DATE:    July 28, 2020

TO:       Jerry Janezich, Chair, Facilities Committee
          Roger Moe, Chair, Finance Committee

FROM:     William Maki
          Vice Chancellor for Finance and Facilities

SUBJECT:  Capital Improvement Program Report – June 30, 2020

Attached is the semi-annual Capital Improvement Program (CIP) Report for the period

The CIP report is also available digitally:

Please let us know if you have any questions.

Email Copy to:  Board of Trustees
               Chancellor Devinder Malhotra
               Leadership Council

Minnesota State is an Equal Opportunity Employer and Educator.
Capital Improvement Program Report
January 1, 2020 – June 30, 2020

MINNESOTA STATE
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Capital Improvement Program (CIP) Report

The Capital Improvement Program (CIP) Report provides an overview of the major capital projects active during the last six months and their status as of June 30, 2020.

For the purpose of this report, major capital projects include:

- Major capital projects funded by the State of Minnesota through general obligation (GO) bond funding,
- Higher Education Asset Preservation and Replacement (HEAPR) projects greater than $1 million in total appropriations,
- Projects funded through the sale of Minnesota State Revenue Fund bonds,
- College and university funded projects with contracts greater than $1 million, approved by the Board of Trustees,
- Guaranteed Energy-Savings Program (GESEP) projects, and

General information on project delivery strategies and resources available to project managers is available in Attachment A.

2020 Bonding Update

The Minnesota State 2020 Capital Budget Request is included in the Attachment B. At the time of publication, no bonding bill has been passed.

State Funded Major Capital Projects

There were 13 major capital projects funded by the State of Minnesota active during this six-month reporting period. These represent a total of $137.4 million in GO bond funding by the state.

The Board of Trustees has requested $271.2 million in GO bond funding for Minnesota State in the 2020 legislative session. This request includes $121.2 million for individual major capital projects at 15 colleges and universities.

Individual project data sheets for the 13 active projects are included in alphabetical order of institution at Attachment C.
State Funded Major HEAPR Projects

There were 14 active, large HEAPR projects (greater than $1 million in total appropriations) during this six-month reporting period. A total of $70 million was appropriated for HEAPR from 2015 to 2019.

HEAPR funds are provided through GO bonding and are allocated to campuses to perform repair and replacement of major building components and systems. As required by Minnesota Statute 135A.046, capital budget expenditures for HEAPR projects must be for one or more of the following: code compliance including health and safety, Americans with Disabilities Act requirements, hazardous material abatement, access improvement, air quality improvement, building energy efficiency improvements using current best practices, building or infrastructure repairs necessary to preserve the interior and exterior of existing buildings, or renewal to support the existing programmatic mission of the campuses.

Revenue Fund Bond Sale Funded Major Capital Projects

There were no major capital projects funded through the sale of Minnesota State Revenue Fund bonds active during this reporting period. Plans are underway for a potential Revenue Fund bond sale in early calendar year 2021.

College and University Funded Major Capital Projects

There were 6 active college and university funded projects with contracts more than $1 million approved by the Board of Trustees during this reporting period. These contracts total $15.4 million and are funded by college or university general fund, and/or revenue or auxiliary fund proceeds, donations and gifts.

Guaranteed Energy-Savings Program

There were 2 active Guaranteed Energy-Savings Program (GESP) projects during this reporting period. GESP is an alternative means for financing and delivering energy efficiency, renewable energy, and facilities renewal projects. GESP Master Contracts were established by the Minnesota Department of Commerce in response to Governor’s Executive Order 11-12. Financing is via lease-purchase agreement based on a performance contract which uses guaranteed energy savings from the improvement as a means to pay the lease over a period of time. If actual savings are not realized, the GESP vendor pays the difference between actual savings and agreed upon savings.
Federal Economic Development Administration Grants (EDA)

There were 2 active major capital projects funded in part by Federal Economic Development Administration Grants. The U. S. Department of Commerce’s Economic Development Administration (EDA) grants directly impact the communities and regions to help them build the capacity for economic development. EDA grants can be used as a resource to supplement the funding of major capital projects at Colleges and Universities.

The EDA strives to strengthen the partnership between university centers and the federal government. Guided by the principle that sustainable economic development should be locally driven, EDA works directly with institutions to help them build the capacity for economic development based on local business conditions and needs. EDA’s grant investments in planning, technical assistance, and infrastructure construction are designed to leverage existing regional assets that make it easier for businesses to start and grow. Funding for university center projects include commercialization of research, workforce development, and business counseling services. For more information, visit www.eda.gov
## Active Major Capital Projects Summary

**Major Capital Project Summary:** The following major capital projects (sorted by Funding Year) were active during this CIP reporting period.

