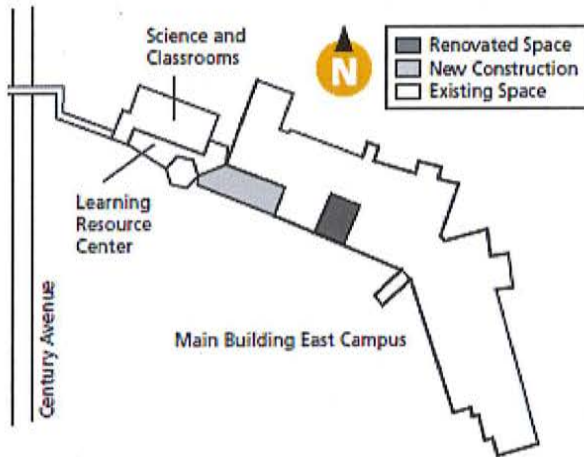
## PROJECT SCHEDULE

2014				2015				2016				2017																															
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D								



# CENTURY COLLEGE

## Academic Partners Classroom Addition



## CAMPUS PLAN – White Bear Lake

Campus website: [www.century.edu](http://www.century.edu)



## PROJECT DESCRIPTION

This Project designs, constructs, renovates, furnishes, and equips classrooms and related spaces. The addition is for approximately 8,300 GSF to include six technology enhanced classrooms. The addition will encompass the existing walkway between the Science/Library addition and where it exits the existing east campus building. The renovation will upgrade approximately 9,200 GSF of spaces on the third floor on the east campus to consolidate the Dental Program.

## PROJECT STATUS

Construction

## PROJECT CONSTRUCTION COMPLETION DATE

July 2014

(Classrooms and Dental Lab Renovations are substantially complete and occupied)

## PROJECT FUNDING

\$ 318,000 Campus Funds (Design)  
\$5,000,000 2012 State G.O. Bonds (Construction)  
 \$5,318,000 Total

## PROJECT HIGHLIGHTS

Area: New 8,320 GSF; Remodel 9,240 GSF  
 Estimated Construction Cost: \$3,700,000  
 Construction Bid Award: \$3,469,000  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Pat Opatz  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Leo A. Daly  
 Contractor: Jorgenson Construction Inc.  
 Owner's Representative: Bossardt Corp.

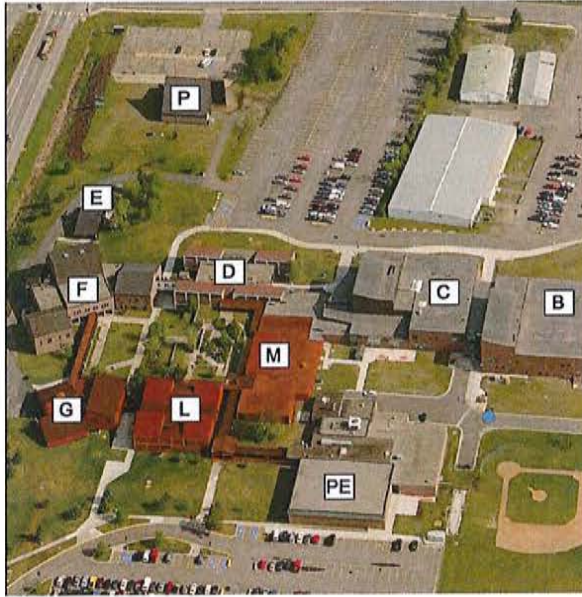
## PROJECT SCHEDULE

2011					2012					2013					2014																				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
					AE	SD	DD	CD	BA	CON												CO													

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# HIBBING COMMUNITY COLLEGE

## Rightsizing and Renovation



### CAMPUS PLAN – Hibbing, MN

Campus website: [www.hibbing.edu](http://www.hibbing.edu)

### PROJECT DESCRIPTION

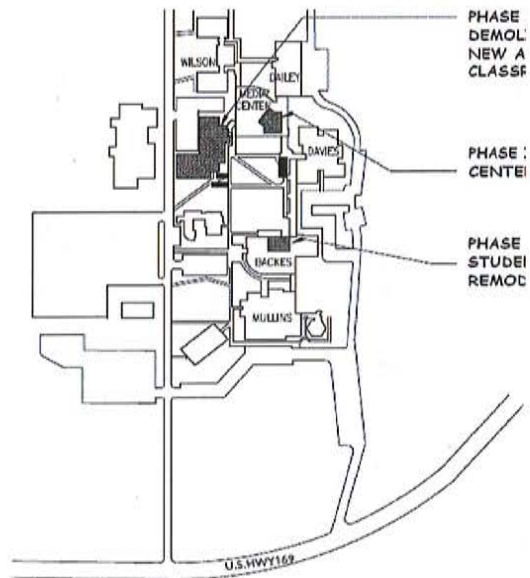
Demolish obsolete and underutilized space in buildings G, L, M, and related connecting links, construct new building to improve circulation, accessibility and create a new recognizable main entry to campus. The project will relocate and right size the existing library and relocate customized training and associated support spaces to improve overall utilization and reduce operating costs, provide access to improved technology, flexible classrooms, and modern learning environments. Current learning spaces have limited technology capabilities – sloped fixed seating classrooms of irregular shapes with low seat capacities. These variables constrain teaching opportunities and techniques.





# ITASCA COMMUNITY COLLEGE

## Academic Classroom Addition and Renovation



### CAMPUS PLAN – Grand Rapids, MN

Campus website: [www.itasca.edu](http://www.itasca.edu)



### PROJECT DESCRIPTION

This project completes the design, renovates, furnishes, and equips existing instructional and student services spaces, to design, construct, furnish, and equip an addition with multipurpose classrooms, and to demolish Donovan Hall. The new academic classroom building of approximately 12,434 SF will provide several high tech, flexible instructional classroom spaces, computer lab, forestry lab, faculty suites and support spaces. The renovation in the Media Center will consist of approximately 2,160 GSF to provide multipurpose open lab and the renovation in the Backes Center of approximately 1,210 GSF will provide improvements to the student support spaces. The existing 20,224 GSF Donovan Hall will be demolished.



# PROJECT STATUS

Construction

## PROJECT CONSTRUCTION COMPLETION DATE

July 2014

## PROJECT FUNDING

\$ 180,000 IRRRB Grant for (Demolition)  
 \$ 250,000 Blandin Corp. Grant (FF&E)  
\$4,549,000 2012 State G.O. Bonds (Design & Construction)  
 \$4,979,000 Total

## PROJECT HIGHLIGHTS

Area: New 12,434 GSF; Remodel 3,370 GSF  
 Estimated Construction Cost: \$3,405,000  
 Construction Bid Award: \$3,633,900  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Karen Kedrowski  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Foss Architecture & Interiors  
 Contractor: Hawk Construction, Inc.  
 Owner's Representative: Hansen Construction Consulting, Inc.

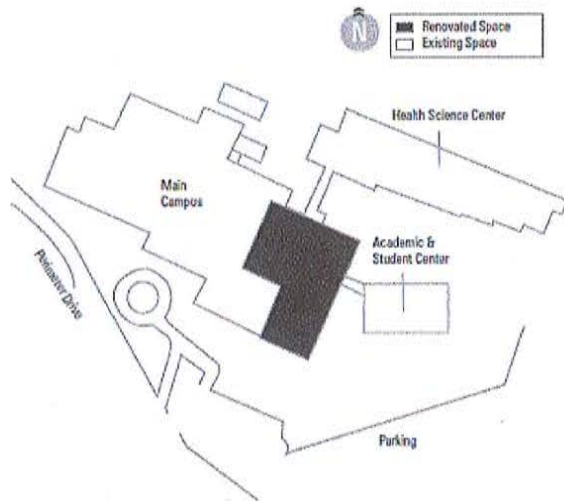
## PROJECT SCHEDULE

2012					2013					2014													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD	DD	CD	BA	CON					CO									

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# LAKE SUPERIOR COLLEGE

## Allied Health (86' Wing) Revitalization Renovation



### CAMPUS PLAN - Duluth

Campus website: [www.lsc.edu](http://www.lsc.edu)



