

**MINNESOTA STATE COLLEGES AND UNIVERSITIES  
BOARD OF TRUSTEES**

**Agenda Item Summary Sheet**

**Finance and Facilities Committee**

**Date:** January 21, 2014

**Title:** Rochester Community & Technical College Contracts Exceeding \$3 Million for Regional Sports Center and Career Technical Education Center at Heintz/Science, Technology, Engineering, and Math Village

**Purpose (check one):**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Proposed<br>New Policy or<br>Amendment to<br>Existing Policy | <input checked="" type="checkbox"/> Approvals<br>Required by<br>Policy | <input type="checkbox"/> Other<br>Approvals |
| <input type="checkbox"/> Monitoring /<br>Compliance                                   | <input type="checkbox"/> Information                                   |   |

**Brief Description:**

A city of Rochester sales tax referendum November 6, 2012 authorized the dedication of local sales tax funding for two projects at Rochester Community and Technical College: 1) \$6.5 million for the 22,350 gross square foot Career Technical Education at Heintz and Science, Technology, Engineering and Math Village (CTECH/STEM Village), involving a collaboration with Rochester public schools, Rochester Community and Technical College and Winona State University; and 2) \$5,017,667 for Phase III of the Regional Stadium to increase the seating capacity to 5,000 add locker rooms, a press box, and ticket counter.

Board Policy 5.14 requires approval for contracts in excess of \$3 million. The college expects to enter into Construction Manager at Risk contracts for each project, each with a value in excess of \$3 million. The college will manage the design and construction, and the city shall fund the cost of such design and construction work. The college will own and maintain the buildings and finance operations from leases and facilities use agreements.

**Scheduled Presenter(s):**

Brian Yolitz, Associate Vice Chancellor for Facilities  
Gail O’Kane, Interim President, Rochester Community and Technical College

**BOARD OF TRUSTEES  
MINNESOTA STATE COLLEGES AND UNIVERSITIES**

**BOARD ACTION**

**Rochester Community & Technical College Contracts Exceeding \$3 Million for  
Regional Sports Center and Career Technical Education Center at Heintz/Science,  
Technology, Engineering, and Math Village**

Rochester Community and Technical College seeks approval of two construction contracts, each expected to be in excess of \$3 million, pursuant to Board Policy 5.14. The college expects to enter into construction manager at risk contracts for each project, each with a value in excess of \$3 million.

**BACKGROUND**

A city of Rochester sales tax referendum November 6, 2012 authorized local sales tax funding for two projects at Rochester Community and Technical College:

- 1) \$5 million for Phase III of the Regional Stadium to increase the seating capacity to 5,000 seats, add locker rooms, concessions stand, additional storage, a new press box and related seating, and ticket counter at the main gate.
  
- 2) \$6.5 million for the 22,350 gross square foot Career Technical Education at Heintz and Science, Technology, Engineering and Math Village (CTECH/STEM Village) facilities, involving a collaboration with the Rochester Public Schools, RCTC and Winona State University.

The college will manage the design and construction of the projects, and the city will fund the cost of such design and construction work. The college will own and maintain the buildings and finance operations from leases and facilities use agreements once the improvements are completed. The college has elected to use the Construction Manager at Risk process for both the projects, as it has been used effectively on several other MnSCU projects and benefits from bringing in a construction manager early in the design process.

Predesigns have been completed for both projects, and have been reviewed and approved by the system office. The city of Rochester has reviewed and authorized a Capital Development and Funding Agreement between RCTC and the City of Rochester at their December 16, 2013 City Council meeting.

**PROJECTS**

The city of Rochester has been a strong supporter of the college, including past capital funding support for the field house, baseball and softball fields and the Regional Sports Stadium.

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The Regional Sports Stadium project is being financed exclusively from City of Rochester sales tax monies and is considered the third and final phase of development of the stadium. This phase of the project includes the increase in seating capacity from 1,500 to 5,000 seats, a new press box and relocation of existing press box, added VIP rooms, lockers rooms and changing areas, a ticket counter and concession sales. A sketch incorporated in **Attachment A** shows the layout of the stadium and the new site plan. The estimated construction cost is approximately \$4.2 million out of a project cost of approximately \$5,017,667. The college plans to complete the work by September 2014.

The Career Technical Education Center at Heintz (CTECH) and Science, Technology, Engineering and Math (STEM) Village facilities are a collaboration between Rochester Community and Technical College, the Rochester Public Schools, and Winona State University. The project scope includes classroom and lab spaces for career and technical education offerings that currently are not available within the Rochester Public Schools, such as construction and hospitality programs. The scope also includes the relocation of an existing Health Sciences Career Center to Heintz Center and the creation of a STEM Village resource center to provide shared educational resources for high school teachers.

The 22,350 gross square foot addition will be added to the Heintz Center as shown on **Attachment B**. The current construction cost estimate is approximately \$5.6 million out of a total project cost of \$6.5 million. The college plans to complete the project by April 2016.

