

**MINNESOTA STATE COLLEGES AND UNIVERSITIES
BOARD OF TRUSTEES
Agenda Item Summary Sheet**

Name: Finance and Facilities Committee

Date: May 20, 2015

Title: Approval of Contracts Exceeding \$1M for North Hennepin Community College Construction Contract

Purpose (check one):

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

Brief Description:

The college seeks Board of Trustees approval of a campus funded construction contract exceeding \$1M for North Hennepin Community College, consistent with Policy 5.14, Contracts and Procurement. The college seeks to execute a construction project, identified as a near-term priority within their Facilities Master Plan, to renovate and repurpose spaces in the Campus Center facility. The project renovates 19,500 square feet of the Campus Center. Subject to Board approval, construction bids will be solicited with an anticipated renovation start date during the summer of 2015. The project will be completed in three phases with a planned occupancy date of 2015 fall term for Phase I (ground floor); spring term for Phase 2 (second floor) and summer 2016 for Phase 3 (ground floor restrooms).

Scheduled Presenter(s):

Brian Yolitz, Associate Vice Chancellor for Facilities

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

BOARD ACTION
Approval of Contracts Exceeding \$1M for North Hennepin Community College Construction Contract

PURPOSE

To obtain the Board of Trustees approval of a campus funded construction contract exceeding \$1M for North Hennepin Community College, consistent with Policy 5.14, Contracts and Procurement.

BACKGROUND

Recognizing learning happens all over, not just in classrooms and labs, North Hennepin Community College is working to create study and social activity areas across campus. In support of this effort, the college seeks to execute a construction project, identified as a near-term priority within their Facilities Master Plan, to renovate and repurpose spaces in the Campus Center facility.

PROJECT SCOPE

The project renovates 19,500 square feet of the Campus Center. **(See attachment A)** On the ground floor, the project repurposes space for shared student life and diversity offices and associated programming and the campus security office, and renovates the restrooms. On the second floor, renovations will provide space for the Student Senate, student clubs and organizations, a student lounge and game room, multi-cultural room, student study room, veteran's offices, health services area, an expanded food shelf, quiet room, and black box theatre.

PROJECT FUNDING AND SCHEDULE

College operating dollars are being used for project design and Student Life and Auxiliary (Bookstore) Reserves will be used to fund the construction estimated to be \$1.6 million. NHCC's Student Senate has intentionally accrued reserves over the past several years specifically for the proposed Campus Center project.

Student Life Reserves at the close of FY2014 totaled approximated \$741,100. Setting aside designated Student Life Reserves equal to 3 months of expenses or approximately \$186,500 leaves approximately \$554,600 available for student based projects. Approximately 6 months of Student Life reserves or \$354,600 would remain after providing \$200,000 for the Campus Center project.

Auxiliary (Bookstore) Reserves at the close of FY2014 approximated \$5,629,600. Setting aside designated Bookstore Reserves equal to 3 months of operating expenses or approximately \$712,300 leaves approximately \$4,917,300 available for student based capital projects. Approximately 15 months of Auxiliary (Bookstore) Reserves or \$3,517,300 would remain after providing \$1,400,000 to the Campus Center Project.

Subject to Board approval, construction bids will be solicited with an anticipated renovation start date during the summer of 2015. The project will be completed in three phases with a planned occupancy date of 2015 fall term for Phase I (ground floor); spring term for Phase 2 (second floor) and summer 2016 for Phase 3 (ground floor restrooms).

STUDENT ENGAGEMENT

Student Senate representatives actively participated in planning the Campus Center project through the Facilities Advisory Committee. The Student Senate received quarterly project updates, approved the recommended space plan, and recently passed a resolution to financially support the project. Student users groups are currently engaged in the project design phase providing feedback regarding desired design, technology, and furniture elements

RECOMMENDED COMMITTEE ACTION:

The Finance and Facilities Committee recommends that the Board of Trustees adopt the following motion:

The Board of Trustees authorizes the chancellor or his designee to execute a construction contract not to exceed \$1,700,000 for purposes of the renewing the Campus Center on the North Hennepin Community College campus.

RECOMMENDED BOARD OF TRUSTEES ACTION:

The Board of Trustees authorizes the chancellor or his designee to execute a construction contract not to exceed \$1,700,000 for purposes of the renewing the Campus Center on the North Hennepin Community College campus.