### PROJECT DESCRIPTION

Design, renovate, furnish and equip the Allied Health (86'Wing). This is Phase 2 of the Health Science Center, which renovates, remodels and updates approximately 41,000 GSF of classrooms and labs in the Allied Health and Science programs in the '86 Wing of the main building. Phase 1 was completed in August of 2011. The renovation will create opportunities for hands-on training in Physical Therapist Assistant, Dental Hygiene, Massage Therapist, Nursing Assistant and Radiologic Technology. The project focuses on updating outdated facilities by upgrading technology to meet 2014 educational standards, as well as to simulate current technology used within Allied Health and science facilities. The project will also provide larger general classrooms to improve utilization ratios, and general use/support spaces to accommodate continued high enrollment in allied health programs

# PROJECT STATUS

Design

# PROJECT CONSTRUCTION COMPLETION DATE

December 2015

# PROJECT FUNDING

\$ 77,000 2006 State G.O. Bonds (Design)  
 \$ 127,000 2010 State G.O. Bonds (Design)  
\$ 5,226,000 2014 State G.O. Bonds (Design/Construction)  
 \$ 5,430,000 Total

# PROJECT HIGHLIGHTS

Area: Remodel 41,000 GSF  
 Estimated Construction Cost: \$4,000,000  
 Construction Bid Award: TBD  
 Project Delivery Method: Design/Bid/Build

# PROJECT TEAM

Campus Project Manager: Gary Adams  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: LHB Architects and Engineers  
 Contractor: TBD  
 Owner's Representative: Pegasus Group

# PROJECT SCHEDULE

2006				2007				2014				2015				2016																		
A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
AE	SD									DD	CD	BA	CON				CO																	

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		



# METROPOLITAN STATE UNIVERSITY

## St. Paul Parking Ramp



### CAMPUS PLAN – St. Paul

website: [www.metrostate.edu](http://www.metrostate.edu)



### PROJECT DESCRIPTION

This project designs, constructs, and equips a new 750 stall parking ramp on the Metropolitan State University campus. This is designed to address accommodate current as well as future growth of the university. The new parking ramp will be located mid-block along Bates and be oriented east west with an entrance/exit onto Bates and entrance to and exit from Maria. The Bates edge will consist of four levels of parking while the portion near Maria will be five levels, accommodating approximate 750 cars that would allow for a future 5<sup>th</sup> deck and a phase 2 addition, to create a total of approximately 1,090 parking stalls. Additionally, approximately 123 stalls of surface parking will be developed in conjunction with the ramp. Design of the parking ramp must be coordinated with the design of a new student center.

# PROJECT STATUS

Construction

# PROJECT CONSTRUCTION COMPLETION DATE

January 2015

# PROJECT FUNDING

\$17,605,000 2013 Revenue Bonds (Design/Construction)

# PROJECT HIGHLIGHTS

Area: New 240,000 GSF  
 Estimated Construction Cost: \$14,937,417  
 Construction Bid Award: \$14,584,000  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Dan Hambrock  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Miller Dunwiddie  
 Construction Manager: Adolfson & Peterson Construction  
 Owner's Representative: CPMI

# PROJECT ACTUAL/FORECAST SCHEDULE

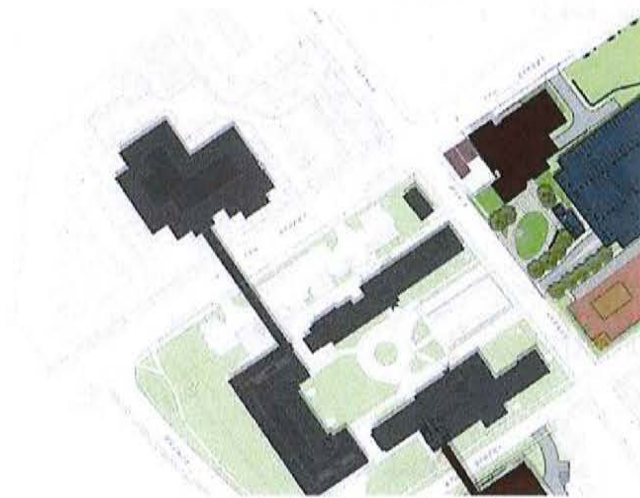
2012				2013				2014				2015																	
J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
	AE				SD		DD		SD		CD	BA		CON				CO											

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		



# METROPOLITAN STATE UNIVERSITY

## St. Paul Student Center



### CAMPUS PLAN – St. Paul

Campus website: [www.metrostate.edu](http://www.metrostate.edu)



### PROJECT DESCRIPTION

To design, construct, and equip a new Student Center on the Metropolitan State University campus. The Student Center building will be approximately of 29,400 sf on two levels, located East 7th Street, midway between Maria Avenue to the west and Bates Avenue to the east. The Student Center will provide students a unique set of services and spaces that currently do not exist on the St. Paul campus, such as Informal Lounge/Study space, food service operations featuring a combination of grab and go foods as well as freshly prepared food options, a Flexible Programming Space for events, a Workout Room, and a Student Involvement Suite.

# PROJECT STATUS

Bid/Award

# PROJECT CONSTRUCTION COMPLETION DATE

July 2015

# PROJECT FUNDING

\$11,600,000 2013 Revenue Bonds (Design/Construction)

\$11,600,000 Total

# PROJECT HIGHLIGHTS

Area: New 27,000 GSF;  
 Estimated Construction Cost: \$8,860,000  
 Construction Bid Award: \$8,866,494  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Dan Hambrock  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: BWBR  
 Construction Manager: Adolfson & Peterson Construction  
 Owner's Representative: CPMI

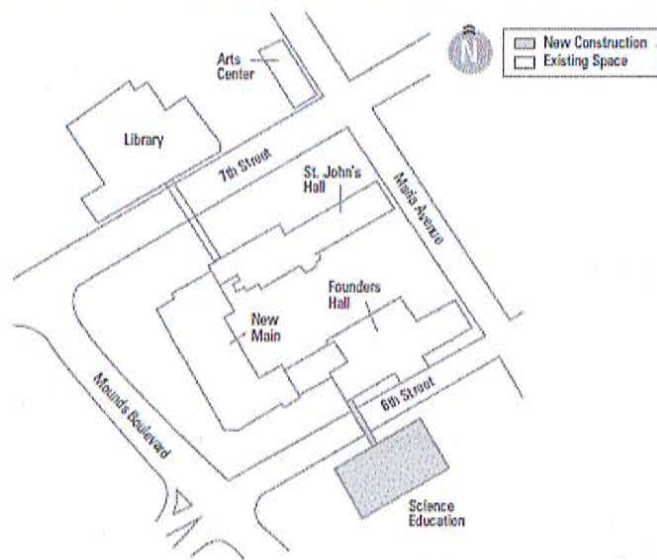
# PROJECT ACTUAL/FORECAST SCHEDULE

2012			2013					2014					2015					2016																	
J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
					AE	SD					DD	CD	BA	CON					CO																

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
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CD	Construction Document Phase		

# METROPOLITAN STATE UNIVERSITY

## St. Paul Science Education Center New Construction



### CAMPUS PLAN – St. Paul

Campus website: [www.metrostate.edu](http://www.metrostate.edu)



### PROJECT DESCRIPTION

This Project consists of design, construct, furnish and equip a new 59,000 gross square foot Science Education Center Building. Included in the scope of work is remodeling of 3,600 assignable square feet of existing. The Science Education Center will be linked to the other campus buildings by a skyway for safety and efficient use of inter-departmental space sharing.

Science Education Center will provide the science facilities necessary to support our rapidly growing Nursing and Health Science programs. Metropolitan State currently offers three Science degrees (Biology (BA); Biology (BS); and Life Sciences Teaching (BS)) and two minors (Chemistry and Physics), taught in under-equipped and under-sized labs on two campuses. It will support five additional degrees: Earth and Space Teaching (BS), Earth Science (BS), Chemistry Teaching (BS), Chemistry (BS), and Environmental Studies (BA).



