




MINNESOTA STATE

Finance Division

DATE: February 1, 2021

TO: Jerry Janezich, Chair, Facilities Committee
Roger Moe, Chair, Finance Committee

FROM: William Maki 
Vice Chancellor for Finance and Facilities

SUBJECT: Capital Improvement Program Report – December 31, 2020

Attached is the semi-annual Capital Improvement Program (CIP) Report for the period July 1, 2020 through December 31, 2020.

The CIP report is also available digitally:

<http://www.minnstate.edu/system/finance/facilities/design-construction/cip/index.html>.

Please let us know if you have any questions.

Email Copy to: Board of Trustees
Chancellor Devinder Malhotra
Leadership Council



December 2020

Finance Division – Facilities Unit

Capital Improvement Program Report

July 1, 2020 – December 31, 2020

MINNESOTA STATE

CONTENTS

Capital Improvement Program (CIP) Report	2
2020 Bonding Update.....	2
State Funded Major Capital Projects.....	3
State Funded Major HEAPR Projects	3
Revenue Fund Bond Sale Funded Major Capital Projects	3
College and University Funded Major Capital Projects.....	3
Guaranteed Energy-Savings Program.....	4
Federal Economic Development Administration Grants (EDA)	4
Active Major Capital Projects Summary	5
Large HEAPR Project Summary	6
College and University Funded Projects	7
Guaranteed Energy-Savings Program	7
U.S. Economic Development Administration (EDA) List of Projects	8
Attachment A	9
General Information	9
Project Delivery Methods.....	9
Project Delivery Resources.....	9
Definitions.....	10
Attachment B	11
Minnesota State 2021 Capital Budget Request.....	11
Individual major capital project data sheets.	12

Capital Improvement Program (CIP) Report

The Capital Improvement Program (CIP) Report provides an overview of the active major capital projects during the last six months and their status as of December 31, 2020.

For the purpose of this report, major capital projects include:

- Major capital projects funded by the State of Minnesota through general obligation (GO) bond funding,
- Higher Education Asset Preservation and Replacement (HEAPR) projects greater than \$1 million in total appropriations,
- Projects funded through the sale of Minnesota State Revenue Fund bonds,
- College and university funded projects with contracts greater than \$1 million, approved by the Board of Trustees,
- Guaranteed Energy-Savings Program (GESP) projects, and
- Federal Economic Development Administration Grants (EDA).

General information on project delivery strategies and resources available to project managers is available in **Attachment A**.

2020 Bonding Update

In October, the legislature approved \$90.9 million in funding as part of their 2020 bonding bill. The funding included \$44.5 million for 5 major capital projects and \$46.4 million for Higher Education Asset Preservation and Replacement (HEAPR) funds.

2021 Bonding Update

In their November 2020 meeting, the Board of Trustees approved a capital bonding request of \$188.2 million for the 2021 legislative session. The request addresses priorities unfunded in the 2020 bonding bill which includes \$103.6 million for HEAPR and \$84.6 million for 12 major capital projects. The 2021 legislative session runs from Tuesday, January 5 to May 17, 2021.

The Minnesota State 2021 Capital Budget Request is included in the **Attachment B**.

State Funded Major Capital Projects

There were 9 active major capital projects funded by the State of Minnesota during this six-month reporting period. These active projects represent a total of \$137.4 million in GO bond funding by the state.

Individual project data sheets for the active projects are included in institution alphabetical order at **Attachment C**.

State Funded Major HEAPR Projects

There were 7 active, large (greater than \$1 million in total appropriations) HEAPR projects during this six-month reporting period.

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.

Revenue Fund Bond Sale Funded Major Capital Projects

There were no major capital projects funded through the sale of Revenue Fund bonds active during this reporting period.

College and University Funded Major Capital Projects

There were 6 active college and university funded projects with contracts more than \$1 million approved by the Board of Trustees during this reporting period. These contracts total \$15.4 million and are funded by college or university general funds, and/or revenue or auxiliary fund proceeds. Revenues come from tuition and fees, state general fund appropriation, donations and gifts.

Guaranteed Energy-Savings Program

There were 2 active Guaranteed Energy-Savings Program (GESp) projects during this reporting period. GESp is an alternative means for financing and delivering energy efficiency, renewable energy, and facilities renewal projects. GESp Master Contracts were established by the Minnesota Department of Commerce in response to Governor's Executive Order 11-12. Financing is via a lease-purchase agreement based on a performance contract which uses guaranteed energy savings from the improvement as a means to pay the lease over a period of time. If actual savings are not realized, the GESp vendor pays the difference between actual savings and agreed upon savings.

U.S. Economic Development Administration Grants (EDA)

There were 2 active major capital projects funded in part by EDA grants. The EDA grants directly impact the communities and regions to help them build the capacity for economic development. EDA grants can be used as a resource to supplement the funding of major capital projects at colleges and Universities.

