

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

**Minneapolis Community and Technical College
Construction and Demolition Contract**

BACKGROUND

Minneapolis Community and Technical College is requesting approval to enter into a construction and demolition contract estimated at \$1,043,000 for renovation work on the former Billy Graham Evangelistic Association (BGEA) property. This property was acquired in January 2004 as part of the project to collocate the programs and services of Minneapolis Community and Technical College (MCTC) and Metropolitan State University's former Minneapolis Campus.

Since acquiring the former BGEA property, MCTC and Metropolitan State University have completed minor remodeling to portions of the buildings on this site. Phase I of the project, which is already completed, included updating existing finishes on two floors of the building located at 13th and Harmon. This work enabled Metropolitan State and MCTC to collocate their business and management programs in the facility which was renamed as the "Management Education Center." The campus master plan for the property anticipates Phase II would include site improvements that would make the property more functional, efficient and attractive.

Phase II of the project involves comprehensive work on the site, including demolition of a building at the corner of Hennepin Avenue and Spruce Street. This building was designed and used by BGEA as their mail processing facility. The building is in need of significant repair and as is not easily configured for college or university use, and is generally considered by local residents to detract from the esthetics of the neighborhood. This building is considered non-historic and suitable for demolition. Attached to the mail delivery facility is the 1324 Harmon Building. This building and the attached garages are planned for use by MCTC and are not scheduled for demolition. Phase II also includes significant site work, construction of a new service entrance, and landscaping along Hennepin Avenue, Spruce Street and Harmon Place. In addition, the project work will provide for improvements and extension of existing bituminous surfaces (including additional parking), sidewalk replacement, new lighting, signage, improved handicapped access, and security control systems.

Phase II of the project has been budgeted from MCTC and Metropolitan State University funds. This project has passed review by City of Minneapolis building officials as well as the Minneapolis Historic Preservation Commission. The project schedule anticipates work will be bid in late spring of 2005, with demolition and construction occurring during the summer and fall of 2005. The site layout is attached.

RECOMMENDED COMMITTEE ACTION:

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

RECOMMENDED MOTION:

The Board of Trustees approves Minneapolis Community and Technical College entering into a construction and demolition contract estimated at \$1,043,000 for renovation work on the former Billy Graham Evangelistic Association (BGEA) property.

Date Presented to the Board: April 20, 2005