**RECOMMENDED COMMITTEE ACTION:**

Finance and Facilities Committee recommend the Board of Trustees adopt the following motion:

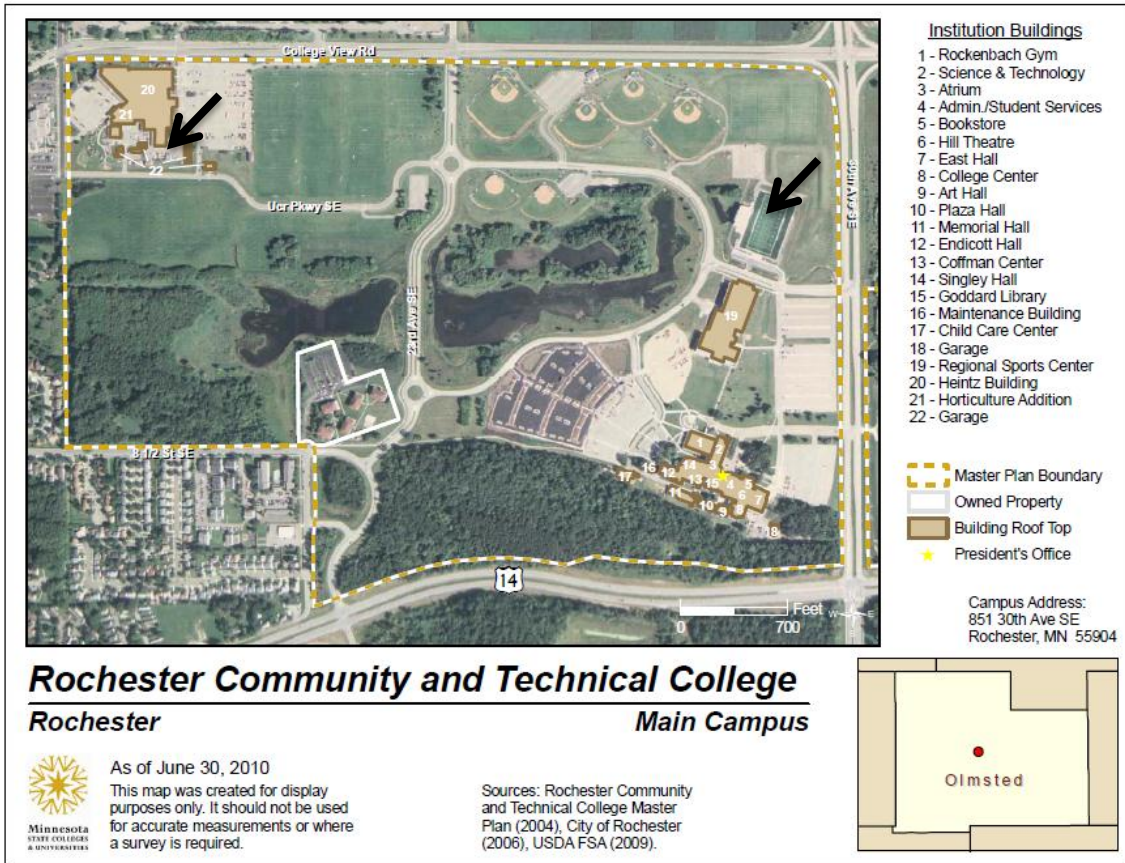
The Board of Trustees authorizes the Chancellor or his designee to enter into the necessary contracts for the Regional Sports Center and the Career Technical Education Center at Heintz/Science, Technology, Engineering, and Math Village for Rochester Community and Technical College.

**RECOMMENDED MOTION:**

The Board of Trustees authorizes the Chancellor or his designee to enter into the necessary contracts for the Regional Sports Center and the Career Technical Education Center at Heintz/Science, Technology, Engineering, and Math Village for Rochester Community and Technical College.