The EDA strives to strengthen the partnership between university centers and the federal government. Guided by the principle that sustainable economic development should be locally driven, EDA works directly with institutions to help them build the capacity for economic development based on local business conditions and needs. EDA's grant investments in planning, technical assistance, and infrastructure construction are designed to leverage existing regional assets that make it easier for businesses to start and grow. Funding for university center projects include commercialization of research, workforce development, and business counseling services. For more information, visit www.eda.gov

Active Major Capital Projects Summary

Major Capital Project Summary: The following major capital projects (sorted by Funding Year) were active during this CIP reporting period.

College/University	Project	Funding Year	Status	GO Funding
South Central College	North Mankato STEM and Healthcare Renovation	2017	Closeout	\$9,600,000
Anoka-Ramsey Community College	Coon Rapids Business and Nursing	2018	Design	\$569,000
		2020	Design	\$16,282,000
Bemidji State University	Academic Learning Center	2018	Closeout	\$22,512,000
Century College	Applied Technology Center	2018	Construction	\$6,362,000
Inver Hills Community College	Technology and Business Center	2018	Design	\$698,000
Minnesota State University Moorhead	Weld Hall	2018	Design	\$628,000
Normandale Community College	Classroom and Student Services, Phase I & 2	2018	Closeout	\$12,636,000
		2020	Construction	\$26,634,000
Riverland Community College	Albert Lea Transportation, Trade and Industrial Education Center	2018	Closeout	\$10,122,000
Rochester Community and Technical College	Memorial and Plaza Halls	2018	Closeout	\$22,853,000

Major Capital Project Funding: This table provides an overview of GO bond funding for major capital projects.

Year	Appropriation Amount	Number of Projects	Spent Percentage	Encumbrance Percentage	Uncommitted Percentage
2015	\$30,155,470	5	99%	1%	0%
2015C*	\$1,787,527	2	100%	0%	0%
2017	\$67,304,571	7	99%	0%	1%
2017C*	\$464,453	7	43%	1%	56%
2018	\$84,015,000	13	94%	5%	1%
2018C*	\$1,821,101	2	83%	3%	14%
2020	\$46,541,000	4	0%	45%	55%

*C noted after the year identifies GO bond funds that were converted to HEAPR

Two-page summaries for individual major capital projects active during the reporting period are at Attachment C. Individual project summaries are also available in alphabetical order at:

<http://minnstate.edu/system/finance/facilities/design-construction/projectstatus/index.html> .

Large HEAPR Project Summary

Large HEAPR Project Summary: The following HEAPR projects with costs greater than \$1 million were active in construction during this CIP reporting period (sorted by Funding Year).

College/University	Project	Funding Year	Status	Funding
South Central College	Building B C2, C4, & K1 Roof Replacement	2017	Closeout	\$1,824,316
Anoka-Ramsey Community College	Electrical Infrastructure Replacement	2018	Construction	\$277,800
		2020	Construction	\$4,129,240
Century College	East & West Campus Exterior Wall Restoration	2018	Construction	\$2,601,975
Inver Hills Community College	Phase 3 Electrical upgrade	2018	Closeout	\$1,693,270
Itasca Community College	Media Center Roof Replacement & Int/Ext Renovation	2018	Closeout	\$1,720,955
Minnesota State University, Mankato	CSB-Water Infiltration Repair	2018	Closeout	\$1,621,101
North Hennepin Community College	Campus Center Envelope Restoration	2018	Closeout	\$1,532,546

HEAPR Project Funding: This table provides an overview of HEAPR funding.

Year	Appropriation Amount	Number of Projects	Spent Percentage	Encumbrance Percentage	Uncommitted Percentage
2015C*	\$1,787,527	2	100%	0%	0%
2017	\$25,000,000	45	98%	1%	1%
2017C*	\$1,056,844.39	7	43%	1%	56%
2018	\$45,000,000	26	87%	2%	11%
2018C*	\$1,821,101	2	83%	3%	14%
2020	\$46,347,000	5	0%	6%	94%

*"C" noted after the year identifies GO bond funds that were converted to HEAPR

College and University Funded Projects

College and University Funded Project Summary: The following campus funded projects with construction contracts greater than \$1 million were active during this CIP reporting period.

College/University	Project	Service and Delivery Method	Vendor Name Contract Amount
Anoka-Ramsey Community College, Coon Rapids	College Services and Library Renovation	Closeout, CM@R	Terra General Contractors LLC \$4,205,266
Itasca Community College	Student Center Addition	Construction D/B/B	Hawk Const \$3,671,900
Minneapolis Community and Technical College	Student Affairs Remodel Phase 1 Phase 2	Closeout CM@R	Donlar Construction \$1,212,680 \$1,447,528
Minnesota State University, Mankato	Scheels Field at Maverick All-Sports Dome	Closeout, CM@R	Kraus-Anderson \$3,447,829
St Paul College	East Façade Repair & Enhancement	Construction, CM@R	Terra General Contractors LLC \$3,847,211

Guaranteed Energy-Savings Program

GESP Project Summary: The following GESP project was active during this CIP reporting period.

