



Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Facilities Projects

Finance and Facilities Committee  
Board of Trustees

Presented by: Brian Yolitz,  
Associate Vice Chancellor for Facilities

October 18-19, 2011



Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Overview

- Minnesota State University, Mankato Housing Lease
- Riverland Community College, Austin, Construction Project
- St. Cloud State University, Reallocation of Revenue Bond proceeds



**Minnesota**  
STATE COLLEGES  
& UNIVERSITIES

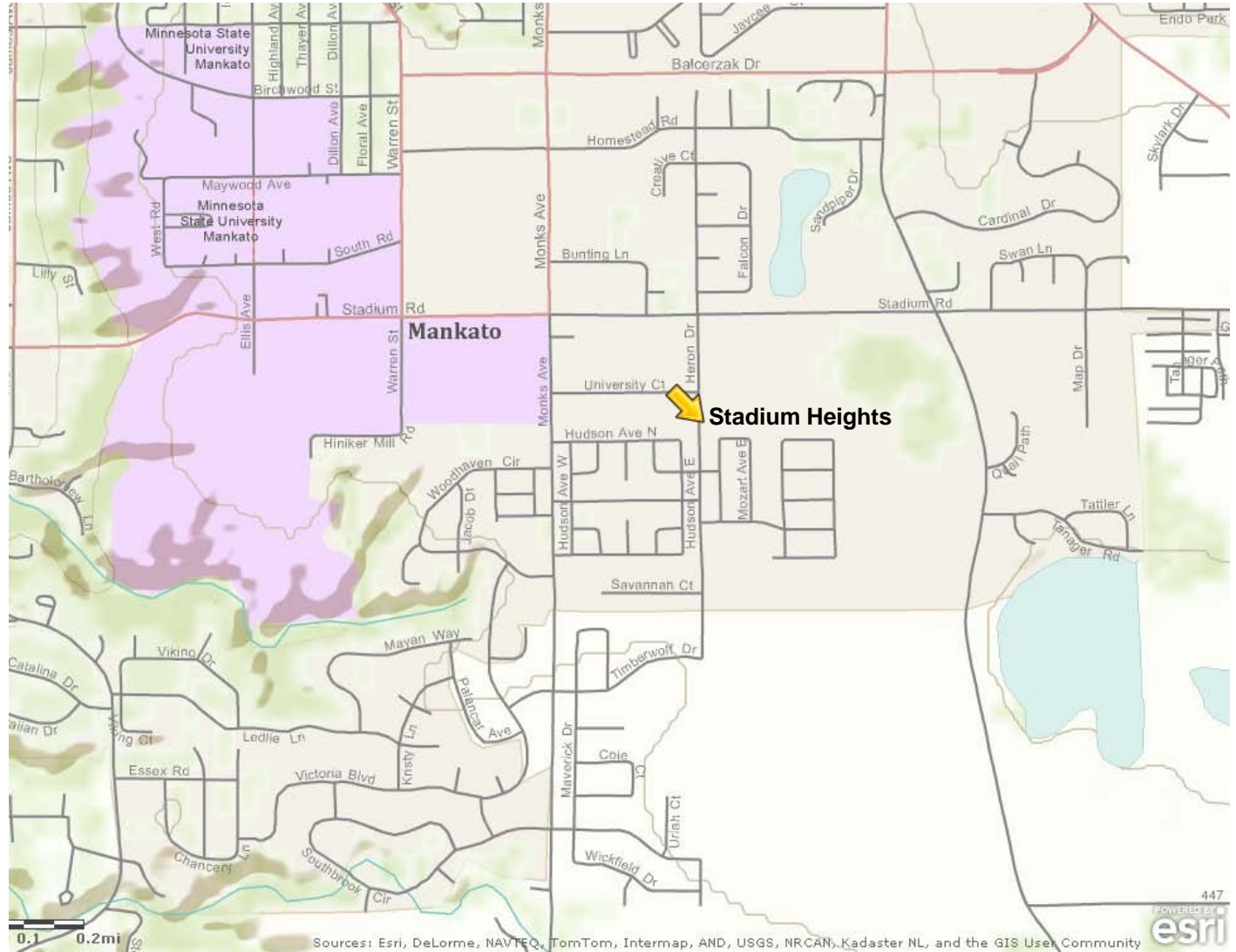
# **Minnesota State University, Mankato**