OVERALL MAIN FLOOR EXISTING

NORTH HENNEPIN
COMMUNITY
COLLEGE
CAMPUS CENTER



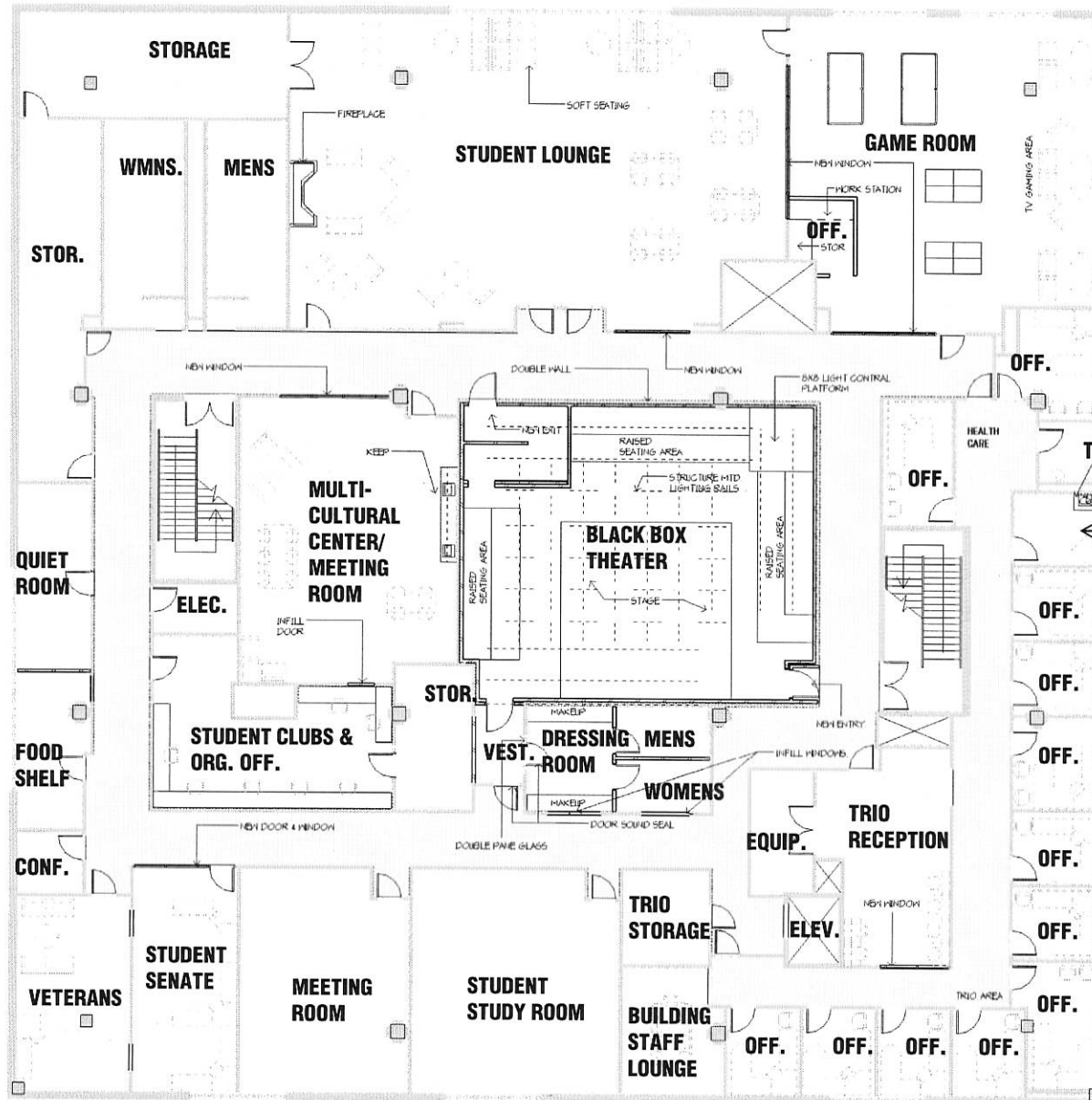
OVERALL MAIN FLOOR-REMODEL

NORTH HENNEPIN
COMMUNITY
COLLEGE
CAMPUS CENTER



OVERALL UPPER FLOOR-REMODEL

**NORTH HENNEPIN
COMMUNITY
COLLEGE
CAMPUS CENTER**



MOTHER'S ROOM