College/University	Service and Delivery Method	Vendor Name Contract Amount
Hennepin Technical College	Closeout	Ameresco \$3,289,713
Winona State University	Design	McKinstry \$118,283

EDA LIST OF PROJECTS

EDA Project Summary: The following GESP projects were active during this CIP reporting period.

College/University	Project	Funding Year	Status	Grant Amount
Pine Technical and Community College	Regional Workforce Training Modernization and Expansion	2018	Closeout	1.1 Million
Saint Cloud Technical College	Advance Manufacturing Training Lab	2020	Design	2.5 Million

General Information

Project Delivery Methods

Minnesota State primarily utilizes two project delivery methods for major capital projects.

Design/Bid/Build (D-B-B): D-B-B is the traditional delivery method used for the majority of Minnesota State projects. Using this method, the lowest responsible bidder is awarded the project to act as General Contractor and they determine all subcontractors for the project.

Construction Manager at Risk (CM@R): CM@R is an alternate delivery method to reduce risk for Minnesota State on large complex projects. The Construction Manager is selected during the early design phase and establishes a Guaranteed Maximum Price for construction prior to bidding. Subcontractors are prequalified prior to bidding on the project.

Project Delivery Resources

A series of tools and resources is available for college and university project managers to effectively and efficiently deliver projects and meet standards and expectations set out in state statute and board policy and procedure. These resources include the Minnesota State Design Standards, eManual documents, Facilities Professional/Technical Master Contract program, and the Enterprise Project Management System that offer guidance on a variety of project delivery methods.

eManual: The eManual is a ready resource for college and university project managers as well as vendors and contractors doing business with Minnesota State college and universities. It includes contract templates, forms, instructions, white papers, and other documents reflecting requirements of state statutes and laws, and board policies and system procedures. The eManual is available at <https://www.minnstate.edu/system/finance/facilities/design-construction/index.html>.

Facilities Professional Technical Master Contract: Master contracts streamline the selection and hiring of professional/technical consultants for small projects with fees under \$100,000. The Facilities Professional/Technical Master Contract program provides college and university project managers with a database of consultants that have met minimum qualifications for 33 specialty services. The program is reopened annually in January to vendors. More information about the program is available in the eManual.

Enterprise Project Management System (EPMS/e-Builder): E-Builder is the system’s project management platform and system of record. This program includes workflows aligned with requirements set out in state statute, board policy, and procedure as well as best practices.

Definitions

Project Terms	Definitions as used in this report
A/E Selection	The period during the solicitation, evaluation, negotiation, and award of project work to design professionals (Architect/Engineer).
Design	Planning period of the project when all the elements are drawn, specified, and approved by the college/university.
Bid/Award	Request for bids are advertised, received, and confirmed by the project team. The lowest responsible bidder is awarded the project and construction contract is executed.
Construction	The physical project takes shape as contractor mobilizes on site, demolishes as needed, then builds the project according to the contract documents.
Substantial Completion	Refers to a stage of a project that is sufficiently complete, in accordance with the construction contract documents, so that the college or university may use or occupy the building project or designated portion for the intended purpose.
Closeout	This occurs after Substantial Completion and prior to project final completion of construction. Besides completing punch list items for construction, this phase often includes completion of Percent for Art and furniture installation.
Completed	The point in a project when all contractual obligations have been met and all financial transactions complete and any residual funds returned to their source for reapportionment.
Encumbrance Percentage	Percentage of the total appropriation amount that is encumbered and not spent in ISRS in relation to the total project appropriation amount.
Spent Percentage	Percentage of the total appropriation amount that is encumbered and spent in ISRS in relation to the total project appropriation amount.
Uncommitted Percentage	Percentage of the total appropriation amount that is not encumbered or spent in ISRS in relation to the total project appropriation amount.

