DATE: January 27, 2020

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

FROM: William Maki
Interim Vice Chancellor – Chief Financial Officer

SUBJECT: Capital Improvement Program Report – December 31, 2019

Attached is the semi-annual Capital Improvement Program (CIP) Report for the period July 1, 2019 through December 31, 2019.

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
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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 December 31, 2019.

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, and
- College and university funded projects with contracts greater than $1 million, approved by the Board of Trustees, and
- Guaranteed Energy-Savings Program (GESP) projects.

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

State Funded Major Capital Projects

There were 15 active major capital projects funded by the State of Minnesota during this six month reporting period. These active projects represent a total of $181.4 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. The Minnesota State 2020 Capital Budget Request is included in the Attachment B.

Individual project data sheets for the 15 active projects are included in alphabetical order at Attachment C.

State Funded Major HEAPR Projects

A total of $70 million was appropriated for HEAPR from 2015 to 2019. There has been $1.8 million in GO funding from three major capital projects converted to HEAPR after the GO projects were substantially complete. The converted HEAPR funds were used for projects at the college or university where the original GO projects occurred.
HEAPR funds are provided through GO bonding and are allocated to campuses to perform repair and replacement of major building 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 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 4 college and university funded projects with contracts more than $1 million approved by the Board of Trustees active during this reporting period. These contracts total $10.7 million and are funded by college or university general fund, and/or revenue or auxiliary fund proceeds. Revenues come from tuition and fees, state general fund appropriation, donations and gifts.

**Guaranteed Energy-Savings Program**

Guaranteed Energy-Savings Program (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.
### Active Major Capital Projects Summary

**Major Capital Project Summary:** The following major capital projects (sorted by FY of funding) 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>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Central College</td>
<td>North Mankato STEM and Healthcare Renovation</td>
<td>2017</td>
<td>Construction</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>NHED-Hibbing Community College</td>
<td>Campus Renovation and Rightsizing</td>
<td>2017</td>
<td>Closeout</td>
<td>$11,223,000</td>
</tr>
<tr>
<td>Minnesota State Community and Technical College</td>
<td>Fergus Falls Center for Student and Workforce Success</td>
<td>2017</td>
<td>Construction</td>
<td>$978,000</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>Design</td>
<td>$6,362,000</td>
</tr>
<tr>
<td>Fond du Lac Tribal &amp; Community College</td>
<td>Maajiigi (Start to Grow)</td>
<td>2018</td>
<td>Construction</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>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>21%</td>
<td>79%</td>
<td>0%</td>
</tr>
<tr>
<td>2017</td>
<td>$67,304,571</td>
<td>7</td>
<td>92%</td>
<td>7%</td>
<td>1%</td>
</tr>
<tr>
<td>2017C*</td>
<td>$20,429</td>
<td>1</td>
<td>99%</td>
<td>0%</td>
<td>1%</td>
</tr>
<tr>
<td>2018</td>
<td>$84,015,000</td>
<td>13</td>
<td>40%</td>
<td>47%</td>
<td>13%</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:

[http://minnstate.edu/system/finance/facilities/design-construction/projectstatus/index.html](http://minnstate.edu/system/finance/facilities/design-construction/projectstatus/index.html)
## Large HEAPR Project Summary