# PROJECT STATUS

Bid/Award

# PROJECT CONSTRUCTION COMPLETION DATE

July 2015

# PROJECT FUNDING

\$ 3,444,000 2011 State G.O. Bonds (Design/Demolition)  
\$35,865,000 2014 State G.O. Bonds (Construction)  
 \$39,309,000 Total

# PROJECT HIGHLIGHTS

Area: New 59,000 GSF; Remodel 3,600 GSF  
 Estimated Construction Cost: \$32,000,000  
 Construction Bid Award: TBD  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Dan Hambrock  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: BWBR Architects  
 Construction Manager: Mortenson Construction  
 Owner's Representative: Pegasus Group

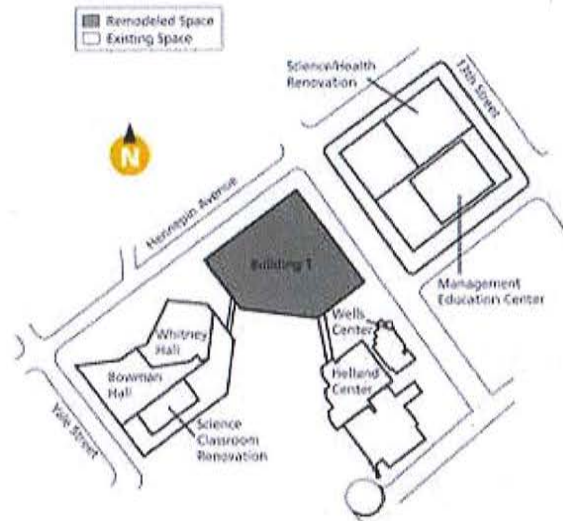
# PROJECT ACTUAL/FORECAST SCHEDULE

2011				2012				2013				2014				2015				2016																											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD	DD	CD									BA	CON				CO																										

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
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DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

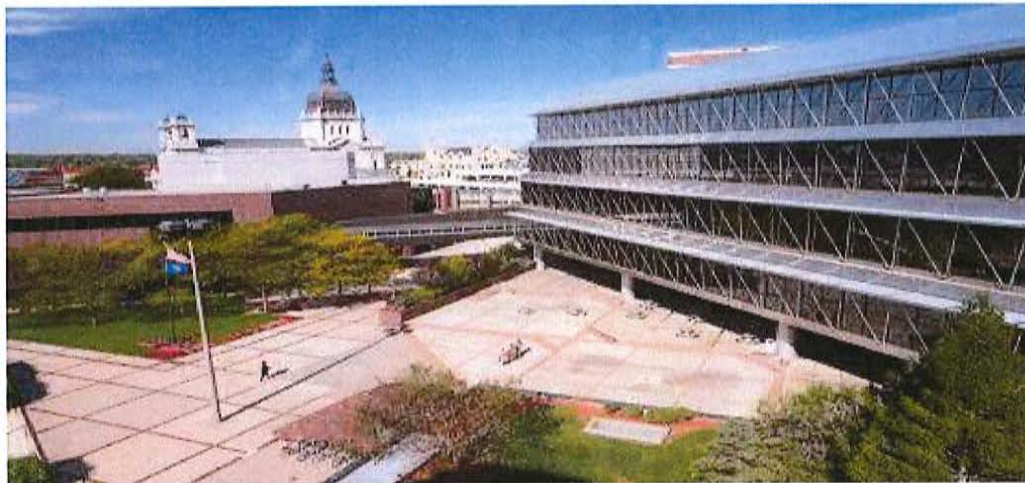
# MINNEAPOLIS COMMUNITY AND TECHNICAL COLLEGE

## Workforce Program Phase 2 Renovation



### CAMPUS PLAN - Minneapolis

Campus website: [www.minneapolis.edu](http://www.minneapolis.edu)



### PROJECT DESCRIPTION

The project will provide air conditioning for the lower levels of the T Building and Bowman Hall. The project also includes security system upgrades at the lower level access, repairs to the deteriorating T Building street level masonry planters, and rehabilitation to the receiving dock drive, walkway, security, drainage, and enclosing masonry walls.



# PROJECT STATUS

Design

# PROJECT CONSTRUCTION COMPLETION DATE

December 2015

# PROJECT FUNDING

\$ 400,000 2008 State G.O. Bonds (Design Phase 1 & Phase 2)  
 \$3,600,000 2012 State G.O. Bonds (Design/Construction)  
 \$4,000,000 Total

# PROJECT HIGHLIGHTS

Area: Renovate 90,470 GSF  
 Estimated Construction Cost: \$2,900,000  
 Construction Bid Award: TBD  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Scott Erickson  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Cunningham Group  
 Construction Manager: TBD  
 Owner's Representative: Pegasus Group

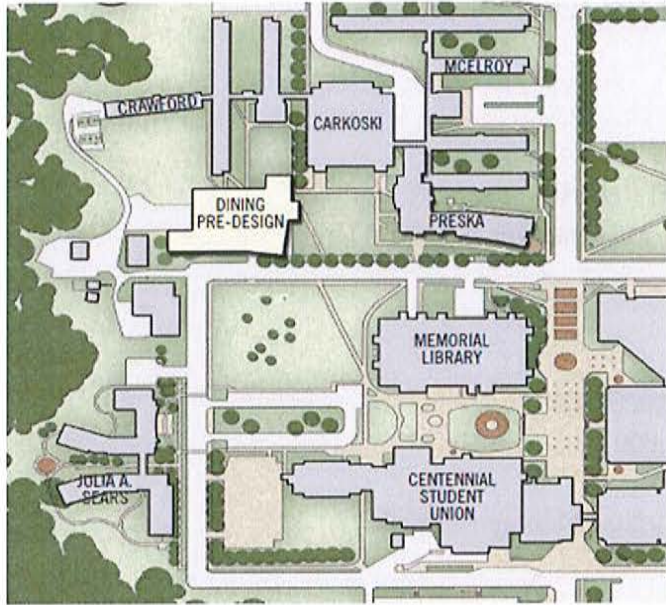
# PROJECT SCHEDULE

2008		2009				2010-2013				2014				2015				2016																					
S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
AE				SD								DD	CD	BA		CON				CO																			

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

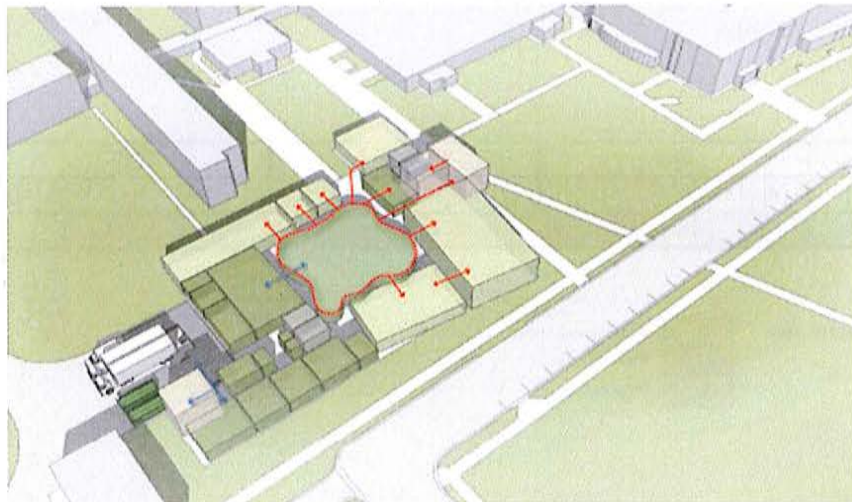
# MINNESOTA STATE UNIVERSITY, MANKATO

## Dining Services Building



### CAMPUS PLAN - Mankato

Campus website: [www.mnsu.edu](http://www.mnsu.edu)



### PROJECT DESCRIPTION

This project consists of the design and construction of a new residential Dining Services Building on the Minnesota State University, Mankato Campus of approximately 60,600 GSF.

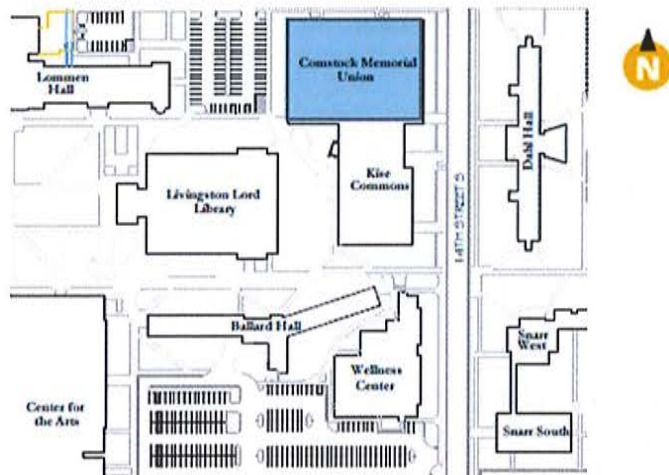
The project includes a variety of dining venues, servery, kitchen, food storage, bakery, loading and receiving, residential life maintenance/repair and support shops and related utilities and support spaces. The existing dining facility, the Carkoski Commons building, will remain in place until 2019 or later, when it will be demolished to make room for the next phase of student housing.