<table>
<thead>
<tr>
<th>College/University</th>
<th>Project</th>
<th>Funding Year</th>
<th>Status</th>
<th>GO Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Central College</td>
<td>North Mankato STEM and Healthcare Renovation</td>
<td>2017</td>
<td>Closeout</td>
<td>$9,600,000</td>
</tr>
<tr>
<td>St. Cloud State University</td>
<td>Student Health and Academic Renovation, Eastman Hall</td>
<td>2017</td>
<td>Closeout</td>
<td>$18,572,000</td>
</tr>
<tr>
<td>Winona State University</td>
<td>Education Village - Phase 2</td>
<td>2017</td>
<td>Closeout</td>
<td>$25,306,000</td>
</tr>
<tr>
<td>Anoka-Ramsey Community College</td>
<td>Coon Rapids Business and Nursing</td>
<td>2018</td>
<td>Design</td>
<td>$569,000</td>
</tr>
<tr>
<td>Bemidji State University</td>
<td>Academic Learning Center</td>
<td>2018</td>
<td>Construction</td>
<td>$22,512,000</td>
</tr>
<tr>
<td>Century College</td>
<td>Applied Technology Center</td>
<td>2018</td>
<td>Construction</td>
<td>$6,362,000</td>
</tr>
<tr>
<td>Fond du Lac Tribal &amp; Community College</td>
<td>Maajigi (Start to Grow)</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,157,000</td>
</tr>
<tr>
<td>Inver Hills Community College</td>
<td>Technology and Business Center</td>
<td>2018</td>
<td>Design</td>
<td>$698,000</td>
</tr>
<tr>
<td>Minnesota State University, Mankato</td>
<td>Clinical Science Phase 2 Renovation, Solar and Roof</td>
<td>2018</td>
<td>Closeout</td>
<td>$6,478,000</td>
</tr>
<tr>
<td>Minnesota State University Moorhead</td>
<td>Weld Hall</td>
<td>2018</td>
<td>Design</td>
<td>$628,000</td>
</tr>
<tr>
<td>Normandale Community College</td>
<td>Classroom and Student Services, Phase I &amp; 2</td>
<td>2018</td>
<td>Construction/Design</td>
<td>$12,636,000</td>
</tr>
<tr>
<td>Riverland Community College</td>
<td>Albert Lea Transportation, Trade and Industrial Education Center</td>
<td>2018</td>
<td>Construction</td>
<td>$10,122,000</td>
</tr>
<tr>
<td>Rochester Community and Technical College</td>
<td>Memorial and Plaza Halls</td>
<td>2018</td>
<td>Construction</td>
<td>$22,853,000</td>
</tr>
</tbody>
</table>
Major Capital Project Funding: This table provides an overview of GO bond funding for major capital projects.

<table>
<thead>
<tr>
<th>Year</th>
<th>Appropriation Amount</th>
<th>Number of Projects</th>
<th>Spent Percentage</th>
<th>Encumbrance Percentage</th>
<th>Uncommitted Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$30,155,470</td>
<td>5</td>
<td>99%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>2015C*</td>
<td>$1,787,527</td>
<td>2</td>
<td>72%</td>
<td>28%</td>
<td>0%</td>
</tr>
<tr>
<td>2017</td>
<td>$67,304,571</td>
<td>7</td>
<td>97%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>2017C*</td>
<td>$464,453</td>
<td>3</td>
<td>4%</td>
<td>10%</td>
<td>86%</td>
</tr>
<tr>
<td>2018</td>
<td>$84,015,000</td>
<td>13</td>
<td>69%</td>
<td>27%</td>
<td>4%</td>
</tr>
<tr>
<td>2018C*</td>
<td>$1,821,101</td>
<td>2</td>
<td>2%</td>
<td>76%</td>
<td>22%</td>
</tr>
</tbody>
</table>

"C" noted after the year identifies GO bond funds that were converted to HEAPR.

Two-page summaries for individual major capital projects active during the reporting period are at Attachment C. Individual project summaries are also available in alphabetical order at:

Large HEAPR Project Summary

Large HEAPR Project Summary: The following HEAPR projects with costs greater than $1 million were active in construction during this CIP reporting period (sorted by Funding Year).

<table>
<thead>
<tr>
<th>College/University</th>
<th>Project</th>
<th>Funding Year</th>
<th>Status</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Paul College</td>
<td>East Tower Masonry Restore/Window Replace</td>
<td>2015</td>
<td>Construction</td>
<td>$1,567,527</td>
</tr>
<tr>
<td>Lake Superior College</td>
<td>Main Building A-2 &amp; 4 Roof Replacement &amp; HVAC upgrade</td>
<td>2017</td>
<td>Closeout</td>
<td>$2,904,537</td>
</tr>
<tr>
<td>South Central College</td>
<td>Building B C2, C4, &amp; K1 Roof Replacement</td>
<td>2017</td>
<td>Closeout</td>
<td>$1,824,316</td>
</tr>
<tr>
<td>Alexandria Technical and Community College</td>
<td>Phases 2 &amp; 3 HVAC Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$4,379,602</td>
</tr>
<tr>
<td>Bemidji State University</td>
<td>Phase 1 Energy Controls Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,600,000</td>
</tr>
<tr>
<td>Century College</td>
<td>East &amp; West Campus Exterior Wall Restoration</td>
<td>2018</td>
<td>Construction</td>
<td>$2,601,975</td>
</tr>
<tr>
<td>Dakota County Technical College</td>
<td>Pod 6 AHU Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,360,000</td>
</tr>
<tr>
<td>Inver Hills Community College</td>
<td>Phase 3 Electrical upgrade</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,693,270</td>
</tr>
<tr>
<td>Itasca Community College</td>
<td>Media Center Roof Replacement &amp; Int/Ext Renovation</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,720,955</td>
</tr>
<tr>
<td>Minneapolis Community and Technical College</td>
<td>Hennepin Avenue Skyway Repair</td>
<td>2018</td>
<td>Closeout</td>
<td>$3,788,787</td>
</tr>
<tr>
<td>Minnesota State University, Mankato</td>
<td>CSB-Water Infiltration Repair</td>
<td>2018</td>
<td>Construction</td>
<td>$1,621,101</td>
</tr>
<tr>
<td>Normandale Community College</td>
<td>Tunnel Repair</td>
<td>2018</td>
<td>Closeout</td>
<td>$5,635,150</td>
</tr>
<tr>
<td>North Hennepin Community College</td>
<td>Campus Center Envelope Restoration</td>
<td>2018</td>
<td>Construction</td>
<td>$1,532,546</td>
</tr>
<tr>
<td>Rochester Community and Technical College</td>
<td>Heintz Center Phase 2 AHU Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,730,520</td>
</tr>
</tbody>
</table>
**HEAPR Project Funding:** This table provides an overview of HEAPR funding.