Attachment B

Minnesota State 2021 Capital Budget Request

Board Priority	College / University	Project Title	Requested Amount
1	Higher Education Asset Preservation and Replacement	HEAPR	\$ 103,653,000
2	Minnesota State University Moorhead	Weld Hall Renovation and Addition	\$ 17,290,000
3	Inver Hills Community College	Technology and Business Center	\$ 14,653,000
4	Saint Paul College	Academic Excellence Renovation and Renewal	\$ 937,000
5	Minneapolis College/Metro State	Management Education Center Metro Baccalaureate Initiative	\$ 17,207,000
6	NHED - Vermilion Community College	Classroom Building Renovation	\$ 2,576,000
7	Central Lakes College	Brainerd Student Services Renovation	\$ 8,275,000
8	Northland Community and Technical College	Effective Teaching and Learning Labs	\$ 2,220,000
9	Minnesota State University, Mankato	Armstrong Hall Replacement	\$ 6,691,000
10	Winona State University	Ctr for Interdisciplinary Collab., Engagement, & Learning	\$ 3,218,000
11	Lake Superior College	Integrated Manufacturing Workforce Labs	\$ 985,000
12	North Hennepin Community College	Center for Innovation & the Arts @ Brooklyn Park	\$ 6,598,000
13	Metropolitan State University	Cyber Security Program	\$ 3,923,000
Total Program			\$ 188,226,000
Total - Capital Projects Only			\$ 84,573,000
State Support (GO)			\$ 160,035,000
User Financing (UF)			\$ 28,191,000



MINNESOTA STATE

For more information please visit: <https://www.minnstate.edu/legislative/index.html>.

Individual major capital project data sheets.



Anoka-Ramsey Community College

Business and Nursing Renovation

CAMPUS FACTS

Students

4,504 Full Year Equivalent
21% Diverse backgrounds

Facility

419,337 Gross Square Feet
.17 Facility Condition Index

Campus website

www.anokaramsey.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Increasing the nursing cohort to 120 students over time,
- Creating modernized classrooms, code compliant restrooms, centralized offices, and flexible multi-purpose labs,
- Enhancing internal circulation and wayfinding, and
- Removing \$4,902,000 in deferred maintenance.

Project Description

The scope of this project includes:

- Creating contemporary and flexible learning environments,
- Renovating approximately 35,000 square feet or more of existing space for laboratory, classroom and office space, and
- Transforming existing 1960's interior space into a modern, sustainable, and collaborative environment.

Project Funding

\$ 569,000 2018 G.O. Bonds (Design)
 \$ 16,282,000 2020 G.O. Bonds (Construction)
 \$ 16,851,000 Total

Project Costs

\$ 1,077,000 Design
 \$ 261,000 Project Management
 \$ 12,036,000 Est. Construction Cost
 \$ 80,000 Art
 \$ 3,397,000 Occupancy
 \$ 16,851,000 Total

Project Status & Schedule

Activity	Milestone
A/E Selection by	March 2019
Design	April – September, 2020
Construction Docs.	October –March, 2021
Bidding & Award	April, 2021
Construction begins	May, 2021
Substantial Completion	May, 2022
Close-out	September, 2024

Project Team

Kenneth Karr, Campus Project Manager
 Karen Huiett, SO Program Manager
 Leo A Daly, Architect/Engineer
 TBD, Contractor

Project Highlights

- 35,000 GSF Renovation
- TBD, Construction Bid Award
- Design/Bid/Build, Project Delivery
- Accessible exterior terrace
- Student gathering spaces
- Durable, natural finishes
- Faculty offices with student engagement areas
- Enhanced wayfinding, graphics, and signage

Project Progress



Figure 2 Design Development Floor Plan



Bemidji State University

Academic Learning Center, Campus Renovation and Hagg Sauer Demolition

CAMPUS FACTS

Students

4,319 Full Year Equivalent
21% Diverse backgrounds

Facility

925,103 Gross Square Feet
.13 Facility Condition Index

Campus website

www.bemidjistate.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Create more flexible teaching spaces and active learning classrooms,,
- Create student study, gathering and collaboration spaces,
- Create and upgrade faculty offices and flexible multi-purpose labs,
- Removing \$8,800,000 in deferred maintenance.
- Programs affected: Computer Science, Criminal Justice, Education, English, Geography, History, Library Services, Math, Music, Philosophy, Political Science, Psychology, Social Work, Sociology, and a new Tutoring Center.

Project Description

The scope of this project includes:

- Demolition of existing Hagg Sauer Hall – approximately 82,500 SF
- Construct Academic Learning Center – approximately 27,750 SF
- Renovate significant spaces in Bensen Hall, Sattgast Hall, Bridgeman Hall, Bangsberg Hall and A.C. Clark Library – approximately 54,883 SF

Project Funding

\$ 1,013,000	2014 State G.O. Bonds (Design)
\$ 22,512,000	2018 State G.O. Bonds (Design/Demo/Construction)
\$ 75,000	2018 HEAPR (ADA Restroom)
\$ 23,600,000	Total

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	April, 2015 October, 2018
Bidding & Award	December, 2018
Construction begins	January, 2019
Substantial Completion	October, 2020
Close-out	June, 2021

Project Team

Karen Snorek, Campus Project Manager
Jim Morgan, SO Program Manager
BTR, Architect/Engineer
Terra General Contractors, Contractor

Project Highlights

- 54,883 GSF Renovation
- 82,500 GSF Demolition
- 27,739 GSF New Construction
- \$17,400,000 Construction Cost
- \$17,273,885, Construction Award
- CM at Risk, Project Delivery

Project Progress



Figure 2 Exterior of new Academic Learning Center

Ribbon Cutting was held November 12, 2020.