# MINNESOTA STATE UNIVERSITY MOORHEAD

## Comstock Memorial Union Addition and Renovation



### CAMPUS PLAN - Moorhead

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



### PROJECT DESCRIPTION

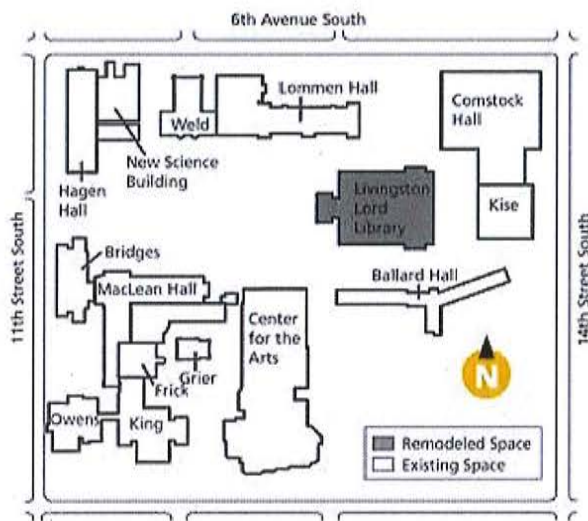
This project designs, furnishes and equips a 5,500 gross square feet addition and 37,000 gross square feet of renovation of Comstock Memorial Union. While providing gathering and socializing spaces, the new and renovated spaces will; improve visual connections throughout the building to student involvement programs, update finishes, lighting, HVAC, fires alarm systems and improve ADA accessibility throughout.





# MINNESOTA STATE UNIVERSITY MOORHEAD

## Livingston Lord Library and Information Technology Renovation



### CAMPUS PLAN – Moorhead

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



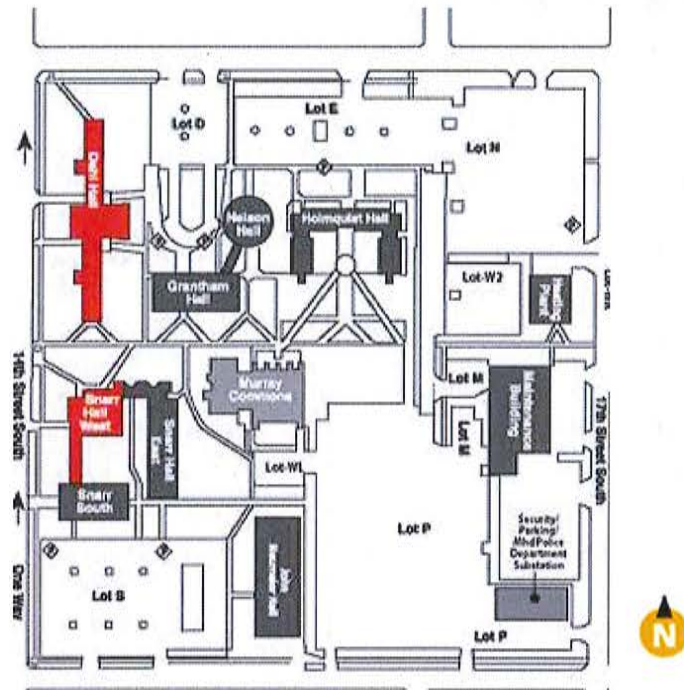
### PROJECT DESCRIPTION

This project will provide for the renovation of Livingston Lord Library. This comprehensive renovation will completely replace the HVAC, electrical, plumbing, and fire detection systems. In addition, appropriate fire suppressions systems will be installed with due care for the Library's inventory of books, periodicals and campus artifacts. Additionally, code compliance and accessibility issues will be resolved in this renovation.



# MINNESOTA STATE UNIVERSITY MOORHEAD

## West Snarr Hall Renovation



### CAMPUS PLAN - Moorhead

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



### PROJECT DESCRIPTION

This project designs, renovates, furnishes and equips 25,534 gross square feet of West Snarr residence hall. The project consists of major renovation to introduce new common areas; and, substantial improvement of student and staff rooms including upgraded finishes, lighting, fire alarm and HVAC systems. Updated bathroom facilities and student amenities will be provided to enhance the student experience.



# PROJECT STATUS

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

May 2014

# PROJECT FUNDING

\$4,900,000 2013 Revenue Bonds (Design & Construction)

# PROJECT HIGHLIGHTS

Area: Remodel 25,335 GSF  
 Estimated Construction Cost: \$3,330,000  
 Construction Bid Award: \$3,604,000  
 Project Delivery Method: Design/Bid/Build

# PROJECT TEAM

Campus Project Manager: Heather Phillips  
 SO Program Manager: Kent Dirks  
 Architect/Engineer: BTR  
 Contractor: Minko Construction Inc.  
 Owner's Representative: Hanson Consulting

# PROJECT SCHEDULE

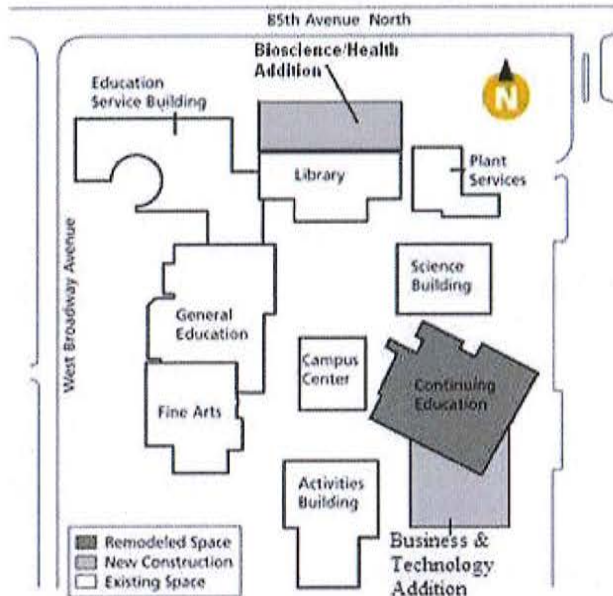
2012					2013					2014																		
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D					
AE			SD	DD	CD	BA						CD											CO					

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		



# NORTH HENNEPIN COMMUNITY COLLEGE

## Bioscience and Health Careers Addition



### CAMPUS PLAN - Brooklyn Park

Campus website: [www.nhcc.edu](http://www.nhcc.edu)

Webcam: <http://www.nhcc.edu/contact-us/campus-maps/bhcc>



### PROJECT DESCRIPTION

The project will support the increasing need for bio-scientists, nurses and lab technicians through a variety of course offerings, degree programs, research capabilities, grant opportunities, workforce training and student success programs.

This project will provide state-of-the-art laboratories, flexible classrooms, science preparation and instrumentation rooms, nursing simulation center, resource areas, offices, student support areas and storage areas for biology, chemistry, nursing and medical laboratory technician programs. Within this facility, the college will be able to expand existing programs, build new programs and support and collaborate with other MnSCU institutions.