<table>
<thead>
<tr>
<th>Year</th>
<th>Appropriation Amount</th>
<th>Number of Projects</th>
<th>Spent Percentage</th>
<th>Encumbrance Percentage</th>
<th>Uncommitted Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015C*</td>
<td>$1,787,527</td>
<td>2</td>
<td>72%</td>
<td>28%</td>
<td>0%</td>
</tr>
<tr>
<td>2017</td>
<td>$25,000,000</td>
<td>40</td>
<td>96%</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>2017C*</td>
<td>$464,453</td>
<td>3</td>
<td>4%</td>
<td>10%</td>
<td>86%</td>
</tr>
<tr>
<td>2018</td>
<td>$45,000,000</td>
<td>28</td>
<td>67%</td>
<td>11%</td>
<td>22%</td>
</tr>
<tr>
<td>2018C*</td>
<td>$1,821,101</td>
<td>2</td>
<td>2%</td>
<td>76%</td>
<td>22%</td>
</tr>
</tbody>
</table>

*"C" noted after the year identifies GO bond funds that were converted to HEAPR
# College and University Funded Projects

**College and University Funded Project Summary:** The following campus funded projects with construction contracts greater than $1 million were active during this CIP reporting period.

<table>
<thead>
<tr>
<th>College/University</th>
<th>Project</th>
<th>Service and Delivery Method</th>
<th>Vendor Name Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anoka-Ramsey Community College, Coon Rapids</td>
<td>College Services and Library Renovation</td>
<td>Construction, CM@R</td>
<td>Terra General Contractors LLC $4,205,266</td>
</tr>
<tr>
<td>Itasca Community College</td>
<td>Student Center Addition</td>
<td>Construction D/B/B</td>
<td>Hawk Const $3,671,900</td>
</tr>
<tr>
<td>Minneapolis Community and Technical College</td>
<td>Student Affairs Remodel Phase 1</td>
<td>Closeout CM@R</td>
<td>Donlar Construction $1,099,301</td>
</tr>
<tr>
<td>Minnesota State Community and Technical College, Moorhead</td>
<td>Parking Lot Restoration</td>
<td>Construction D/B/B</td>
<td>Northern Improvement $1,060,800</td>
</tr>
<tr>
<td>Minnesota State University, Mankato</td>
<td>Scheels Field at Maverick All-Sports Dome</td>
<td>Closeout CM@R</td>
<td>Kraus-Anderson $3,447,829</td>
</tr>
<tr>
<td>St Paul College</td>
<td>East Façade Repair &amp; Enhancement</td>
<td>Construction, CM@R</td>
<td>Terra General Contractors LLC $3,847,211</td>
</tr>
</tbody>
</table>

## Guaranteed Energy-Savings Program

**GESP Project Summary:** The following GESP project was active during this CIP reporting period.

<table>
<thead>
<tr>
<th>College/University</th>
<th>Service and Delivery Method</th>
<th>Vendor Name Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hennepin Technical College</td>
<td>Construction</td>
<td>Ameresco $3,289,713</td>
</tr>
<tr>
<td>Winona State University</td>
<td>Design</td>
<td>McKinstry $118,283</td>
</tr>
</tbody>
</table>
EDA LIST OF PROJECTS

EDA Project Summary: The following GESP project was active during this CIP reporting period.

<table>
<thead>
<tr>
<th>College/University</th>
<th>Project</th>
<th>Funding Year</th>
<th>Status</th>
<th>Grant Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pine Technical and Community College</td>
<td>Regional Workforce Training Modernization and Expansion</td>
<td>2018</td>
<td>Construction</td>
<td>1.1 Million</td>
</tr>
<tr>
<td>Saint Cloud Technical and Community College</td>
<td>Advance Manufacturing Training Lab</td>
<td>2020</td>
<td>Design</td>
<td>2.5 Million</td>
</tr>
</tbody>
</table>
Attachment A

General Information

Project Delivery Methods

Minnesota State primarily utilizes two project delivery methods for major capital projects.

**Design/Bid/Build (D-B-B):** D-B-B is the traditional delivery method used for the majority of Minnesota State projects. Using this method, the lowest responsible bidder is awarded the project to act as General Contractor and they determine all subcontractors for the project.

**Construction Manager at Risk (CM@R):** CM@R is an alternate delivery method to reduce risk for Minnesota State on large complex projects. The Construction Manager is selected during the early design phase and establishes a Guaranteed Maximum Price for construction prior to bidding. Subcontractors are prequalified prior to bidding on the project.

Project Delivery Resources

A series of tools and resources is available for college and university project managers to effectively and efficiently deliver projects and meet standards and expectations set out in state statute and board policy and procedure. These resources include the Minnesota State Design Standards, eManual documents, Facilities Professional/Technical Master Contract program, and the Enterprise Project Management System offer guidance on a variety of project delivery methods.

**eManual:** The eManual is a ready resource for college and university project managers as well as vendors and contractors doing business with Minnesota State college and universities. It includes contract templates, forms, instructions, white papers, and other documents reflecting requirements of state statutes and laws, and board policies and system procedures. The eManual is available at [https://www.minnstate.edu/system/finance/facilities/design-construction/index.html](https://www.minnstate.edu/system/finance/facilities/design-construction/index.html)

**Facilities Professional Technical Master Contract:** Master contracts streamline the selection and hiring of professional/technical consultants for small projects with fees under $100,000. The Facilities Professional/Technical Master Contract program provides college and university project managers with a database of consultants that have met minimum qualifications for 33 specialty services. The program is reopened annually in January to vendors. More information about the program is available in the eManual.
**Enterprise Project Management System** (EPMS/e-Builder): E-Builder is the system’s project management platform and system of record. This program includes workflows aligned with requirements set out in state statute, board policy, and procedure as well as best practices.