*Date Presented to the Board of Trustees: January 21, 2014*

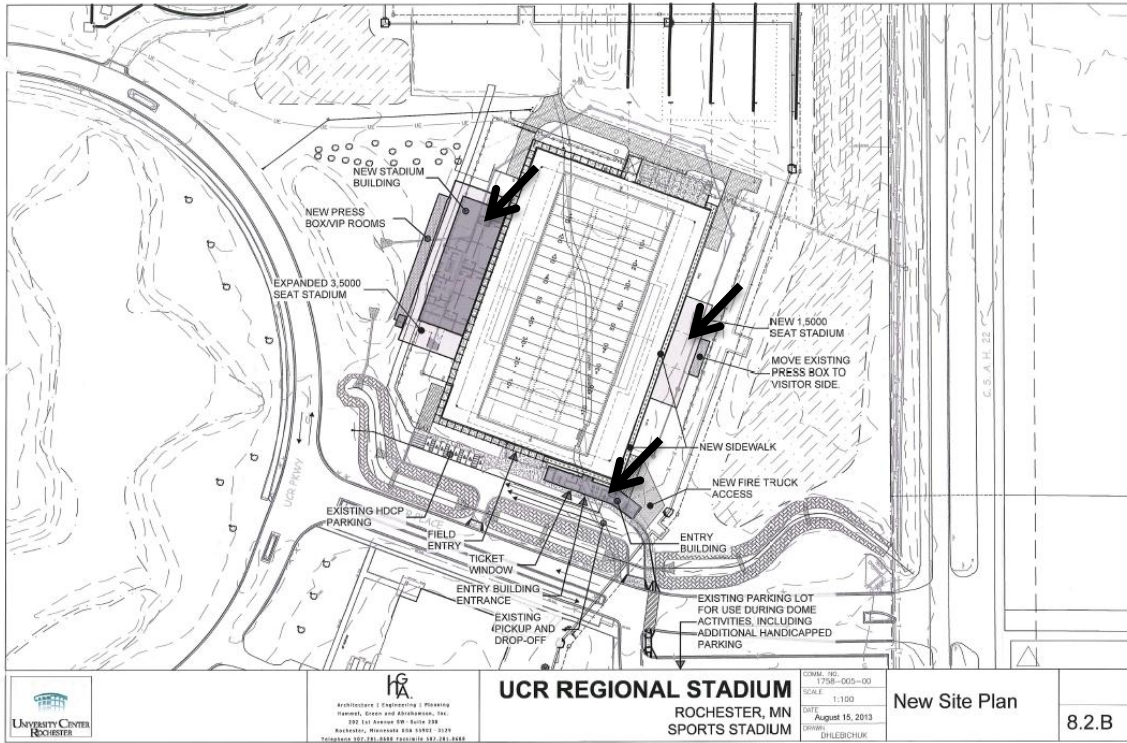
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**↙ Project Areas**

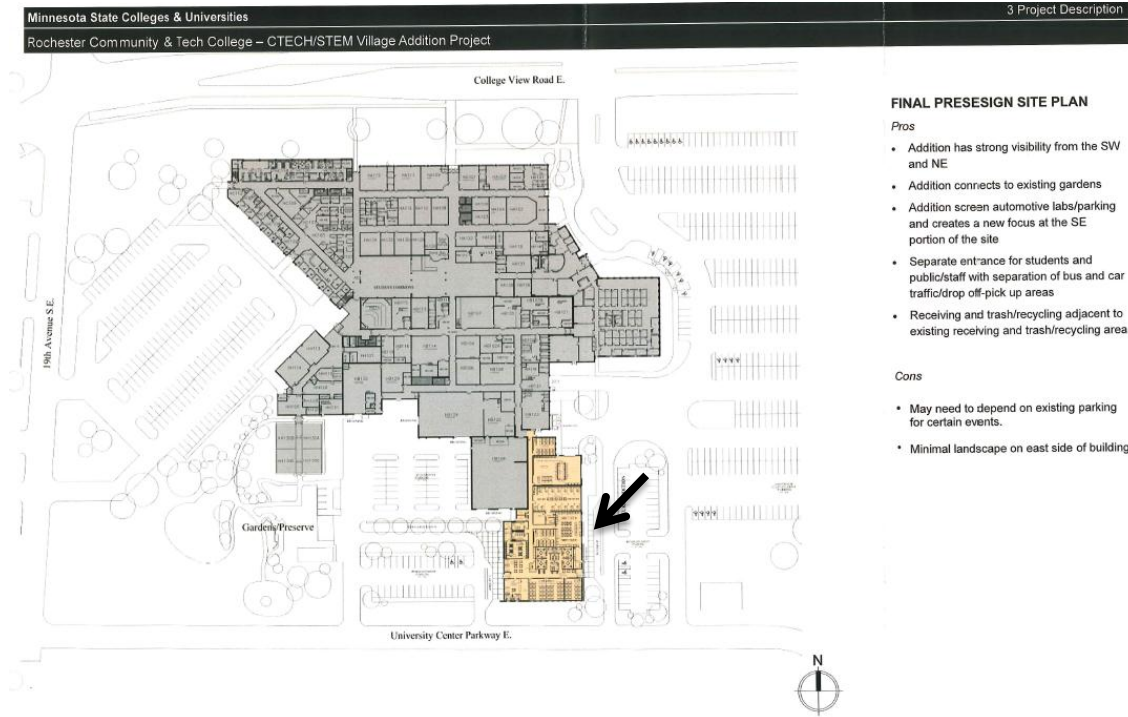
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**Attachment A – Regional Stadium Site Plan**



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**Attachment B – CTECH/STEM Addition**



**FINAL PREDESIGN SITE PLAN**

*Pros*

- Addition has strong visibility from the SW and NE
- Addition connects to existing gardens
- Addition screen automotive labs/parking and creates a new focus at the SE portion of the site
- Separate entrance for students and public/staff with separation of bus and car traffic/drop off-pick up areas
- Receiving and trash/recycling adjacent to existing receiving and trash/recycling area

*Cons*

- May need to depend on existing parking for certain events.
- Minimal landscape on east side of building.