MEMORANDUM

DATE: January 8, 2015

TO: Thomas Renier
Chair, Board of Trustees

FROM: Laura M. King
Vice Chancellor – Chief Financial Officer

SUBJECT: Capital Improvement Program (CIP) Status Report

Attached is the semi-annual Capital Improvement Program Report for the period July 1, 2014 through December 31, 2014. The Status report can also be found online at http://www.finance.mnscu.edu/facilities/design-construction/cip/index.html.

Please let me know if you have any questions.

Copy to:
Board of Trustees
Chancellor Steven Rosenstone
Leadership Council
Status Report for

CAPITAL IMPROVEMENT PROJECT PROGRAM

July 1, 2014 – December 31, 2014
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Executive Summary

As of December 31, 2014, there is $462.9 million in major capital projects in either design or construction on going at our colleges and universities. General obligation (GO) bonded capital projects account for 73.8% ($341.6 million), GO bonded Higher Education Asset Preservation and Replacement (HEAPR) projects represent 11.5% ($53 million), and the Revenue Fund totals 12.2% ($56.5 million). Other funds total 2.5% and supplement capital projects through private donations, federal and state grants, and campus general operating fund. Overall program execution is on schedule with no major issues.

Introduction

This Capital Improvement Program (CIP) report summarizes the status of Minnesota State Colleges and Universities’ funded major capital projects under design and/or construction during the period, July 1, 2014 through December 31, 2014. The next CIP reporting period is January 1, 2015 through June 30, 2015.

After providing an overview of the project delivery methods and overall program funding histories, this report provides a background, project summaries, and financial spending update on GO Bond Fund projects, a background and financial spending update on GO Bond Fund HEAPR projects, and a background, project summaries, and financial spending update on Revenue Fund projects.

On the financial spending graphs at the end of these sections, the “Planned (Encumbered)” dashed line highlights the original schedule by which projects were to be either encumber and spend their appropriations. The “Actual (Encumbered)” solid line reflects how project monies have been either encumbered or spent as of the date of the report. The “Spent” line reflects project funds that have been paid to contractors and vendors.

Individual project details for GO Bond Fund and Revenue Fund projects are at the end of this report arranged in alphabetical order by institution. The two page layout per project allows the sheet to be pulled out for stand-alone project information reference. Project data captured includes project location on campus plan, project description, funding amounts and sources, project highlights, project team key players, project status and schedule (combined actual and future forecast). This format is identical to the Capital Improvement Program Summaries (CIPS) at http://www.finance.mnscu.edu/facilities/design-construction/projectstatus/index.html. CIPS reports are updated monthly.
Project Delivery Methods

The majority of projects are delivered by the traditional method of Design/Bid/Build (D/B/B). Using this method, the lowest responsible bidder is awarded the project. To minimize construction issues, “Prime Contractor Statement of Qualifications” (minimum qualifications) was added as a bidding threshold on many of our projects. As of January 1, 2015 minimum qualifications will be replaced with “Responsible Contractor” requirements per Minnesota Statute 16C.285 that apply to both prime contractor, and all tiers of subcontractors.

Construction Manager at Risk (CM@r) has gained popularity as an alternate delivery method to reduce risk for the owner on larger complex projects. Since CM@r was implemented in 2012, there are 24 projects using this delivery method. This report includes 13 CM@r projects that are active in design or construction.

CM@r allows the Construction Manager (General Contractor) to be selected during the design phase based on combination of qualifications and fees. After a Guaranteed Maximum Price (GMP) is established, the project is issued for bids to a list of subcontractors that were pre-qualified by the construction manager. Although there is additional work up front for selection, the benefits of general contractor involvement in the design phase, reduced change orders in construction phase and partnering team spirit makes this method preferable for some of our significant projects.

In December 2013, we rolled out Job Order Contract (JOC) for use on projects under $250,000. We expect this delivery method to be beneficial for small campus funded projects as well as small HEAPR projects. Individual projects are bid out to prequalified contractors on master contract and work orders can be quickly prepared to secure work. Currently, there are 31 projects that are using this delivery method. This is an increase of over 200% during this reporting period, in part due to the addition of the 2014 HEAPR projects.

As an alternative means for financing energy related projects, Guaranteed Energy Savings Program (GESP) is being investigated at six colleges and one university. GESP Master Contracts were established by the Minnesota Department of Commerce in response to Governor’s Executive Order 11-12. The financing is a leased purchased agreement based on a performance contract which uses guaranteed energy savings from the project to pay off loan. If actual savings are not realized, then the GESP vendor pays the difference between actual savings and agreed upon savings.
Enterprise Project Management System

In 2013, “e-Builder” was selected as EPMS software vendor. During the next year, system office worked with college and university representatives and e-Builder implementation team to configure e-Builder work flow processes, file structure, and interface with ISRS.

On May 21, 2014, two pilot projects were rolled out at Alexandra Technical and Community College and Minnesota State University, Moorhead. At the end of this reporting period, there are 26 active projects. Our goal is for all institutions to have at least one project in e-Builder by January 31, 2015. When all Capital projects are using e-Builder, much of the data for this report will be obtained from it.