### Definitions

<table>
<thead>
<tr>
<th>Project Terms</th>
<th>Definitions as used in this report</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A/E Selection</strong></td>
<td>Period during the solicitation, evaluation, negotiation, and award of project work to design professionals (Architect/Engineer).</td>
</tr>
<tr>
<td><strong>Design</strong></td>
<td>Planning period of the project when all the elements are drawn, specified, and approved by the college/university.</td>
</tr>
<tr>
<td><strong>Bid/Award</strong></td>
<td>Request for bids are advertised, received, and confirmed by the project team. The lowest responsible bidder is awarded the project and construction contract is executed.</td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td>The physical project takes shape as contractor mobilizes on site, demolishes as needed, then build the project according to the contract documents.</td>
</tr>
<tr>
<td><strong>Substantial Completion</strong></td>
<td>Refers to a stage of a project that is sufficiently complete, in accordance with the construction contract documents, so that the college or university may use or occupy the building project or designated portion for the intended purpose.</td>
</tr>
<tr>
<td><strong>Closeout</strong></td>
<td>This occurs after Substantial Completion and prior to project final completion of construction. Besides completing punch list items for construction, this phase often includes completion of Percent for Art and furniture installation.</td>
</tr>
<tr>
<td><strong>Completed</strong></td>
<td>The point in a project when all contractual obligations have been met and all financial transactions complete and any residual funds returned to their source for reappropriation.</td>
</tr>
<tr>
<td><strong>Encumbrance Percentage</strong></td>
<td>Percentage of the total appropriation amount that is encumbered and not spent in ISRS in relation to the total project appropriation amount.</td>
</tr>
<tr>
<td><strong>Spent Percentage</strong></td>
<td>Percentage of the total appropriation amount that is encumbered and spent in ISRS in relation to the total project appropriation amount.</td>
</tr>
<tr>
<td><strong>Uncommitted Percentage</strong></td>
<td>Percentage of the total appropriation amount that is not encumbered or spent in ISRS in relation to the total project appropriation amount.</td>
</tr>
</tbody>
</table>
## Minnesota State 2020 Capital Budget Request

<table>
<thead>
<tr>
<th>2020 Priority</th>
<th>Institution</th>
<th>Project Title</th>
<th>City</th>
<th>Requested Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>State-wide - HEAPR</td>
<td>HEAPR</td>
<td></td>
<td>$150,000,000</td>
</tr>
<tr>
<td>2</td>
<td>Anoka-Ramsey -- Coon Rapids</td>
<td>Business and Nursing Renovation</td>
<td>Coon Rapids</td>
<td>$16,282,000</td>
</tr>
<tr>
<td>3</td>
<td>Normandale Community College</td>
<td>Classroom and Student Services Phase II</td>
<td>Bloomington</td>
<td>$26,634,000</td>
</tr>
<tr>
<td>4</td>
<td>Minnesota State University Moorhead</td>
<td>Weld Hall Renovation</td>
<td>Moorhead</td>
<td>$17,290,000</td>
</tr>
<tr>
<td>5</td>
<td>Inver Hills Community College</td>
<td>Technology and Business Center</td>
<td>Inver Grove Heights</td>
<td>$14,653,000</td>
</tr>
<tr>
<td>6</td>
<td>Saint Paul College</td>
<td>Academic Excellence</td>
<td>Saint Paul</td>
<td>$937,000</td>
</tr>
<tr>
<td>7</td>
<td>Minneapolis College</td>
<td>Management Education Center</td>
<td>Minneapolis</td>
<td>$10,254,000</td>
</tr>
<tr>
<td>8</td>
<td>NHED - Vermillion Community College</td>
<td>Classroom Building Renovation</td>
<td>Ely</td>
<td>$2,576,000</td>
</tr>
<tr>
<td>9</td>
<td>Central Lakes College</td>
<td>Student Services Renovation</td>
<td>Brainerd</td>
<td>$8,275,000</td>
</tr>
<tr>
<td>10</td>
<td>Northland Community and Technical College</td>
<td>Effective Teaching and Learning Labs</td>
<td>East Grand Forks</td>
<td>$2,220,000</td>
</tr>
<tr>
<td>11</td>
<td>Minnesota State University, Mankato</td>
<td>Armstrong Hall Replacement</td>
<td>Mankato</td>
<td>$6,691,000</td>
</tr>
<tr>
<td>12</td>
<td>Winona State University</td>
<td>Center for Interdisciplinary Collab., Engagement, &amp; Learning</td>
<td>Winona</td>
<td>$3,218,000</td>
</tr>
<tr>
<td>13</td>
<td>Lake Superior College</td>
<td>Integrated Manufacturing Workforce Labs</td>
<td>Duluth</td>
<td>$985,000</td>
</tr>
<tr>
<td>14</td>
<td>North Hennepin Community College</td>
<td>Center for Innovation &amp; the Arts @ Brooklyn Park*</td>
<td>Brooklyn Park</td>
<td>$6,598,000</td>
</tr>
<tr>
<td>15</td>
<td>Metropolitan State University</td>
<td>Cyber Security Program</td>
<td>Saint Paul</td>
<td>$3,923,000</td>
</tr>
<tr>
<td>16</td>
<td>Pine Technical and Community College</td>
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**Attachment C**

MINNESOTA STATE | 13
Individual major capital project data sheets.
Anoka-Ramsey Community College

Business and Nursing Renovation

CAMPUS FACTS

Students
4,504 Full Year Equivalent
21% Diverse backgrounds

Facility
419,337 Gross Square Feet
.17 Facility Condition Index

Campus website
www.anokaramsey.edu

Figure 1 Campus Plan

Impact for students as a result of this project:
- Increasing the nursing cohort to 120 students over time,
- Creating modernized classrooms, code compliant restrooms, centralized offices, and flexible multi-purpose labs,
- Enhancing internal circulation and wayfinding, and
- Removing $4,902,000 in deferred maintenance.