Century College

Engineering and Applied Technology Center Renovation

CAMPUS FACTS

Students

5,983 Full Year Equivalent
43% Diverse backgrounds

Facility

739,917 Gross Square Feet
.19 Facility Condition Index

Campus website

www.century.edu



Figure 1 Campus Context Plans for 1st and 2nd floors

Impact for students and faculty as a result of this project includes:

- Eliminating \$680,000 from the backlog of required maintenance and asset preservation,
- Creating a mezzanine on the second floor for additional engineering classroom space,
- Increasing capability of tutoring more students in Science Resource Center, and
- Providing faculty offices and informal huddle areas on the second floor.

Project Description

The scope of this project includes:

- Designing, renovating and equipping the Engineering and Applied Technology Center, welding lab, fabrication lab, auto, and related student support and university partnership space on the east campus.

Project Funding

\$ 6,362,000 2018 G.O. Bonds (Design and
\$ 6,362,000 Total Construction

Project Status & Schedule

Activity	Milestone
A/E Selection	August 2018 - January 2019
Design	February 2019 – March 2020
Bidding & Award	April - May, 2020
Construction begins	June, 2020 – May, 2021
Substantial Completion	May, 2021
Close-out	June - August, 2021

Project Team

Mike Houfer, Campus Project Manager
Terry Olsen, SO Program Manager
Architecture Advantage, Architect
Terra General Contractors,
Construction Manager

Project Highlights

- 16,580 GSF Renovation
- \$4,019,000 Est. Construction Cost
- \$4,581,072 Guaranteed Max Price
- Construction Manager at Risk, Project Delivery

Project Progress



Figure 2 Wall Framing in Progress



Figure 3 Dust Collector.

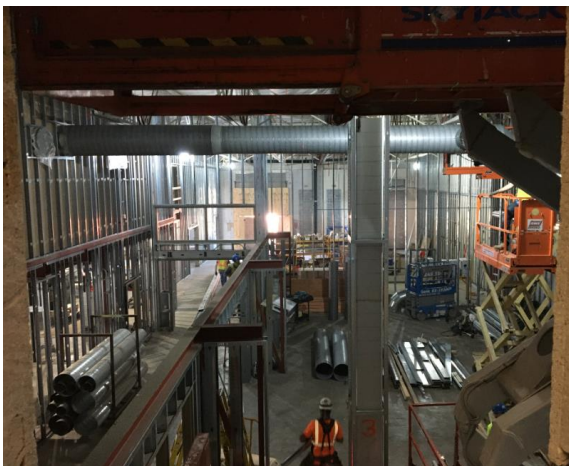


Figure 4 Second Floor Overlook into ADM Area.

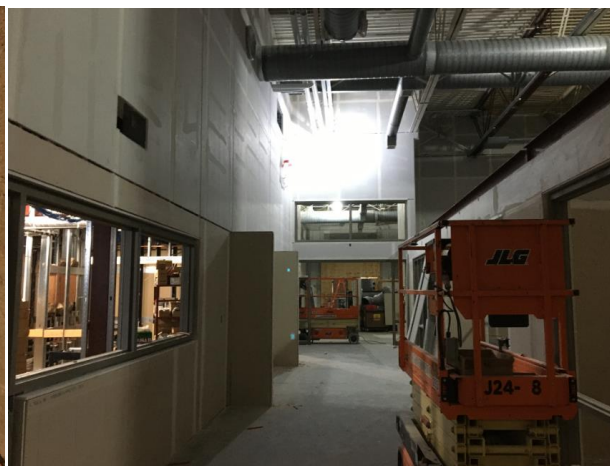


Figure 5 Sheet Rock Installation.



Inver Hills Community College

Technology and Business Center

CAMPUS FACTS

Students

3,017 Full Year Equivalent
31% Diverse backgrounds

Facility

325,845 Gross Square Feet
.34 Facility Condition Index

Campus website

www.inverhills.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Improved technology and technology access for technology-rich coursework,
- S.T.E.M. collaborative learning areas,
- Easy access to faculty for support, and
- Improved, flexible learning environments.

Project Description

This project will respond to the changing educational needs of the Business and Accounting, STEM Technology and Paralegal programs as well as address numerous deferred maintenance needs. The project scope includes:

- Renovation of the Business Building,
- New link between Business and Heritage Hall,
- Improve learning environments,
- Improve utilization of existing spaces, and
- Reduce facility operating costs through improved building systems.