# PROJECT STATUS

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

June 2014

# PROJECT FUNDING

\$ 250,000 Campus Funds (Design)  
 \$ 596,880 2008 State G.O. Bonds (Design)  
\$26,292,000 2012 State G.O. Bonds (Design & Construction)  
 \$27,138,880 Total

# PROJECT HIGHLIGHTS

Area: New 64,800 GSF  
 Estimated Construction Cost: \$21,400,000  
 Construction Bid Award: \$21,645,000  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Dan Hall  
 SO Program Manager: Barry Schaub  
 Architect/Engineer: Perkins & Will  
 Construction Manager: Mortenson Construction  
 Owner's Representative: Pegasus Group

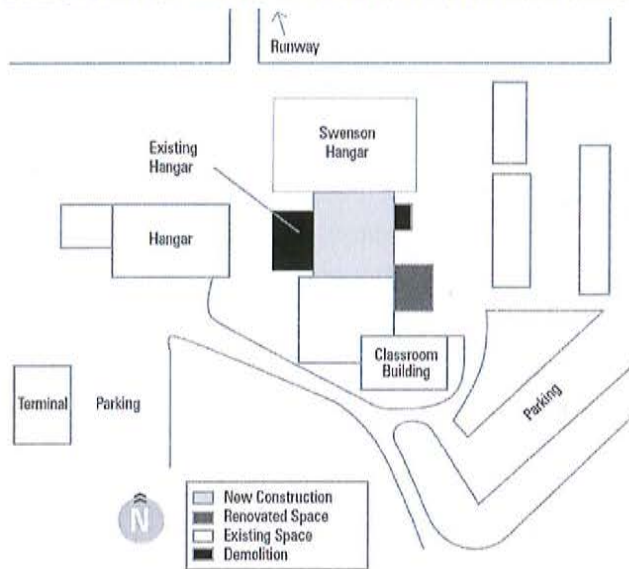
# PROJECT SCHEDULE

2008	2009					2010					2011					2012					2013					2014																								
O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
AE	SD					DD										CD					BA	CON					CO																							

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# NORTHLAND COMMUNITY AND TECHNICAL COLLEGE

## Thief River Falls Aviation Maintenance Facility Addition and Demolition



### CAMPUS PLAN – Thief River Falls

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



### PROJECT DESCRIPTION

This project designs and renovates the existing Aviation Maintenance Technology (AMT) facilities at the NCTC airport campus. Existing facility is inadequately designed to support the future needs of the Unmanned Aerial Systems (UAS) and Imagery Analyst (IA) programming and need to be replaced. Additionally, campus airport facilities must be brought in line with today's technology standards in order to properly interface with the equipment needed for the AMT, UAS and IA training programs. To meet these needs, both the Arctic and Composite hangers will be demolished. A new multi-purpose structure connecting the Aviation Classroom Building with the Swenson Hangar will be constructed. The existing Recip Hangar will be renovated to be used as consolidated storage space. This project will allow for future training and partnerships within the industry; and, ultimately ensure that NCTC will have a significant influence in the UAS and aviation industry.



## PROJECT STATUS

Bidding

## PROJECT CONSTRUCTION COMPLETION DATE

October 2015

## PROJECT FUNDING

\$ 300,000 2012 State G.O. Bonds (Design)  
\$5,864,000 2014 State G.O. Bonds (Construction)  
 \$6,164,000

## PROJECT HIGHLIGHTS

Area: Remodel 5,500 GSF  
 New 20,400 GSF  
 Estimated Construction Cost: \$4,710,000  
 Construction Bid Award: TBD  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Clinton Castle  
 SO Program Manager: Kent Dirks  
 Architect/Engineer: Foss Architects  
 Contractor: TBD  
 Owner's Representative: Widseth Smith & Nolting

## PROJECT SCHEDULE

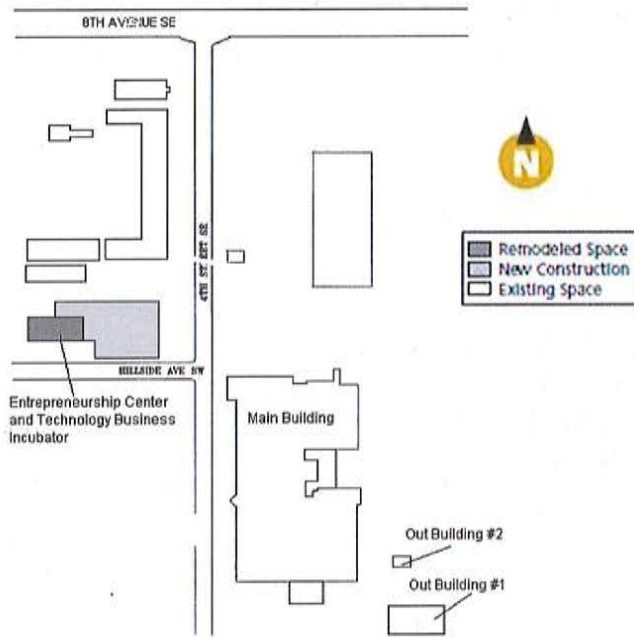
2012					2013					2014					2015																				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE			SD				DD				CD							B/A	CON					CO							

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		



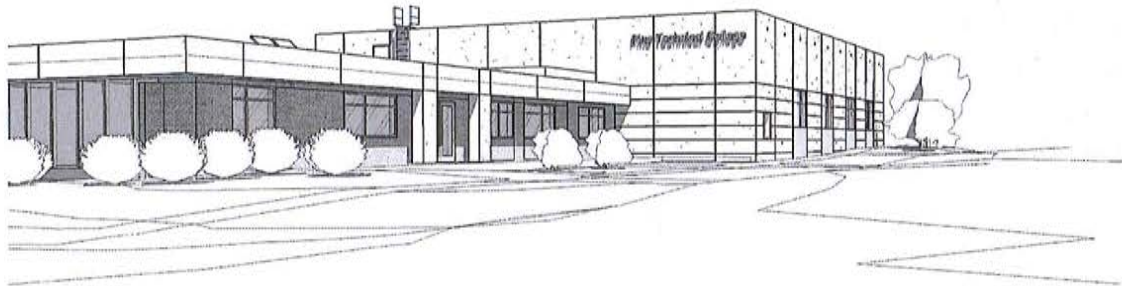
# PINE TECHNICAL COLLEGE

## Entrepreneurship Center and Technology Business Incubator



### CAMPUS PLAN – Pine City

Campus website: [www.pinetech.edu](http://www.pinetech.edu)



### PROJECT DESCRIPTION

This Project designs, constructs and renovates facility that supports the college's vision to the development of small businesses for the Pine City community and the region. The project consists of design and construction for renovation and addition to the existing Continuing Education/Customized Training building. The space will house the Entrepreneurship Center and Technology Business Incubator program. In addition, decommissioning of an existing adjacent pole building is required to make room for the addition. Funding was appropriated through a grant from the Economic Development Administration (EDA), the Minnesota Department of Employment and Economic Development (DEED) and 2010 HEAPR funds.

# PROJECT STATUS

Closeout

## PROJECT CONSTRUCTION COMPLETION DATE

February 2014

## PROJECT FUNDING

\$ 200,000	2012 Campus Gen Funds (Construction)
\$ 200,000	2012 Office of the Chancellor Loan (Construction)
\$ 43,591	2010 State HEAPR (Design/Renovation)
\$ 561,109	2012 State HEAPR (Design/Renovation)
\$ 200,000	2010 State G.O. Bonds DEED Grant (Design/Construction)
\$ 300,000	2012 State G.O. Bonds DEED Grant (Construction)
\$1,440,000	2010 Federal EDA Grant (Design/Construction)
<u>\$ 358,200</u>	2011 Federal EDA Grant (Construction)
\$3,302,900	Total

## PROJECT HIGHLIGHTS

Area:	New 12,400 GSF; Remodel 2,100 GSF
Estimated Construction Cost:	\$2,050,000
Construction Bid Award:	\$2,098,200
Project Delivery Method:	Design/Bid/Build

## PROJECT TEAM

Campus Project Manager:	Steve Lange
SO Program Manager:	James Morgan
Architect/Engineer:	Cunningham Group
Contractor:	Ebert Construction
Owner's Representative:	N/A

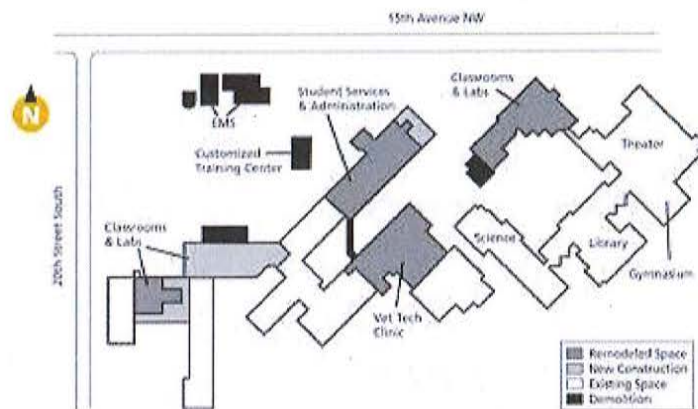
## PROJECT SCHEDULE

2010				2011				2012				2013				2014																								
M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J			
				AE			SD					DD				CD												BA				CON								CO

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# RIDGEWATER COLLEGE

## Willmar Technical Instruction Lab Renovation



### CAMPUS PLAN - Willmar

Campus website: [www.ridgewater.edu](http://www.ridgewater.edu)



### PROJECT DESCRIPTION

This is Phase 2 of a two phase project. Phase 1 of this project, completed in October 2010, included an addition for new instructional space for the insurance claim representative program and customized training, demolition of several 1950's facilities and remodeling for the electricians and cosmetology program spaces. Phase 1 also included Schematic Design phase for Phase 2. The Phase 2 project will complete the design and renovation of spaces for agriculture, veterinary technology, a redesigned student services area, an updated campus entry and demolition of obsolete and poor condition facilities.

