

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

Agenda Item Summary Sheet

Name: Finance and Facilities Committee

Date: January 28, 2015

Title: St. Cloud Technical and Community College Approval for Building Renovation Contract Exceeding \$1 Million

Purpose (check one):

Proposed
New Policy or
Amendment to
Existing Policy

Approvals
Required by
Policy

Other
Approvals

Monitoring /
Compliance

Information

Brief Description:

To obtain board approval of a construction contract not to exceed \$2 million for purposes of the Digital Commons renovation at St. Cloud Technical and Community College located at 1520 Whitney Court, St. Cloud, MN.

Scheduled Presenter(s):

Brian Yolitz – Associate Vice Chancellor - Facilities

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

BOARD ACTION

**st. Cloud Technical and Community College Approval for Building Renovation
Contract Exceeding \$1 Million**

PURPOSE

To obtain the Board of Trustees approval of a contract in excess of \$1 million, consistent with Policy 5.14, *Contracts and Procurement*.

BACKGROUND

The Board of Trustees is asked to approve a contract in excess of \$1 million for renovation of a recently acquired building to accommodate a Digital Commons located at 1520 Whitney Court, St. Cloud, Minnesota (see attached Attachment **A** for location of property). In 2012, the Board of Trustees approved the acquisition of 1520 Whitney Court for expansion opportunities. Approval of this request will allow the college to proceed with renovations on the main floor of the building for an expanded and innovative library incorporating technology and a variety of media to engage students in an active learning environment. The design provides for flexible and diverse space to accommodate a variety of learning activities and serves as the campus “living room” to welcome students to an inviting collegial setting.

- A. Funding.** St. Cloud Technical & Community College will use \$2 million in operating funds from campus reserves to renovate the property. The college expects that renovation costs will temporarily impact the Composite Financial Index (CFI) for FY15. The college has maintained a healthy CFI, has the fiscal resources necessary for this project, and planned for this investment when the property was acquired per the Master Facility Plan and initial Board approval. Tuition and fees will not be impacted by this project. The college anticipates that this space will enhance recruitment efforts and retention of students.
- B. Intended Purpose.** Design of the Digital Commons has been completed and involved a design committee made up of representatives from the student body, faculty, and staff. The architectural costs associated with the design were paid from college operating funds. Construction bids will be solicited pending Board approval in January 2015 with an anticipated renovation start date in early spring of 2015. The project renovation will be completed in late fall with a planned occupancy date of December 2015.
- C. Student Consultation.** St. Cloud Technical & Community College advised the Student Senate on several occasions regarding the acquisition of this building to

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accommodate the Digital Commons. Student Senate representatives have served on the Master Facility Plan Committee and the Digital Commons Design Committee, have hosted tours of the building to gather input and suggestions for services to be provided, and provided feedback regarding design, technology, and furniture elements they would like to see incorporated.

- D. Due Diligence.** The existing college library, currently situated in the main campus building, is extremely small and does not meet Higher Learning Commission standards. While several potential sites have been evaluated for an expanded library, the Master Facility Plan Committee identified the building acquisition as the best site for the Digital Commons. The building is currently vacant and renovations can be completed in a timely manner with no phasing issues. Delaying the renovation will result in the building remaining vacant as it was acquired with the purpose of being the designated site of the expanded library.

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

RECOMMENDED COMMITTEE ACTION:

The Board of Trustees authorizes the chancellor or designee to execute a construction contract not to exceed \$2 million for purposes of the Digital Commons renovation located at 1520 Whitney Court, St. Cloud, MN.

RECOMMENDED BOARD OF TRUSTEES MOTION:

The Board of Trustees authorizes the chancellor or designee to enter into a construction contract not to exceed \$2 million for purposes of the Digital Commons renovation located at 1520 Whitney Court, St. Cloud, MN.

Date Presented to Board of Trustees: January 28, 2015

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EXHIBIT A

Building location and snapshot of building



Keyplan



Exterior View

Larger view of campus