Project Description

The scope of this project includes:
- Creating contemporary and flexible learning environments,
- Renovating approximately 35,000 square feet or more of existing space for laboratory, classroom and office space, and
- Transforming existing 1960's interior space into a modern, sustainable, and collaborative environment.
Project Funding
$ 569,000  2018 G.O. Bonds (Design)
$ 16,282,000  2020 Planned G.O. Bonds
$ 16,851,000  Total

Project Costs
$ 1,077,000  Design
$ 261,000  Project Management
$ 12,036,000  Est. Construction Cost
$ 80,000  Art
$ 3,397,000  Occupancy
$ 16,851,000  Total

Project Status & Schedule

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Project Progress

Figure 2 Design Development Floor Plan

Anoka-Ramsey Community College
Business and Nursing Renovation

Project Team
Kenneth Karr, Campus Project Manager
Karen Hulet, SO Program Manager
Leo A Daly, Architect/Engineer
TBD, Contractor

Project Highlights
- 35,000 GSF Renovation
- TBD, Construction Bid Award
- Design/Bid/Build, Project Delivery
- Accessible exterior terrace
- Student gathering spaces
- Durable, natural finishes
- Faculty offices with student engagement areas
- Enhanced wayfinding, graphics, and signage
Bemidji State University

Academic Learning Center, Campus Renovation and Hagg Sauer Demolition

**CAMPUS FACTS**

**Students**
4,319 Full Year Equivalent
21% Diverse backgrounds

**Facility**
925,103 Gross Square Feet
.13 Facility Condition Index

**Campus website**
www.bemidjistate.edu

*Figure 1 Campus Plan*

Impact for students as a result of this project:

- Create more flexible teaching spaces and active learning classrooms,
- Create student study, gathering and collaboration spaces,
- Create and upgrade faculty offices and flexible multi-purpose labs,
- Removing $8,800,000 in deferred maintenance.
- Programs affected: Computer Science, Criminal Justice, Education, English,
  Geography, History, Library Services, Math, Music, Philosophy, Political Science,
  Psychology, Social Work, Sociology, and a new Tutoring Center.

**Project Description**

The scope of this project includes:

- Demolition of existing Hagg Sauer Hall – approximately 82,500 SF
- Construct Academic Learning Center – approximately 27,750 SF
- Renovate significant spaces in Bensen Hall, Sattgast Hall, Bridgeman Hall, Bangsberg Hall
  and A.C. Clark Library – approximately 54,883 SF

Oemidji State University
Academic Learning Center

6/30/2020
Project Funding

$ 1,013,000  2014 State G.O. Bonds (Design)
$ 22,512,000  2018 State G.O. Bonds
  (Design/Demo/Construction)
$ 75,000  2018 HEAPR (ADA Restroom)
$ 23,600,000  Total

Project Status & Schedule

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Project Team

Karen Snorek, Campus Project Manager
Jim Morgan, SO Program Manager
BTR, Architect/Engineer
Terra General Contractors, Contractor

Project Highlights

- 54,883 GSF Renovation
- 82,500 GSF Demolition
- 27,739 GSF New Construction
- $17,400,000 Construction Cost
- $17,273,885, Construction Award
- CM at Risk, Project Delivery

Project Progress

- Exterior masonry is nearly complete
- Interior walls are painted on both floors and ceiling grid installed on second floor
- Mechanical equipment is installed and being hooked up.
- Curtain Wall installation is started on the south elevation.
Century College

Engineering and Applied Technology Center Renovation

CAMPUS FACTS

Students
5,983 Full Year Equivalent
43% Diverse backgrounds

Facility
739,917 Gross Square Feet
.19 Facility Condition Index

Campus website
www.century.edu

Impact for students and faculty as a result of this project includes:
- Eliminating $680,000 from the backlog of required maintenance and asset preservation,
- Creating a mezzanine on the second floor for additional engineering classroom space,
- Increasing capability of tutoring more students in Science Resource Center, and
- Providing faculty offices and informal huddle areas on the second floor.

Project Description
The scope of this project includes:
- Designing, renovating and equipping the Engineering and Applied Technology Center, welding lab, fabrication lab, auto, and related student support and university partnership space on the east campus.

Century College
Engineering and Applied Technology Center Renovation

6/30/2020
**Project Funding**

- $6,362,000 2018 G.O. Bonds (Design and Construction)
- $6,362,000 Total Construction

**Project Status & Schedule**

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**Project Progress**

![Figure 2 Abatement Enclosure at Former Welding Area.](image1)

![Figure 3 Temporary Enclosure to Protect Corridor from Construction Area.](image2)

**Project Team**

- Mike Houfer, Campus Project Manager
- Terry Olsen, SO Program Manager
- Architecture Advantage, Architect
- Terra General Contractors, Construction Manager

**Project Highlights**

- 16,580 GSF Renovation
- $4,019,000 Est. Construction Cost
- $4,581,072 Guaranteed Max Price
- Construction Manager at Risk, Project Delivery
Fond du Lac Tribal & Community College

Maajiigi Project

CAMPUS FACTS

Students
1,026 Full Year Equivalent
40% Diverse backgrounds

Facility
188,122 Gross Square Feet
.08 Facility Condition Index

Campus website
www.fdltcc.edu

Figure 1 Campus Plan

Impact for students as a result of this project:
- Strengthening the service to rural and reservation communities,
- Eliminating more than $365,000 in temporary structure (trailer), and
- Enhancing internal circulation and wayfinding, and
- Creating new spaces for experiential learning and ceremonies for students and members of the community.