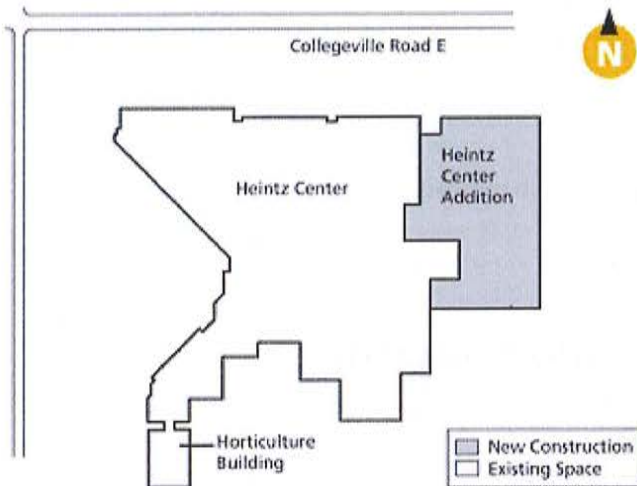






# ROCHESTER COMMUNITY AND TECHNICAL COLLEGE

## Workforce Center Co-location



### CAMPUS PLAN - Rochester

Campus website: [www.rctc.edu](http://www.rctc.edu)



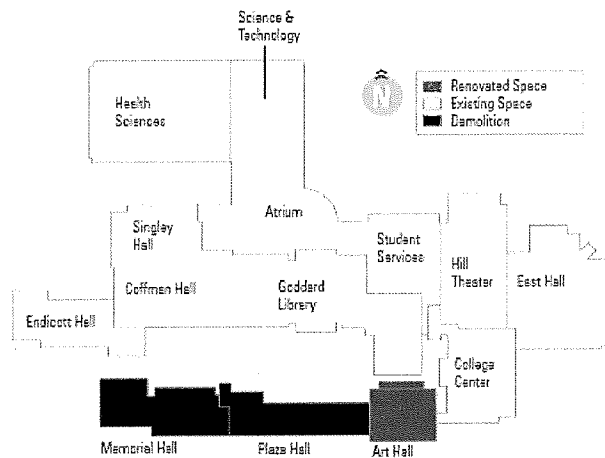
### PROJECT DESCRIPTION

This project designs and constructs an addition to the Heintz Center building for the co-location of facilities for the Rochester Workforce Center to provide a one-stop approach to deliver services and learning opportunities. The project will also provide infrastructure upgrades to the Heintz Center building cooling systems.



# ROCHESTER COMMUNITY AND TECHNICAL COLLEGE

## Memorial and Plaza Halls Demolition Design and Renovation



### CAMPUS PLAN - Rochester

Campus website: [www.rctc.edu](http://www.rctc.edu)

### PROJECT DESCRIPTION

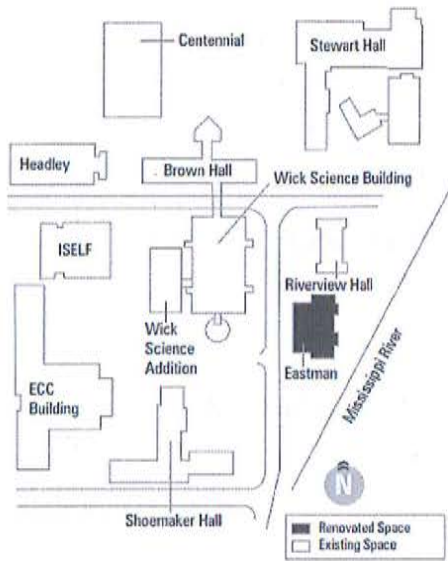
This project provides for the demolition design of the existing Memorial and Plaza Halls and related facilities. These halls house a large number of faculty offices, Anatomy and Physiology labs with lab preparation spaces, flexible classrooms, and support spaces in the two badly deteriorated halls. The project also includes the design for renovated and replacement spaces to relocate building occupants to improved facilities. The project also includes major campus infrastructure improvements to replace an obsolete grounds building, fuel storage and a new central chiller plant for the east campus. Funds were appropriated for the design work by the 2014 legislative session. The system expects to request additional funding in 2016 to complete the demolition, renovation, and construction of new spaces for replacement of offices, medical program labs, and classrooms.





# ST. CLOUD STATE UNIVERSITY

## Student Health and Academic Renovation



### CAMPUS PLAN – St. Cloud

Campus website: [www.stcloudstate.edu](http://www.stcloudstate.edu)



### PROJECT DESCRIPTION

Renovation of Eastman Hall will create greater integration of academic and student service programs. The location of School of Health and Human Services, Human Performance Lab, Student Health Services, and the U-Choose Program in Eastman Hall will serve a growing, diverse student population as well as develop collaborative interdisciplinary programs to support workforce demands in health and human services. Improving these professional spaces will allow existing academic programs, such as radiologic technology, to offer more real world experiences to students.

- Co-locates 4 student health services programs in a facility currently not in use
- Renovates 43,291 GSF
- Constructs 15,562 GSF in mezzanine area, while keeping the building's footprint the same
- Eliminates \$3.8 million of deferred maintenance backlog
- Strengthens ties with local medical communities
- Utilizes existing space for additional square footage without creating new footprint

## PROJECT STATUS

Designer Selection

## PROJECT CONSTRUCTION COMPLETION

November 2017

## PROJECT FUNDING

\$ 865,000 2014 State G.O. Bonds (Design)

\$15,000,000 Planned 2016 State G.O. Bonds (Design & Construction)

\$15,865,000

## PROJECT HIGHLIGHTS

Area: Renovation 43,291 GSF; New 15,562 GSF  
 Estimated Construction Cost: \$ 11,363,360  
 Construction Bid Award: TBD  
 Project Delivery Method: Construction Manager at Risk

## PROJECT TEAM

Campus Project Manager: John Frischmann  
 SO Program Manager: Kent Dirks  
 Architect/Engineer: TBD  
 Construction Manager: TBD  
 Owner's Representative: TBD

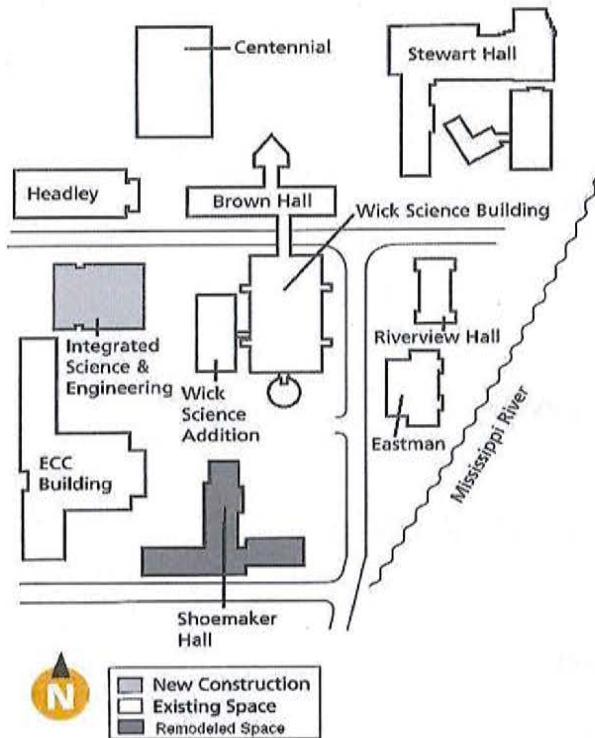
## PROJECT SCHEDULE

2014					2015					2016					2017																				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD	DD	CD										BA	CON					CO												

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# ST. CLOUD STATE UNIVERSITY

## Shoemaker East and West Halls Renovation



### CAMPUS PLAN – St. Cloud

Campus website: [www.stcloudstate.edu](http://www.stcloudstate.edu)



### PROJECT DESCRIPTION

This project designs, renovates, furnishes and equips 83,000 gross square feet of Shoemaker East & West Halls. It consists of major renovation to improve common areas; and, substantial improvement of student and staff rooms including upgraded finishes, lighting, fire alarm and HVAC systems. Updated bathroom facilities and student amenities will be provided to enhance student experience.