## **Housing Lease**



Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Property Location (Mankato campus in purple)





# Residential Life Strategy

- Residential life master plan
- Gage Hall – off line in Fall 2012
- Gap in on-campus capacity
- Short term solution (year to year)
- Approximately 250 beds



Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Snapshot of Stadium Heights





Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Lease Terms

Start Date:	August 1, 2012
End Date:	July 31, 2013 (with 4 x 1 year options to extend the term)
Units:	84 - 3 bedroom apartments
Beds:	252 bedrooms
Rent:	\$1,372,800/year for years 1-3 \$1,413,984/year for years 4-5
Total Rent:	\$6.9 million for all 5 years
Furnishings:	University to provide (similar to res hall room)



# Recommended Motion

- The Board of Trustees approves the lease at 755 Heron Drive, Mankato, Minnesota, consistent with the business terms as described in this narrative, subject to final approval of the lease terms by the Chancellor or his designee.





**Minnesota**  
STATE COLLEGES  
& UNIVERSITIES

# **Riverland Community College, Austin**

## **Construction project**



Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Location



### Institution Buildings

- 1 - Main Building
- 2 - Hazardous Waste Shed
- 3 - Out Building
- 4 - Student Housing
- 5 - North Building
- 6 - Center Building
- 7 - East Building
- 8 - South Building
- 9 - West Building
- 10 - Maintenance Building

- Master Plan Boundary
- Owned Property
- Building Roof Top
- President's Office

Campus Address:  
1900 8th Ave NW  
Austin, MN 55912

## Riverland Community College Austin Main Campus

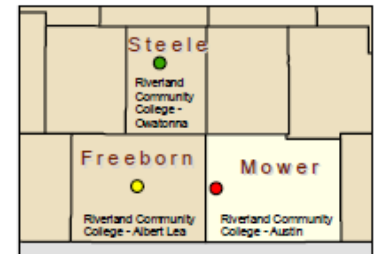


MINNESOTA  
STATE COLLEGES  
& UNIVERSITIES

As of June 30, 2010

This map was created for display purposes only. It should not be used for accurate measurements or where a survey is required.

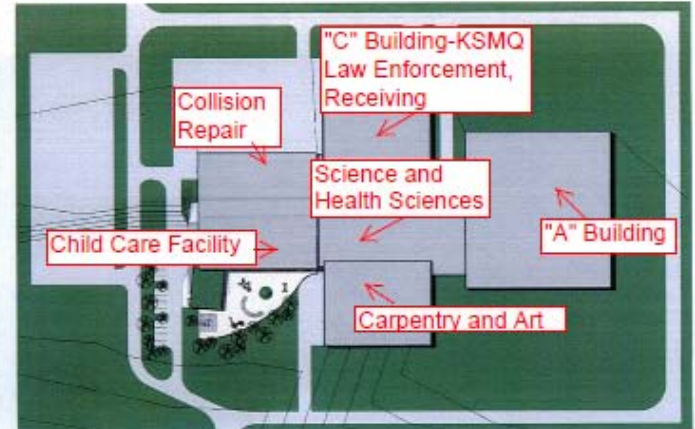
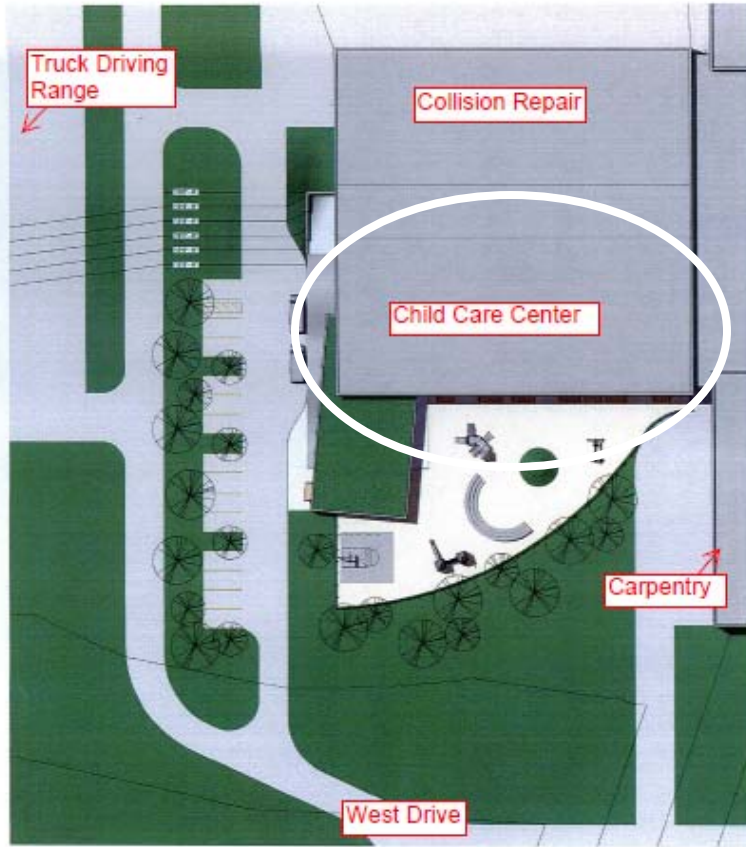
Sources: Riverland Community College Master Plan (2004), Mower County, USDA FSA (2009).





Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Proposed Project



3) West Plot Plan



2) Exterior Perspective

1) Site Plan  
**rsp** RSP Architects Ltd.  
1120 University Street NE  
Minneapolis, MN 55418-1008  
612.677.7100 ext. 200  
612.677.7100 fax  
www.rsparch.com

Child Care Center  
Scale: 1/8" = 1'-0"

EXT-1  
Project: 10/2010  
Date: 01/11



# Opportunity

- Improve Underutilized Space
  - Receiving area
  - No academic program
  - Wing could be better utilized
- Community Partnerships
  - Hormel Foundation
  - Identified community need for early childhood care and education
- Alternative capital financing model



# Project Proposal

- \$3 million renovation cost
- Capital Financing
  - \$2 million committed by Hormel Foundation
  - \$1 million plus from Hormel Foundation partners
  - Enter into construction agreement
- Design/Schedule
  - Hormel Foundation to fund design and manage construction
  - Meet MnSCU design standards
  - Pending Board approval, finalize design



# Project / User

- Day care
  - Request for Proposal
  - Financially viability
  - Lease agreement
  - User would pay operating costs
- Potential for college program tie-in
- Change/end of use



Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Recommended Motion

- The Board of Trustees approves this project with all documents to be reviewed by the Chancellor's designee prior to execution.



**Minnesota**  
STATE COLLEGES  
& UNIVERSITIES

# **St. Cloud State University,**

## **Reallocation of Revenue Bond proceeds**





Minnesota  
STATE COLLEGES  
& UNIVERSITIES

# Center Rendering



*Proposed exterior of the National Hockey and Event Center.  
(Images courtesy of JLG Architects)*



# National Hockey & Events Center

- **Original Plan**

- Two Phases
- Phase I – \$13.8 million project cost
  - \$6.5 million - general obligation bonds
  - \$7.3 million from university foundation
- Phase II – \$15.4 million
  - Fully funded from foundation/capital campaign
- Total expected project costs – both phases
  - \$29.2 million

- **Original Board Action**

- March 2010



# Change in Project Financing

- Phase I only
- Financing plan changed
  - Limits on use of general obligation bonds
  - Foundation agreement revisions
- Result
  - Phase I financing needed rework
  - Alternative financing mechanism needed
  - General obligation bond authority left unused



# Revised Financing

- Change to Phase I project only
- Add Phase I to the Revenue Fund
- Use \$3 million in taxable revenue bond proceeds
- Use up to \$2.2 million from St. Cloud's residential life reserves
- Foundation to supply remaining balance needed for Phase I