Project Funding

\$ 698,000 2018 G.O. Bonds (Design)
\$14,653,000 Planned 2020 GO Bond
Funds (Construction)
\$15,351,000 Total

Project Status & Schedule

Activity	Milestone
A/E Selection by	February, 2019
Design	March, 2019 – July, 2020
If funded...	
Design Completion	TBD
Bidding & Award	TBD
Construction begins	TBD
Substantial Completion	TBD
Close-out	TBD

Project Team

Paul DeMuth, Campus Project Manager
Justine Pliska, SO Program Manager
LHB, Corp., Architect/Engineer
McGough, Construction Manager

Project Highlights

- 26,167 GSF Renovation
- 3,925 GSF Addition
- \$11,948,000 Est. Construction Cost
- \$TBD, Construction Bid Award
- CM@risk, Project Delivery

Project Progress



Figure 2 Rendering showing new link to Heritage Hall and new entry element and roof dormers



Minnesota State University Moorhead

Weld Hall Renovation

CAMPUS FACTS

Students

5,297 Full Year Equivalent
20% Diverse backgrounds

Facility

1,732,834 Gross Square Feet
.10 Facility Condition Index

Campus website

www.mnstate.edu

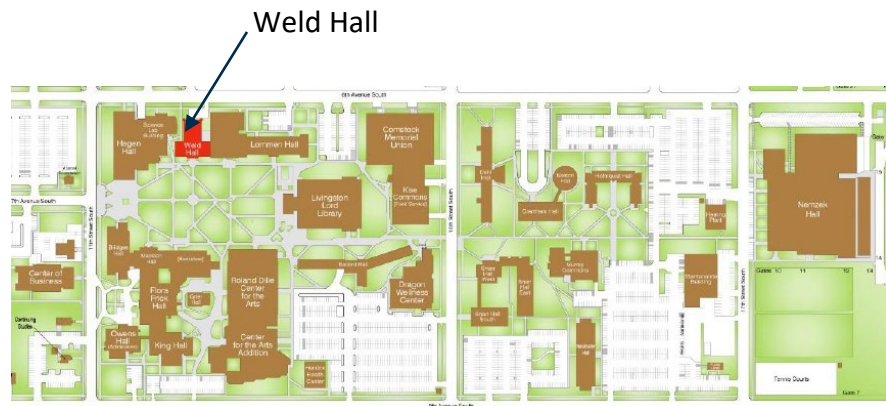


Figure 1 Campus map pointing out Weld Hall

Impact for students as a result of this project includes:

- Adding stair/elevator and stage access additions to serve student accessibility needs and,
- Creating state-of-the-art teaching environments,
- Providing flexible learning studios, and
- Improving technology throughout the building.

Project Description

The scope of this project includes:

- Renovation of historic Weld Hall and increasing space utilization,
- Reducing office space and adjusting mix of classrooms and labs, and
- Removing more than \$8 million of deferred maintenance, including tuck-pointing, window replacement, providing sprinkler coverage and updating plumbing and HVAC.

Project Funding

\$628,000 2018 G.O. Bonds (Design)
 \$ 17,290,000 2020 Planned G.O. Bonds
 (Design and Construction)
 \$ 17,918,000 Total

Project Team

Brenda Norris, Campus Project Manager
 Terry Olsen, SO Program Manager
 YHR Partners, LTD, Architect
 TBD, Contractor

Project Status & Schedule

Activity	Milestone
A/E Selection	July 2018 - February 2019
Design	March 2019 – June, 2020

If Funded

Design Completion	TBD
Bid & Award	TBD
Construction begins	TBD
Substantial Completion	TBD
Close-out	TBD

Project Highlights

- 33,484 GSF Renovation
- 2,821 GSF Addition
- \$14,200,000 Est. Construction Cost
- TBD, Construction Bid Award
- Design/Bid/Build, Project Delivery

Project Progress



Figure 2 Weld Hall proposed north entrance elevation

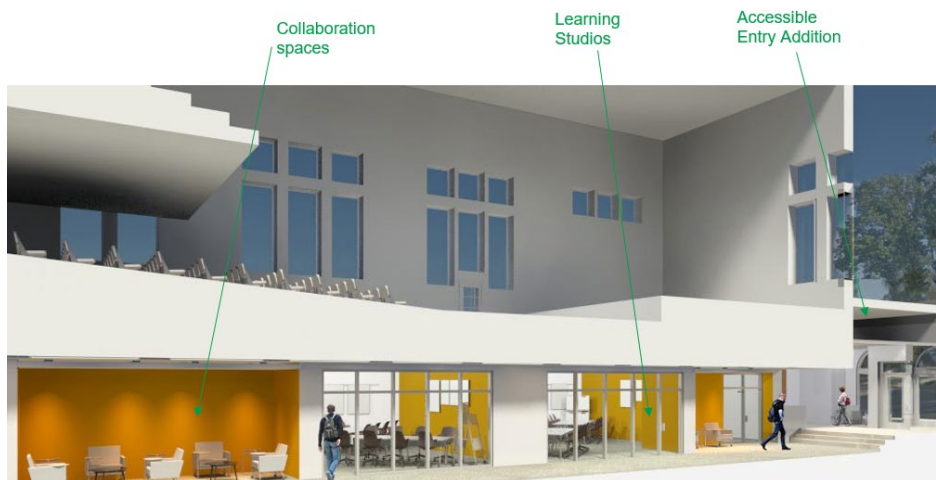


Figure 3 Proposed section through Glasrud Auditorium, realigned lower level and new north entrance