Project Description

Maajiigi is an Ojibwe word that means “starting to grow.” The project will create space to support the Elementary Teacher Education program as it expands into a four year program. The scope of this project includes:
- Renovation approximately 2,000 square feet,
- Fully functioning kitchen and food shelf.
- Remodeling three classrooms including new furniture, technology and storage, and
- Creating an outdoor classroom to conduct some of the Environmental Institute’s classes.
Project Funding
$ 1,157,000 2018 State G.O. Bonds
$ 1,157,000 Total

Project Status & Schedule

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Project Team
Mark Bernhardson, Campus Project Manager
Karen Huiett, SO Program Manager
DSGW, Architect/Engineer
Four Star Construction, Inc., Contractor

Project Highlights
- 2,960 GSF Renovation
- 600 GSF Renew
- 1,000 GSF Demolish
- $827,500 Est. Construction Cost
- Design/Bid/Build, Project Delivery

Project Progress

Figure 2 Classroom

Figure 3 Terrazzo - adjacent HEAPR project

Figure 4 Classroom Layout

Fond du Lac Tribal & Community College
Maajiigi Project
Inver Hills Community College

Technology and Business Center

CAMPUS FACTS

Students
3,017 Full Year Equivalent
31% Diverse backgrounds

Facility
325,845 Gross Square Feet
.34 Facility Condition Index

Campus website
www.inverhills.edu

Figure 1 Campus Plan

Impact for students as a result of this project:

- Improved technology and technology access for technology-rich coursework,
- S.T.E.M. collaborative learning areas,
- Easy access to faculty for support, and
- Improved, flexible learning environments.

Project Description

This project will respond to the changing educational needs of the Business and Accounting, STEM Technology and Paralegal programs as well as address numerous deferred maintenance needs. The project scope includes:

- Renovation of the Business Building,
- New link between Business and Heritage Hall,
- Improve learning environments,
- Improve utilization of existing spaces, and
- Reduce facility operating costs through improved building systems.

Inver Hills Community College
Technology & Business Center

6/30/2020
Project Funding
$698,000 2018 G.O. Bonds (Design)
$14,653,000 Planned 2020 GO Bond Funds (Construction)
$15,351,000 Total

Project Status & Schedule

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Project Team
Paul DeMuth, Campus Project Manager
Justine Pliska, SO Program Manager
LHB, Corp., Architect/Engineer
McGough, Construction Manager

Project Highlights
- 26,167 GSF Renovation
- 3,925 GSF Addition
- $11,948,000 Est. Construction Cost
- $TBD, Construction Bid Award
- CM@risk, Project Delivery

Project Progress

Figure 2 Rendering showing new link to Heritage Hall and new entry element and roof dormers
Minnesota State University Moorhead

Weld Hall Renovation

CAMPUS FACTS

Students
5,297 Full Year Equivalent
20% Diverse backgrounds

Facility
1,732,834 Gross Square Feet
.10 Facility Condition Index

Campus website
www.mnstate.edu

Impact for students as a result of this project includes:
- Adding stair/elevator and stage access additions to serve student accessibility needs and,
- Creating state-of-the-art teaching environments,
- Providing flexible learning studios, and
- Improving technology throughout the building.

Project Description

The scope of this project includes:
- Renovation of historic Weld Hall and increasing space utilization,
- Reducing office space and adjusting mix of classrooms and labs, and
- Removing more than $8 million of deferred maintenance, including tuck-pointing, window replacement, providing sprinkler coverage and updating plumbing and HVAC.
**Project Funding**

- $628,000 2018 G.O. Bonds (Design)
- $17,290,000 2020 Planned G.O. Bonds (Design and Construction)
- $17,918,000 Total

**Project Status & Schedule**

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**Project Team**

- Brenda Norris, Campus Project Manager
- Terry Olsen, SO Program Manager
- YHR Partners, LTD, Architect
- TBD, Contractor

**Project Highlights**

- 33,484 GSF Renovation
- 2,821 GSF Addition
- $14,200,000 Est. Construction Cost
- TBD, Construction Bid Award
- Design/Bid/Build, Project Delivery

**Project Progress**

*Figure 2 Weld Hall proposed north entrance elevation*

*Figure 3 Proposed section through Glasrud Auditorium, realigned lower level and new north entrance*
Normandale Community College

Classroom and Student Services Center, Phases 1 and 2

CAMPUS FACTS

Students
6,843 Full Year Equivalent
42% Diverse backgrounds

Facility
811,997 Gross Square Feet
.05 Facility Condition Index

Campus website
www.normandale.edu

Figure 1 Campus Plan

Impact for students as a result of this project:

Phase 1
- Improving wayfinding and access between floors, and
- Additional individual and collaborative student study and social areas.

Phase 2
- Overall increased space utilization,
- Updated technology in classrooms and student support areas, and
- Improved faculty offices.