# Recommended Motion

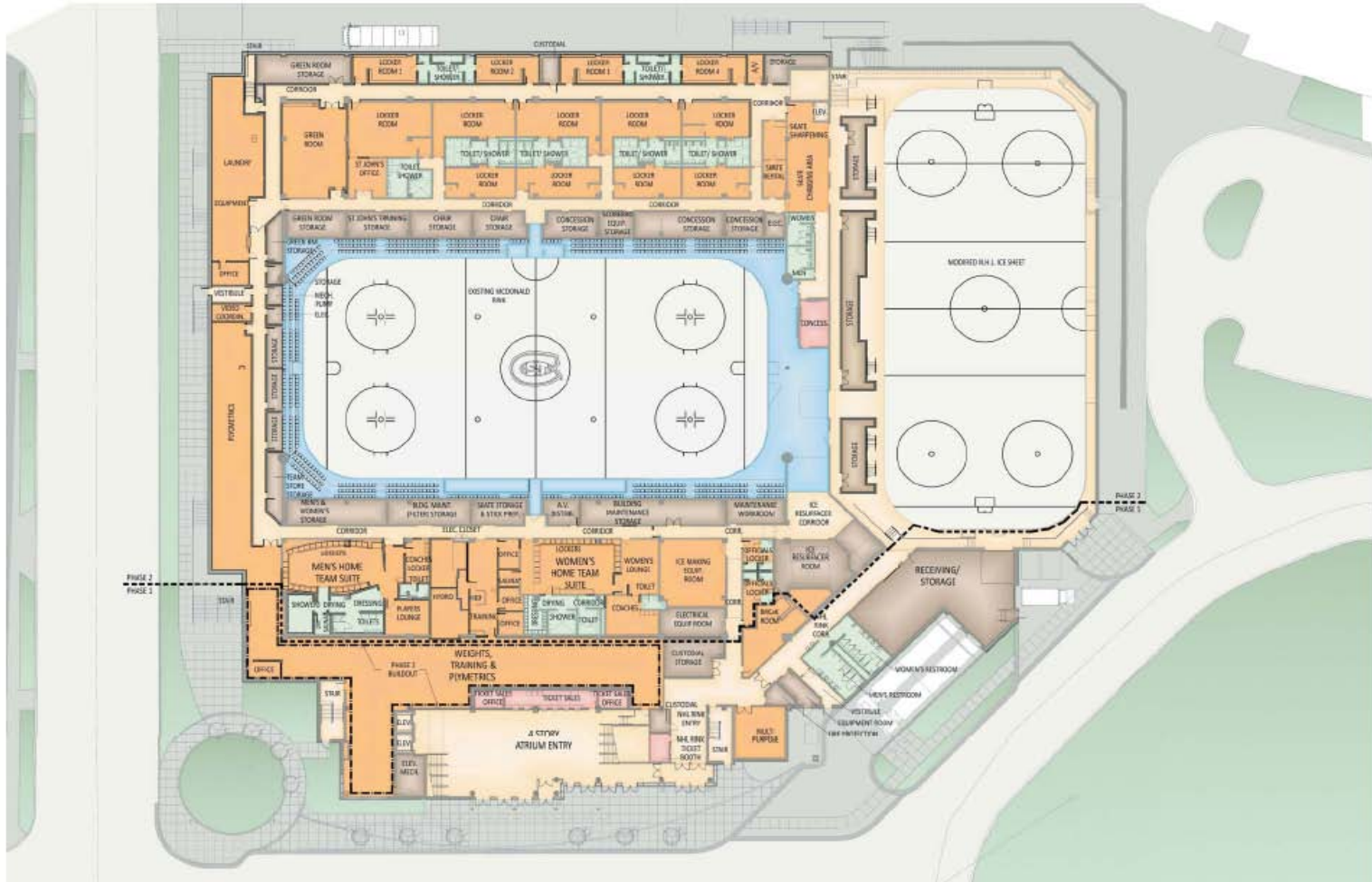
The Board hereby adds the Phase I National Hockey and Events Center as identified on **Attachment A** to the revenue fund, and

a) Authorizes the use of up to \$3 million of taxable bond proceeds available from the 2009 and/or 2011 revenue bond sales and related university contributions as described herein to complete Phase I work, and

b) All other terms and conditions of the Board's original action in March 2010 are continuing including the St. Cloud State University Foundation financial commitment to providing the remainder of funding necessary for the completion of the Phase I project in the National Hockey and Events Center.



# 1<sup>st</sup> level





# 2<sup>nd</sup> level