Normandale Community College

Classroom and Student Services Center, Phases 1 and 2

CAMPUS FACTS

Students

6,843 Full Year Equivalent
42% Diverse backgrounds

Facility

811,997 Gross Square Feet
.05 Facility Condition Index

Campus website

www.normandale.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

Phase 1

- Improving wayfinding and access between floors, and
- Additional individual and collaborative student study and social areas.

Phase 2

- Overall increased space utilization,
- Updated technology in classrooms and student support areas, and
- Improved faculty offices.

Project Description

This project is separated into 2 phases due to funding. Phase 1 includes the primary interior renovation on the west side of the College Services Building. Phase 2 renovates the interior of the east side. Initial funding covers both phases while construction funding is planned in two appropriations. The scope of this project includes:

Phase 1

- Innovative student services delivery area
- 5 renovated classrooms and new testing lab
- New faculty and administrative offices and café

Phase 2

- Modernization of 27 classrooms
- New math and tutoring centers
- New computer lab and flexible furnishings

Project Funding

\$ 12,636,000 2018 State G.O. Bonds
\$ 26,634,000 2021 State G.O. Bonds
\$ 39,270,000 Total

Project Team

Patrick Buhl, Campus Project Manager
Karen Huiett, SO Program Manager
HGA, Architect/Engineer
JE Dunn Construction Company, Contractor

Project Status & Schedule

Activity	Milestone
A/E Selection by	September, 2018
CM@r Selection by	October, 2019
Design	October–May, 2019
Ph. 1 Bidding & Award	September, 2019
Ph. 1 Construction	October–July, 2020
Ph. 1 Sub. Completion	August, 2020
Ph. 2 Bidding & Award	October–November, 2020
Ph. 2 Construction	Nov., 2020 – Dec., 2021
Ph. 2 Sub. Completion	January, 2022
Close-out	December, 2022

Project Highlights

- 51,000 GSF Phase 1 Renovation
- 94,000 GSF Phase 2 Renovation
- Construction Manager at Risk Project Delivery Method
- \$8,357,000 Ph.1 Construction Cost
- \$18,475,585 Ph. 2 Est. Construction Cost

Project Progress



Figure 2 Rendering of Student Services Center



Rochester Community and Technical College

Memorial and Plaza Halls Demolition and Renovation

CAMPUS FACTS

Students

3,703 Full Year Equivalents

29% Diverse backgrounds

Facility

855,203 Gross Square Feet

.06 Facility Condition Index

Campus website

www.rctc.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Modernizing of dated classrooms and the incorporation of active learning environments, and
- Addition of exterior gathering and activity areas

Project Description

The scope of this project includes the demolishing of the existing Memorial and Plaza Halls, Grounds Storage Garage, and related site work. The new work includes:

- An addition added to Endicott Hall for Classrooms, Faculty Offices and Student Support spaces,
- Renovations to existing classrooms, accessibility upgrades,
- Campus infrastructure improvements including a new central chiller plant, and
- Creation of an exterior plaza to the South for outdoor learning and student use.
- Creating contemporary and flexible learning environments,
- Renovating approximately 35,000 square feet of existing 1960's interior space for laboratory, classroom and office space, and collaborative environments.

Project Funding

\$ 1,000,000 2014 G.O. Bonds (Design)
\$ 22,853,000 2018 G.O. Bonds (Construction)
\$ 23,853,000 Total

Project Team

Shayn Jenkson, Campus Project Manager
Justine Pliska, SO Program Manager
BTR, Architect/Engineer
Market & Johnson, Contractor

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	June 2015 July 2015 – September, 2018
Bidding & Award	October, 2018
Construction begins	November, 2018
Substantial Completion	October, 2020
Close-out	December, 2020

Project Highlights

- 20,000 GSF New Construction
- 11,000 GSF Renovation
- 38,000 GSF Demolition
- \$18,774,000 Est. Construction Cost
- \$15,184,000, Construction Bid Award
- Design/Bid/Build, Project Delivery