# PROJECT STATUS

Closeout

## PROJECT CONSTRUCTION COMPLETION

May 2014

## PROJECT FUNDING

\$ 13,000,000 2013 Revenue Bonds (Design & Construction)  
 \$ 2,300,000 Residential Life R&R (Design & Construction)  
\$ 2,797,100 Residential Life Reserves (Design)  
 \$ 18,097,100 Total

## PROJECT HIGHLIGHTS

Area: Renovation 83,000 GSF  
 Estimated Construction Cost: \$14,828,245  
 Construction Bid Award: \$ 12,530,000  
 Project Delivery Method: Construction Manager at Risk

## PROJECT TEAM

Campus Project Manager: John Frischmann  
 SO Program Manager: Kent Dirks  
 Architect/Engineer: ESG Architects  
 Construction Manager: Terra Construction  
 Owner's Representative: CPMI

## PROJECT SCHEDULE

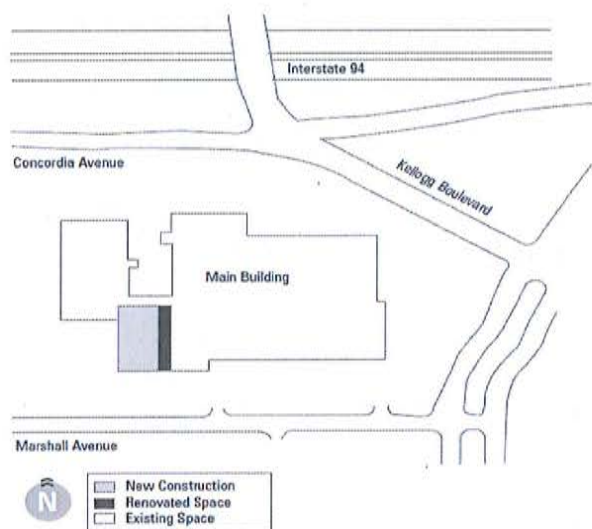
2012					2013					2014													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
			AE	SD	DD	CD	BA	CON					CO										

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		



# SAINT PAUL COLLEGE

## Health and Science Alliance Center Addition



### CAMPUS PLAN – St. Paul

Campus website: [www.saintpauledu](http://www.saintpauledu)



### PROJECT DESCRIPTION

This project designs, constructs, furnishes and equips a new classroom and laboratory building located on the westerly end of the existing campus facilities. The new building will address the growing demand for health and science programs offered by the College in partnership with public and private programs in nursing, medical lab technology, chemistry and allied careers. The project will also include a walkway/entry component to connect to the new west end parking ramp and serve as a major entry to the campus.

New space will include faculty and administrative offices, teaching laboratories, classrooms and student/faculty interaction spaces. Existing spaces vacated in the current buildings will be renovated into laboratory, office and classroom spaces for use by other departments on the campus to alleviate overall campus shortfall of these space types. The completed project will also address issues of life safety, air quality, deferred maintenance, sustainability and energy efficiency, preservation of assets, space shortages and space use constraints. The plan is to complete the design with the funds appropriated from the 2012 legislative session. Bidding and construction funds for the project are anticipated from the 2016 legislative session.

# PROJECT STATUS

Design

# PROJECT CONSTRUCTION COMPLETION DATE

TBD

# PROJECT FUNDING

\$ 1,500,000 2012 State G.O. Bonds (Design)  
 \$ 14,482,000 Capital budget request for 2016 (Construction)  
 \$ 16,400,000 Total

# PROJECT HIGHLIGHTS

Area: New 37,000 GSF Remodel TBD  
 Estimated Construction Cost: \$12,000,000  
 Construction Bid Award: TBD  
 Project Delivery Method: Construction Management at Risk

# PROJECT TEAM

Campus Project Manager: Shaan Hamilton  
 SO Program Manager: Barry Schaub  
 Architect/Engineer: Oliver and Associates  
 Construction Manager: Knutson Construction  
 Owner's Representative: Hansen Construction Consulting

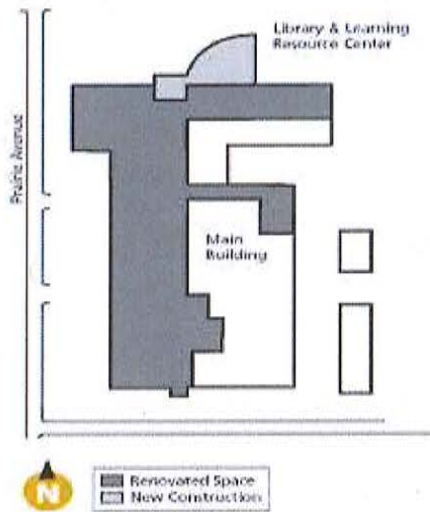
# PROJECT SCHEDULE

2012					2013					2014													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE																			

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
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# SOUTH CENTRAL COLLEGE

## Faribault Classroom Renovation and Addition



### CAMPUS PLAN – Faribault

Campus website: [www.southcentral.edu](http://www.southcentral.edu)



### PROJECT DESCRIPTION

This project will address campus site constraints with improved vehicle circulation, modernized classrooms; additional science labs and revitalized technical instructional spaces. The project will update a campus which has a growing student population and strong community support, accommodate new technical programs, expand the transfer mission of the college, and eliminate \$3.4 million of deferred maintenance projects. The 44-year-old campus suffers from obsolete teaching labs and learning spaces and has inappropriately sized rooms that also do not incorporate technology to support current teaching methods. A major portion of the planned renovations and additions will enhance classroom and lab usage, increase the library space, provide expanded common areas for students to gather and learn and enhance the campus appearance to better reflect today's educational commitment.



## PROJECT STATUS

Construction

## PROJECT CONSTRUCTION COMPLETION DATE

August 2014

## PROJECT FUNDING

\$ 60,000 Campus Funding (Design)  
 \$ 400,000 2008 State G.O. Bonds (Design)  
\$13,315,000 2012 State G.O. Bonds (Design & Construction)  
 \$13,775,000 Total

## PROJECT HIGHLIGHTS

Area: New 18,800 GSF; Remodel 63,000 GSF  
 Estimated Construction Cost: \$10,500,000  
 Construction Bid Award: \$9,359,000  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Karen Snorek  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Rafferty Rafferty Tollefson Lindeke Architects  
 Contractor: Met-Con Companies  
 Owner's Representative: CPMI

## PROJECT SCHEDULE

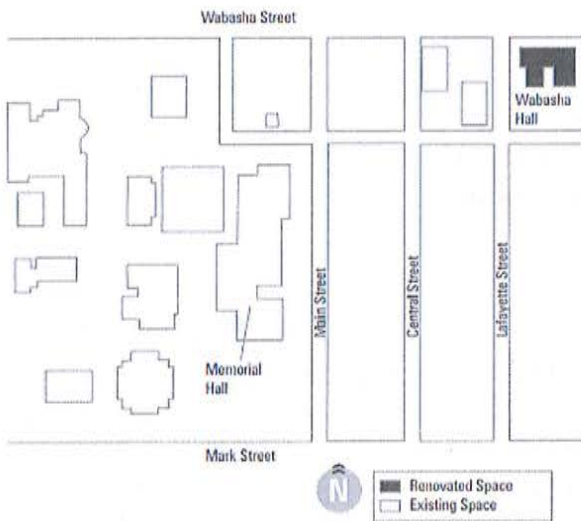
2008			2009				2010				2011				2012				2013				2014																					
O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D						
AE			SD					DD											CD							BA					CON							CO						

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		



# WINONA STATE UNIVERSITY

## Education Village, Phase I Renovation



### CAMPUS PLAN – Winona

Campus website: [www.winona.edu](http://www.winona.edu)



### PROJECT DESCRIPTION

The WSU predesign plan ultimately includes the wise reuse of three buildings renovated into a modern, integrated space that supports a truly transformative plan - purposefully-designed specialty labs and classrooms for all education programs. Phase I starts with the 2014 partial renovation of Wabasha Hall. The new space is critical to support the delivery of innovative curriculum that provides an extraordinary education for the preparation of teachers and school professionals.