Project Description

This project is separated into 2 phases due to funding. Phase 1 includes the primary interior renovation on the west side of the College Services Building. Phase 2 renovates the interior of the east side. Initial funding covers both phases while construction funding is planned in two appropriations. The scope of this project includes:

Phase 1
- Innovative student services delivery area
- 5 renovated classrooms and new testing lab
- New faculty and administrative offices and café

Phase 2
- Modernization of 27 classrooms
- New math and tutoring centers
- New computer lab and flexible furnishings

Normandale Community College
Classroom and Student Services Center

06/30/2020
Project Funding
$ 12,636,000  2018 State G.O. Bonds
$ 26,634,000  2020 Planned State G.O. Bonds
$ 39,270,000  Total

Project Status & Schedule

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Project Team
Patrick Buhl, Campus Project Manager
Karen Huieit, SO Program Manager
HGA, Architect/Engineer
JE Dunn Construction Company, Contractor

Project Highlights
- 51,000 GSF Phase 1 Renovation
- 94,000 GSF Phase 2 Renovation
- Construction Manager at Risk Project Delivery Method
- $8,357,000 Ph.1 Construction Cost
- $16,205,000 Ph. 2 Est. Construction Cost

Project Progress

Figure 2 Rendering of Student Services Center
Pine Technical & Community College

Regional Workforce Training Modernization and Expansion

CAMPUS FACTS

Students
800 Full Year Equivalent
13% Diverse backgrounds

Facility
112,270 Gross Square Feet
.02 Facility Condition Index

Campus website
www.pine.edu

Impact for students as a result of this project:
- Improve facilities to accommodate more students in high demand programs
- Create flexible, shared learning spaces with improved utilization rates
- Train students in advanced manufacturing and automotive technology using state-of-the-art industry tools
- Train health care science students with modern simulation mannequin

Project Description
The project includes a combination of modernizing existing spaces to attract potential new workforce participants, increasing capacity in high demand training programs, purchasing industry-standard equipment for a relevant training experience, and connection participants to ancillary support resources that allow them to complete their training. The scope of this project includes:
- Enhance ADA accessibility and eliminate physical barriers to services and amenities
- Improve energy efficiency with modern lighting and HVAC
- Abate hazardous materials and address deferred maintenance
- Upgrade existing technology and equipment in underutilized spaces

Pine Technical & Community College
Regional Workforce Training Modernization and Expansion

06/30/2020
Project Funding

$ 470,000  Campus Funds
$ 843,528  HEAPR Funds
$ 1,100,000  US federal EDA grant
$ 2,313,528  Total

Project Status & Schedule

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Project Team

Steve Lange, Campus Project Manager
Karen Huiett, S0 Program Manager
TKDA, Architect/Engineer
Mark Haug Construction, Inc., Contractor

Project Highlights

- 40,000 GSF Renovation
- One-stop support services area
- $1,445,333  Est. Construction Cost
- Design/Bid/Build, Project Delivery

Project Progress
Rochester Community and Technical College

Memorial and Plaza Halls Demolition and Renovation

CAMPUS FACTS

Students
3,703 Full Year Equivalents
29% Diverse backgrounds

Facility
855,203 Gross Square Feet
.06 Facility Condition Index

Campus website
www.rctc.edu

Impact for students as a result of this project:
- Modernizing of dated classrooms and the incorporation of active learning environments, and
- Addition of exterior gathering and activity areas

Project Description
The scope of this project includes the demolishing of the existing Memorial and Plaza Halls, Grounds Storage Garage, and related site work. The new work includes:
- An addition added to Endicott Hall for Classrooms, Faculty Offices and Student Support spaces,
- Renovations to existing classrooms, accessibility upgrades,
- Campus infrastructure improvements including a new central chiller plant, and
- Creation of an exterior plaza to the South for outdoor learning and student use.
- Creating contemporary and flexible learning environments,
- Renovating approximately 35,000 square feet of existing 1960’s interior space for laboratory, classroom and office space, and collaborative environments.
**Project Funding**
- $1,000,000 2014 G.O. Bonds (Design)
- $22,853,000 2018 G.O. Bonds (Construction)
- $23,853,000 Total

**Project Status & Schedule**

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**Project Highlights**
- 20,000 GSF New Construction
- 11,000 GSF Renovation
- 38,000 GSF Demolition
- $18,774,000 Est. Construction Cost
- $15,184,000, Construction Bid Award
- Design/Bid/Build, Project Delivery

**Project Team**
- Shayn Jennson, Campus Project Manager
- Justine Plika, SO Program Manager
- BTR, Architect/Engineer
- Market & Johnson, Contractor

**Project Progress**

*Figure 2 Project exterior image*

*Figure 3 - Completed Interior*

*Figure 4 – Active Learning Classroom*
Riverland Community College, Albert Lea

Transportation, Trade and Industrial Education Center

**CAMPUS FACTS**

**Students**
495 Full Year Equivalent
20% Diverse backgrounds

**Facility**
146,322 Gross Square Feet
.11 Facility Condition Index

**Campus website**
www.riverland.edu

*Figure 1 Campus Plan*

Impact for students as a result of this project:
- Improved learning labs,
- New student lounge,
- Convenient bathrooms, and
- Safer site circulation at the South end of the building.

**Project Description**

The scope of this project includes:
- Modernizing existing classroom and lab spaces,
- Provide a new accessible rear entry
- Addition of Lower Level Bathrooms,
- Demolishing the obsolete Gateway Building,
- Improving site safety while incorporating a truck driving range within the campus boundary, and
- Resolve numerous deferred maintenance issues including water intrusion and roof replacement.

Riverland Community College
Transportation, Trade and Industrial Education

6/30/2020
Project Funding
$10,122,000 2018 G.O. Bonds (Design & Construction)

Project Status & Schedule

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Project Team
Brad Doss, CFO & Campus Project Manager
Justine Pliska, SO Program Manager
Alliaine, Architect/Engineer
Knutson, Contractor

Project Highlights
- 39,173 GSF Renovation
- 2,600 GSF Addition
- $7,312,600 Est. Construction Cost
- $7,181,055, Construction Bid Award
- CM@risk, Project Delivery

Project Progress

Figure 2 Rendering of new in-fill addition at rear entry to building

Figure 3 Construction progress

Figure 4 Construction progress
South Central Community College

STEM and Healthcare Renovation

CAMPUS FACTS

Students
1,822 Full Year Equivalent
25% Diverse backgrounds

Facility
302,315 Gross Square Feet
.15 Facility Condition Index

Campus website
www.southcentral.edu

Impact for students as a result of this project:
- Enhancing the Agriculture, STEM, Manufacturing, and Allied Health programs,
- Reducing operational costs up to 45% and the FCI from .15 to .11,
- Eliminating more than $2.9 million in deferred maintenance, and
- Creating modernized classrooms, code compliant restrooms, vibrant social and study spaces, centralize offices, and flexible multi-purpose labs.