Large HEAPR Project Summary: The following HEAPR projects with costs greater than $1 million 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>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bemidji State University</strong></td>
<td>Phase 1 Energy Controls Replacement</td>
<td>2017</td>
<td>Closeout</td>
<td>$2,650,000</td>
</tr>
<tr>
<td><strong>Inver Hills Community College</strong></td>
<td>Science Building Roof Replacement</td>
<td>2017</td>
<td>Completed</td>
<td>$1,403,707</td>
</tr>
<tr>
<td><strong>Lake Superior College</strong></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><strong>Northland Community and Technical College</strong></td>
<td>Main A2, A3, E1; B1, B2, B3 Roof Replacement – East Grand Forks</td>
<td>2017</td>
<td>Completed</td>
<td>$1,035,499</td>
</tr>
<tr>
<td><strong>South Central College</strong></td>
<td>Building B C2, C4, &amp; K1 Roof Replacement</td>
<td>2017</td>
<td>Construction</td>
<td>$1,824,316</td>
</tr>
<tr>
<td><strong>Southwest Minnesota State University</strong></td>
<td>Link B Curtain Wall Replacement</td>
<td>2017</td>
<td>Closeout</td>
<td>$1,153,596</td>
</tr>
<tr>
<td><strong>Minnesota State University Mankato</strong></td>
<td>Memorial Library Addition Roof Replacement</td>
<td>2017</td>
<td>Closeout</td>
<td>$1,046,933</td>
</tr>
<tr>
<td><strong>Alexandria Technical and Community College</strong></td>
<td>Phases 2 &amp; 3 HVAC Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$4,379,602</td>
</tr>
<tr>
<td><strong>Bemidji State University</strong></td>
<td>Phase 1 Energy Controls Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,600,000</td>
</tr>
<tr>
<td><strong>Century College</strong></td>
<td>East &amp; West Campus Exterior Wall Restoration</td>
<td>2018</td>
<td>Ph. 2 Bidding/Award</td>
<td>$2,601,975</td>
</tr>
<tr>
<td><strong>Inver Hills Community College</strong></td>
<td>Phase 3 Electrical upgrade</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,692,770</td>
</tr>
<tr>
<td><strong>Minneapolis Community and Technical College</strong></td>
<td>Hennepin Avenue Skyway Repair</td>
<td>2018</td>
<td>Closeout</td>
<td>$3,788,787</td>
</tr>
<tr>
<td><strong>Normandale Community College</strong></td>
<td>Tunnel Repair</td>
<td>2018</td>
<td>Closeout</td>
<td>$5,635,150</td>
</tr>
<tr>
<td><strong>Itasca Community College</strong></td>
<td>Media Center Roof Replacement &amp; Int/Ext Renovation</td>
<td>2018</td>
<td>Construction</td>
<td>$1,025,430</td>
</tr>
<tr>
<td><strong>Dakota County Technical College</strong></td>
<td>Pod 6 AHU Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,450,000</td>
</tr>
<tr>
<td><strong>Hennepin Technical College</strong></td>
<td>EP-Main Bldg Area F Roof Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,052,656</td>
</tr>
</tbody>
</table>
Large HEAPR Project Summary (Continued):

<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>Minnesota State Community and Technical College</td>
<td>Main Bldg Campus Boiler Replacement – Detroit Lakes</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,136,190</td>
</tr>
<tr>
<td>Minnesota West Community and Technical College</td>
<td>LARC Roof Replacement</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,077,343</td>
</tr>
<tr>
<td>Metropolitan State University</td>
<td>Restroom Upgrade</td>
<td>2018</td>
<td>Closeout</td>
<td>$1,321,500</td>
</tr>
<tr>
<td>North Hennepin Community College</td>
<td>Campus Center Envelope Restoration</td>
<td>2018</td>
<td>Bidding/Award</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>21%</td>
<td>79%</td>
<td>0%</td>
</tr>
<tr>
<td>2017</td>
<td>$25,000,000</td>
<td>40</td>
<td>3%</td>
<td>92%</td>
<td>5%</td>
</tr>
<tr>
<td>2017C*</td>
<td>$20,429</td>
<td>1</td>
<td>99%</td>
<td>0%</td>
<td>1%</td>
</tr>
<tr>
<td>2018</td>
<td>$45,000,000</td>
<td>35</td>
<td>5%</td>
<td>69%</td>
<td>26%</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 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</th>
<th>Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minnesota State University, Mankato</td>
<td>Scheels Field at Maverick All-Sports Dome</td>
<td>Construction, CM@R</td>
<td>Kraus-Anderson</td>
<td>$5,510,635</td>
</tr>
<tr>
<td>Minneapolis Community and Technical College</td>
<td>Student Affairs Remodel Phase 1</td>
<td>Construction, CM@R</td>
<td>Donlar Construction</td>
<td>$1,193,211</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</td>
<td>$3,833,631</td>
</tr>
<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</td>
<td>$4,205,266.00</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</th>
<th>Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hennepin Technical College</td>
<td>Construction</td>
<td>Ameresco</td>
<td>$3,289,713</td>
</tr>
</tbody>
</table>
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. They include Minnesota State Design Standards, eManual documents, Facilities P/T Master Contract Program and Enterprise Project Management System for 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 to college and university project managers through Sharepoint. The eManual is available to vendors and contractors via the internet at: [http://www.minnstate.edu/system/finance/facilities/design-construction/pm_emanual/index.html](http://www.minnstate.edu/system/finance/facilities/design-construction/pm_emanual/index.html).