Project Progress



Figure 2 Project exterior image

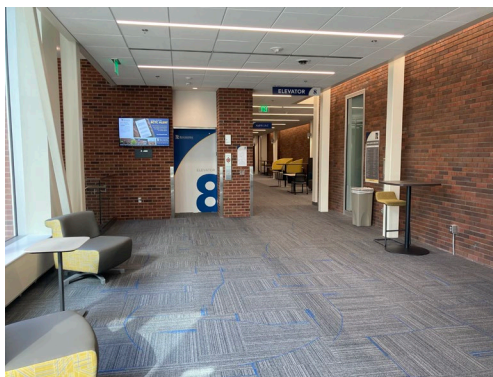


Figure 3 - Completed Interior



Figure 4 – Active Learning Classroom



Riverland Community College, Albert Lea

Transportation, Trade and Industrial Education Center

CAMPUS FACTS

Students

495 Full Year Equivalent
20% Diverse backgrounds

Facility

146,322 Gross Square Feet
.11 Facility Condition Index

Campus website

www.riverland.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Improved learning labs,
- New student lounge,
- Convenient bathrooms, and
- Safer site circulation at the South end of the building.

Project Description

The scope of this project includes:

- Modernizing existing classroom and lab spaces,
- Provide a new accessible rear entry
- Addition of Lower Level Bathrooms,
- Demolishing the obsolete Gateway Building,
- Improving site safety while incorporating a truck driving range within the campus boundary, and
- Resolve numerous deferred maintenance issues including water intrusion and roof replacement.

Project Funding

\$10,122,000 2018 G.O. Bonds (Design & Construction)

Project Team

Brad Doss, CFO & Campus Project Manager
Justine Pliska, SO Program Manager
Alliance, Architect/Engineer
Knutson, Contractor

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	September, 2018 October, 2018 – September, 2019
Bidding & Award Construction begins	September, 2019 October, 2019
Substantial Completion	August, 2020
Close-out	December, 2020

Project Highlights

- 39,173 GSF Renovation
- 2,600 GSF Addition
- \$7,312,600 Est. Construction Cost
- \$7,181,055, Construction Bid Award
- CM@risk, Project Delivery

Project Progress



Figure 2: Image of new in-fill addition at rear entry to building



Figure 3: Student Lounge in In-Fill



Figure 4: Student Lounge in In-Fill



Figure 5: New Learning Lab



South Central Community College

STEM and Healthcare Renovation

CAMPUS FACTS

Students

1,822 Full Year Equivalent
25% Diverse backgrounds

Facility

302,315 Gross Square Feet
.15 Facility Condition Index

Campus website

www.southcentral.edu



Figure 1 North Mankato Campus Plan

Impact for students as a result of this project:

- Enhancing the Agriculture, STEM, Manufacturing, and Allied Health programs,
- Reducing operational costs up to 45% and the FCI from .15 to .11,
- Eliminating more than \$2.9 million in deferred maintenance, and
- Creating modernized classrooms, code compliant restrooms, vibrant social and study spaces, centralize offices, and flexible multi-purpose labs.

Project Description

The scope of this project includes:

- Creating student and faculty environments which simulate real life technical experiences or modern university labs and classrooms, and to prepare students to enter the workforce or transfer to a university with the skills they need to be successful,
- Transforming existing 1960's interior space into a modern, sustainable, and collaborative environment.

Project Funding

\$ 9,600,000 2017 State G.O. Bonds
\$ 910,000 Campus funds
\$ 10,510,000 Total

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	September, 2017 October–March, 2019
Bidding & Award	May, 2019
Construction	June-April, 2020
Substantial Comp.	May, 2020
Close-out	June - Dec, 2020
Art Design & Install	Dec. 2020 – May 2021

Project Team

Roxy Traxler, Campus Project Manager
Karen Huiett, SO Program Manager
DLR Group, Architect/Engineer
Kraus-Anderson Construction Company,
Construction Manager

Project Highlights

- 48,650 GSF Renovation
- 11,350 GSF Renewal
- \$8,174,500 Construction Cost
- Construction Manager at Risk, Project Delivery

Project Progress

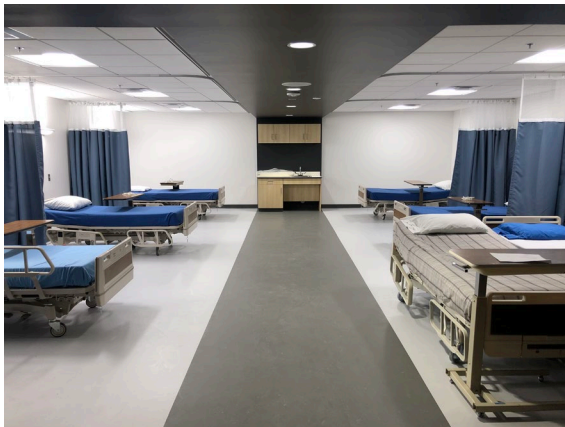


Figure 2 Nursing Lab



Figure 3 Mechatronics Lab



Figure 4 Student Services One-Stop



Figure 5 Welding Lab

Brian Yolitz
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