- Renovates classrooms, student labs, observation rooms, and faculty offices to create a
- holistic learning and mentoring environment
- Renovates 18,816 GSF
- Constructs 1,000 GSF of new space
- Eliminates \$8 million of deferred maintenance backlog
- Impacts 20 classrooms/labs

## PROJECT STATUS

Designer Selection

## PROJECT CONSTRUCTION COMPLETION DATE

November 2016 Phase I

## PROJECT FUNDING

\$ 5,902,000 2014 State G.O. Bonds (Design/Construction)  
 \$18,697,000 Planned 2016 State G.O. Bonds (Construction)  
 \$24,599,000 Total

## PROJECT HIGHLIGHTS

Area: New 1,000 GSF; Renovation 18,816 GSF  
 Estimated Construction Cost: \$ 4,669,518 Phase I  
 Construction Bid Award: TBD  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: TBD  
 SO Program Manager: Kent Dirks  
 Architect/Engineer: TBD  
 Contractor: TBD  
 Owner's Representative: TBD

## PROJECT SCHEDULE

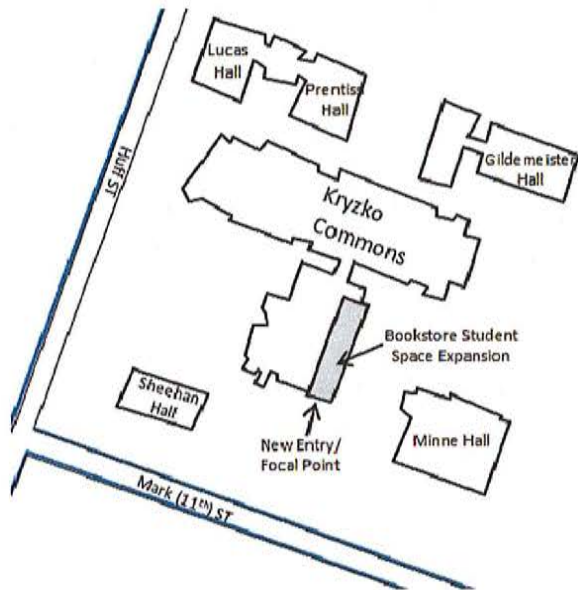
Phase I

2014					2015					2016													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD	DD	CD	BA	CON					CO									

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CD	Construction Document Phase		

# WINONA STATE UNIVERSITY

## Kryzsko Commons Addition and Renovation



### CAMPUS PLAN – Winona

Campus website: [www.winona.edu](http://www.winona.edu)



### PROJECT DESCRIPTION

This project designs, constructs, renovates, and equips an addition and renovation to Kryzsko Commons on the Winona State University campus. The project will address the need for additional student study and meeting space, update the lighting and finishes in Baldwin lounge, provide display and storage space for the campus bookstore and improve fire protection, mechanical and electrical functions in the building. The Kryzsko Commons addition will be approximately 7,400 square feet on two levels, the renovation approximately 17,500 square feet and the exterior construction will address site and accessibility issues.



## PROJECT STATUS

Construction

## PROJECT CONSTRUCTION COMPLETION DATE

July 2014

## PROJECT FUNDING

\$2,000,000 2013 Revenue Bonds (Design/Construction)  
\$2,982,000 Campus Funds (Design/Construction)  
 \$4,982,000 Total

## PROJECT HIGHLIGHTS

Area: New 7,400 GSF; Renovation 17,500 GSF  
 Estimated Construction Cost: \$3,982,000  
 Construction Bid Award: \$3,948,000  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Steve Ronkowski  
 SO Program Manager: Kent Dirks  
 Architect/Engineer: BTR Architects  
 Contractor: Alvin E. Benike Inc.  
 Owner's Representative: Pegasus Group

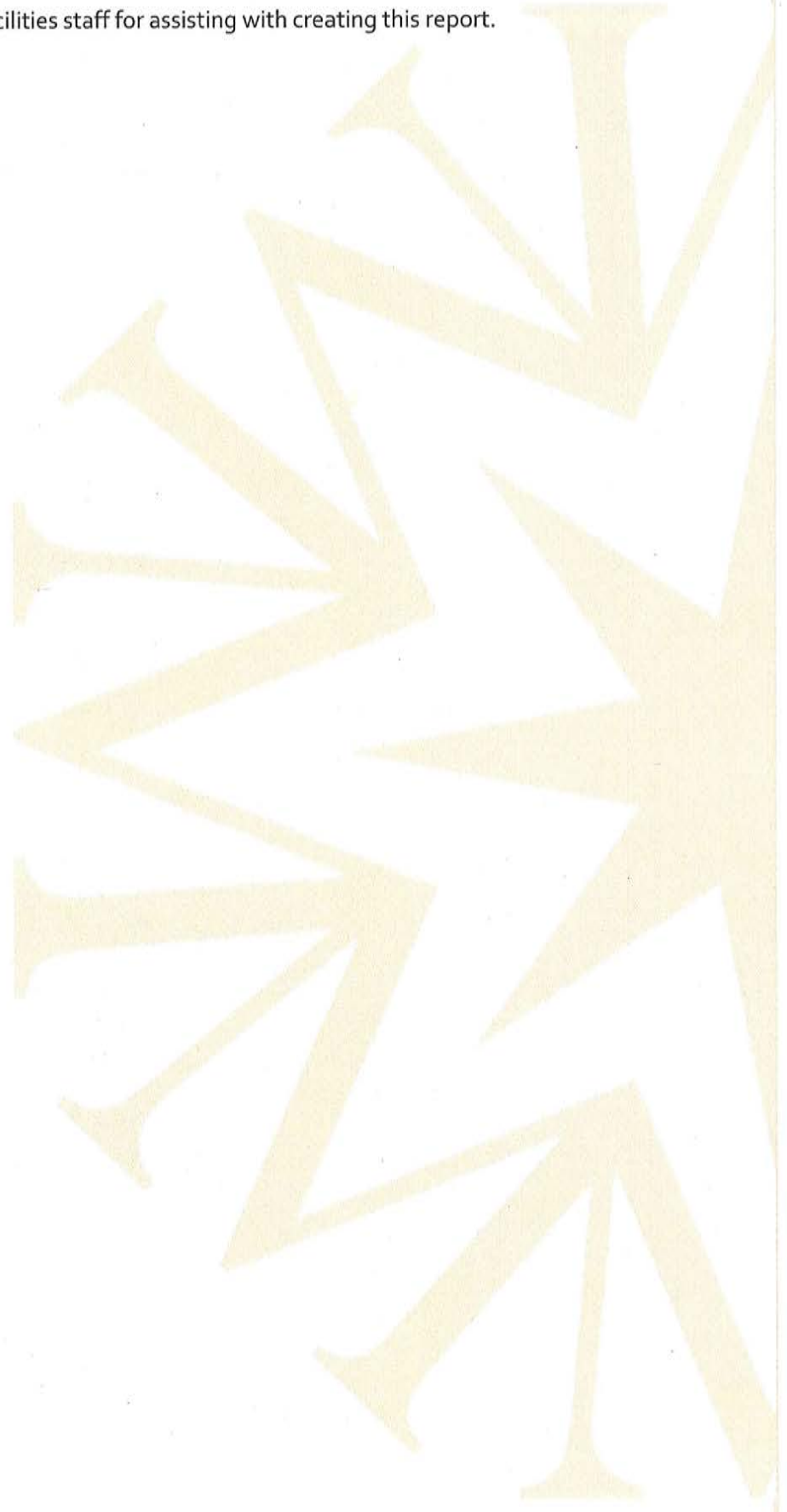
## PROJECT SCHEDULE

2012					2013					2014													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
					AE	SD	DD	CD	BA	CON					CO								

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Thanks to System Office's Facilities staff for assisting with creating this report.



**Minnesota**  
STATE COLLEGES  
& UNIVERSITIES