**Facilities Professional Technical Master Contract (FPTMC):** To streamline selection and hiring of design and specialty professional/technical (P/T) consultants for small projects, the Facilities P/T Master Contract was created. The Facilities PTMC program presents college and university project managers with a database of approved consultants under a 5-year master contract with a set of minimum qualifications and experience. Project managers competitively execute purchase orders against the master contract for individual projects with fees under $100,000. The program is reopened each spring to vendors.
To promote and afford access to facilities work, project managers are to obtain a quote from a vendor that they have not yet worked with that can be combined with any vendor(s) that they have previously hired. To promote more diversity, project managers are to obtain a quote from Targeted Group/ Economically Disadvantaged/Veteran’s Owned vendors, if one is available for a particular specialty service.

**Enterprise Project Management System** (EPMS/e-Builder): In 2013, “e-Builder” was competitively selected as the system’s project management platform and system of record. This program includes workflows aligned with requirements set out in state statute and 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>A/E Selection</td>
<td>Period during the solicitation, evaluation, negotiation, and award of project work to design professionals (Architect/Engineer).</td>
</tr>
<tr>
<td>Design</td>
<td>Planning period of the project when all the elements are drawn, specified, and approved by the college/university.</td>
</tr>
<tr>
<td>Bid/Award</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>Construction</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>Substantial Completion</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>Closeout</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>Completed</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 reapportionment.</td>
</tr>
<tr>
<td>Encumbrance Percentage</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>Spent Percentage</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 - Vermilion 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>
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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

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)
$ 16,091,000 2020 Planned G.O. Bonds
$ 16,660,000 Total

Project Status & Schedule

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Project Team

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

Project Highlights

- 35,000 GSF Renovation
- $12,036,000 Est. Construction Cost
- TBD, Construction Bid Award
- Design/Bid/Build, Project Delivery

Project Progress

Figure 2 Proposed Floor Plan
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.

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
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

- Renovation and Demolition work is complete
- Footings and foundation walls are pour and exterior walls have started

Figure 2 Rendering of new Academic Learning Center
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.
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 Highlights

- 16,580 GSF Renovation
- $4,019,000 Est. Construction Cost
- TBD, Construction Bid Award
- Construction Manager at Risk, Project Delivery

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

Project Progress

Figure 2 Current cramped welding booths

Figure 3 Current Auto Disassembly
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

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
- $12,036,000 Est. Construction Cost
- Design/Bid/Build, Project Delivery

Project Progress

Figure 2 Classroom
Figure 3 Terrazzo - adjacent HEAPR project
Figure 4 Classroom Layout
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.

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 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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If funded...
- Design Completion: November, 2020
- Bidding & Award: January, 2021
- Construction begins: March, 2021
- Substantial Completion: August, 2022
- Close-out: December, 2022

**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](image)

*Figure 2 Rendering showing new link to Heritage Hall and new entry element and roof dormers.*
Minnesota State Technical and Community College – Fergus Falls

Center for Student & Workforce Success (CSWS) Renovation

CAMPUS FACTS

Students
899 Full Year Equivalent
24% Diverse backgrounds

Facility
165,849 Gross Square Feet
.12 Facility Condition Index

Campus website
www.minnesota.edu/fergus-falls

Figure 1 Campus plan highlighting area of work

Impact for students as a result of this project includes:
- Combining the college’s access, career and transfer services with services offered by the Regional Workforce Center and its participating federal, state and local partners, and
- Expanding community access to both education and employment options, better fulfilling the mission of each organization.

Project Description

The scope of this project includes:
- Creating a dedicated entrance and parking facilities for the Regional Workforce Center spaces, to be accessible when the college is closed,
- Improving campus space utilization with the leased area,
- Repurposing the existing library, meeting rooms and underutilized classroom spaces,
- Adding flexible spaces for active and quiet computer use throughout the library, and
- Updating interior finishes, lighting controls and fixtures and increasing the amount of electrical receptacles.
**Project Funding**

- $978,000 2017 G.O. Bonds (Design & Construction)
- $108,000 2017 HEAPR funds (Design & Construction)
- $180,000 2018 HEAPR (Design & Construction)
- $209,000 2018 Matching Partner Funds – Received (Design)
- $541,000 2019 Matching Partner Funds – Committed (Construction)
- $2,016,000 Total

**Project Status & Schedule**

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**Project Highlights**

- 14,362 GSF Renovation
- $1,135,000 Est. Construction Cost
- $1,192,200 Construction Bid Award
- Design/Bid/Build, Project Delivery

---

**Project Team**

- Pat Nordick, Campus Project Manager
- Terry Olsen, SO Program Manager
- YHR Partners, Architect
- Gast Construction Co., Inc., Contractor

---

**Figure 2 Area of work enlarged. Library in red, Regional Workforce Center in gold, Academic & Career Services in green**