Project Description
The scope of this project includes:
- Creating student and faculty environments which simulate real life technical experiences or modern university labs and classrooms, and to prepare students to enter the workforce or transfer to a university with the skills they need to be successful,
- Transforming existing 1960's interior space into a modern, sustainable, and collaborative environment.
Project Funding
$ 9,600,000  2017 State G.O. Bonds
$ 910,000  Campus funds
$ 10,510,000  Total

Project Status & Schedule

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Project Team
Roxy Traxler, Campus Project Manager
Karen Huiett, SO Program Manager
DLR Group, Architect/Engineer
Kraus-Anderson Construction Company, Construction Manager

Project Highlights
- 48,650 GSF Renovation
- 11,350 GSF Renewal
- $8,174,500 Construction Cost
- Construction Manager at Risk, Project Delivery

Project Progress

Figure 2 Nursing Lab
Figure 3 Machatronics Lab
Figure 4 Student Services One-Stop
Figure 5 Welding Lab
St. Cloud State University

Student Health and Academic Renovation, Eastman Hall

CAMPUS FACTS

Students
11,081 Full Year Equivalent
31% Diverse backgrounds

Facility
3,105,415 Gross Square Feet
.13 Facility Condition Index

Campus website
www.stcloudstate.edu

Impact for students as a result of this project:
- Co-locating the School of Health and Human Services, Human Performance Lab, Student Health Services, and the U-Choose Program into empty space at Eastman Hall to serve a growing, diverse student population as well as develop collaborative interdisciplinary programs to support workforce demands in health and human services,
- Improving these professional spaces to allow existing academic programs, such as radiologic technology, to offer more real world experiences to students, and
- Strengthening ties with local medical communities by utilizing attractive existing space in a beautiful historic building for additional square footage without creating a new footprint or compromising the exterior appearance.

Project Description
The scope of this project includes:
- Renovating Eastman Hall to create greater integration of academic ad student services,
- Constructing a significant infill mezzanine area while maintaining building footprint, and
- Eliminating $3.8 million of deferred maintenance.
Project Funding

- $865,000 2014 G.O. Bonds (Design)
- $75,000 Campus Funds (Redesign)
- $18,572,000 2017 G.O. Bonds (Design & Construction)
- $19,512,000 Total Construction

Project Team

Phil Moessner, Campus Project Manager
Terry Olsen, SO Program Manager
RSP Architects, Architect/Engineer
Terra General Contractors, Construction Manager

Project Status & Schedule

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<th>Milestone</th>
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Project Highlights

- 43,291 GSF Renovation
- 15,562 GSF New
- $15,013,000 Est. Construction Cost
- $15,616,700, Construction Bid Award
- Construction Manager at Risk, Project Delivery

Project Progress

- Figure 2 Mosaic art entitled "Ripples and Connections"
- Figure 3 East Fireplace Lounge
- Figure 4 Eastman Student Health West Entrance
- Figure 5 Eastman Student Health 1st Floor

St. Cloud State University
Student Health and Academic Renovation, Eastman Hall
Winona State University

Education Village, Phases 1 and 2

CAMPUS FACTS

Students
6,835 Full Year Equivalent
17% Diverse backgrounds

Facility
2,253,545 Gross Square Feet
.14 Facility Condition Index

Campus website
www.winona.edu

Figure 1 Campus Plan

Impact for students as a result of this project:

**Phase 1**
- Eliminating $3 million of deferred maintenance backlog.

**Phase 2**
- Improving building accessibility
- Creating holistic learning environments
- Improved efficiency and collaboration in faculty offices.
- Eliminating $5 million in backlog.

Project Description

This project is separated into 2 phases due to funding. Phase 1 includes the design and exterior renovation. Phase 2 renovates the interiors. The scope of this project includes:

**Phase 1**
- Exterior window replacements
- Roof replacement
- Masonry restoration
- Demolition of Annex and part of Wabasha Rec

**Phase 2**
- Renovate 20 classrooms, labs, observation rooms, faculty offices
- New distinct entries and specialty labs
- Moderns spaces with flexible furnishings

Winona State University
Education Village

3/30/2020
Project Funding
$5,902,000  2014 State G.O. Bonds
$25,306,000  2017 State G.O. Bonds
$506,207  HEAPR Construction Ph. 2
$500,000  Campus Funds (Ph.2)
$32,214,207  Total

Project Team
Tim Matthees, Campus Project Manager
Karen Huiett, SO Program Manager
Leo A Daly, Architect/Engineer
Kraus-Anderson Construction Company, Construction Manager

Project Highlights
- 28,600 GSF Demolition
- 6,450 GSF New
- 82,696 GSF Renovation
- Construction Manager at Risk Project Delivery Method
- $3,191,464 Ph.1 Construction Cost
- $21,994,052 Ph.2 Construction Cost

Project Status & Schedule

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Project Progress

Figure 2 Exterior of Helble Hall (formerly Wabasha Hall)
Brian Yolitz  
Associate Vice Chancellor for Facilities  
brian.yolitz@minnstate.edu, 651-201-1777  

MINNESOTA STATE  

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www.MinnState.edu  

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