**Figure 3 Library Furniture Installation**
Minnesota State University, Mankato

Clinical Sciences Phase 2 – Renovation, Roof Replacement & Solar Panels

CAMPUS FACTS

Students
13,456 Full Year Equivalent
17% Diverse backgrounds

Facility
2,800,646 Gross Square Feet
0.10 Facility Condition Index

Campus website
https://mankato.mnsu.edu

Impact for students as a result of this project:
- Renovated and enhanced classrooms & laboratories including several active learning classrooms,
- Additional student collaboration spaces,
- Improved access to faculty, and
- Accessible toilet rooms.
Project Description
Phase 1 scope included a new Clinical Science Building to support the programs of the College of Allied Health and Nursing and is complete.

Phase 2 scope addresses the tails of Phase 1 and is divided into three separate projects:
- Remodeling of 3 buildings (Wissink Hall, Wiecking Center and Morris Hall) that were vacated when occupants moved into Clinical Sciences building (Phase 1),
- Roofing Replacement and minor exterior repair of Wissink Hall, and
- New solar panels on the Clinical Sciences building roof.

Project Funding (shown for both Phase 1 and 2)

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Project Status & Schedule

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Project Team (Remodeling)
Paul Corcoran, Campus Project Manager
Justine Pliska, SO Program Manager
Perkins+Will, Architect/Engineer
Met-Con Construction, Contractor

Project Team (Wissink Roof)
Inspec, Architect/Engineer
Brennan Construction, Contractor

Project Team (Solar Panels)
Dolejs & Associates, Engineer
Apadena Solar, Contractor

Project Highlights
- 17,555 GSF Renovation
- $5,183,503 Est. Construction Cost
- $3,685,308 Construction Bid Award
- Design/Bid/Build, Project Delivery

Project Progress

Figure 2 Morris Hall Classroom
Figure 3 Morris Hall Corridor
Figure 4 Clinical Science Solar Panels
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

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
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 Huiett, 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
NHED - HIBBING COMMUNITY COLLEGE

Campus Renovation and Rightsizing

CAMPUS FACTS

Students
922 Full Year Equivalent
15% Diverse backgrounds

Facility
342,427 Gross Square Feet
.09 Facility Condition Index

Campus website
www.hibbing.edu

Impact for students as a result of this project:

- Centralized student services,
- Improved wayfinding, and
- Improved technology and flexible teaching spaces.

Project Description

The scope of this project includes:

- Demolition obsolete and underutilized space in Building G,
- Demolition of covered walkways connecting Buildings C, D, F, G and M,
- Renovate Buildings L and M to provide a one-stop service hub for student services, relocate the library and customized training and associated support spaces to improve overall campus utilization and reduce operating costs.
- Construct and addition with a highly visible entrance that will enhance the image of the campus and improve campus circulation –4,930 GSF
**Project Funding**

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**Project Status & Schedule**

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**Project Team**

Karen Kedrowski, Campus Project Manager
Jim Morgan, SO Program Manager
Architectural Advantage
Max Gray Construction

**Project Highlights**

- 30,646 GSF Renovation
- 17,210 GSF Demolition
- 4,930 GSF New Construction
- $9,000,000 Construction Cost
- $8,085,000, Construction Award
- Design/Bid/Build, Project Delivery

**Project Progress**

*Figure 2 New campus entry*
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

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

Project Status & Schedule

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

Project Progress

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

Figure 3 Construction 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

<table>
<thead>
<tr>
<th>Activity</th>
<th>Milestone</th>
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<tr>
<td>A/E Selection by Design</td>
<td>June 2015</td>
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<tr>
<td>Bidding &amp; Award Construction begins</td>
<td>October, 2018</td>
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<tr>
<td>Substantial Completion</td>
<td>August, 2020</td>
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<td>Close-out</td>
<td>December, 2020</td>
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Project Team
Shayn Jennson, Campus Project Manager
Justine Pliska, SO Program Manager
BTR, Architect/Engineer
Market & Johnson, Contractor

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 Progress

Figure 2 Project rendering

Figure 3 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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<td>Close-out</td>
<td>December, 2020</td>
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**Project Highlights**

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

**Project Team**

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

**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 and 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 &
$19,512,000  Total  Construction)

Project Status & Schedule

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<td>Close-out</td>
<td>August -December, 2019</td>
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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 Team

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

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
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

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

Figure 1 Campus Plan
Project Funding

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Project Status & Schedule

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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 Progress

Figure 2 Exterior of Helble Hall (formerly Wabasha Hall)