Training was conducted in six regions for college/university staff and vendors. Ongoing training is planned to continue monthly. To expand expertise, module training for specific topics via WebEx will start in March 2015 on weekly basis.

e-Builder has the answers newsletter is published monthly and three editions are available at http://www.finance.mnscu.edu/facilities/design-construction/index.html under Announcements.
## Financial History

General Obligation Bond Fund Projects 2002-2014

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Appropriation Amount</th>
<th>Encumbrances &amp; Expenditures</th>
<th>Free Balance Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Amount</td>
<td>Percentage of Total Appropriation</td>
</tr>
<tr>
<td>2002</td>
<td>$98,847,000</td>
<td>$98,847,000</td>
<td>100.00%</td>
</tr>
<tr>
<td>2003</td>
<td>$59,615,000</td>
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<td>2005</td>
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<td>$172,864,465</td>
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<td>2006</td>
<td>$162,211,711</td>
<td>$162,211,711</td>
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<tr>
<td>2008</td>
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<tr>
<td>2009</td>
<td>$1,767,550</td>
<td>$1,767,550</td>
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<tr>
<td>2010</td>
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<td>$52,416,971</td>
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</tr>
<tr>
<td>2011</td>
<td>$101,586,000</td>
<td>$100,345,456</td>
<td>98.78%</td>
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<tr>
<td>2012</td>
<td>$111,142,062</td>
<td>$108,030,631</td>
<td>97.20%</td>
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<tr>
<td>2014</td>
<td>$117,312,000</td>
<td>$54,285,006</td>
<td>46.27%</td>
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</table>
Higher Education Asset Preservation and Replacement (HEAPR) Program 2002-2014

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Appropriation Amount</th>
<th>Encumbrances &amp; Expenditures</th>
<th>Free Balance Amount</th>
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</thead>
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<td></td>
<td></td>
<td>Amount</td>
<td>Percentage of Total Appropriation</td>
</tr>
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<td>$59,999,254</td>
<td>$59,999,254</td>
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</tr>
<tr>
<td>2003</td>
<td>$101,000</td>
<td>$101,000</td>
<td>100.00%</td>
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<td>2005</td>
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<td>$41,500,000</td>
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<tr>
<td>2006</td>
<td>$40,153,878</td>
<td>$40,153,878</td>
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<tr>
<td>2008</td>
<td>$59,599,910</td>
<td>$59,570,554</td>
<td>99.95%</td>
</tr>
<tr>
<td>2009</td>
<td>$40,000,000</td>
<td>$40,000,000</td>
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<tr>
<td>2010</td>
<td>$52,000,000</td>
<td>$52,000,000</td>
<td>100.00%</td>
</tr>
<tr>
<td>2011</td>
<td>$30,000,000</td>
<td>$30,000,000</td>
<td>100.00%</td>
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<tr>
<td>2012</td>
<td>$20,000,000</td>
<td>$19,304,486</td>
<td>96.52%</td>
</tr>
</tbody>
</table>
| 2014 | $42,500,000                | $10,286,891                | 24.20%              | $32,270,509         

![Bar chart showing the trend of HEAPR Program 2002-2014]
Revenue Fund Program 2002-2013

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Appropriation Amount</th>
<th>Encumbrances &amp; Expenditures</th>
<th>Free Balance Amount</th>
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<tr>
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<td>Amount</td>
<td>Percentage of Total Appropriation (1)</td>
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<td>2005</td>
<td>$50,748,255</td>
<td>$50,757,396</td>
<td>100%</td>
</tr>
<tr>
<td>2007</td>
<td>$44,641,449</td>
<td>$44,642,994</td>
<td>100%</td>
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<td>2008</td>
<td>$41,312,274</td>
<td>$41,312,274</td>
<td>100%</td>
</tr>
<tr>
<td>2009</td>
<td>$35,874,048</td>
<td>$35,874,048</td>
<td>100%</td>
</tr>
<tr>
<td>2011 A&amp;B</td>
<td>$85,976,844</td>
<td>$85,976,844</td>
<td>100%</td>
</tr>
<tr>
<td>2011 C</td>
<td>$12,000,000</td>
<td>$11,961,039</td>
<td>99.68%</td>
</tr>
<tr>
<td>2013</td>
<td>$58,792,905</td>
<td>$56,283,000</td>
<td>95.73%</td>
</tr>
</tbody>
</table>

Note
(1) The final percentage of expenditures will always be greater than 100% due to accruing investment interest.
Other Funds 2002-2014

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Appropriation(^{(1)}) Amount</th>
<th>Encumbrances &amp; Expenditures Amount</th>
<th>Percentage of Total Appropriation</th>
<th>Free Balance Amount</th>
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</thead>
<tbody>
<tr>
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<td>$4,197,261</td>
<td>100.00%</td>
<td>0</td>
</tr>
<tr>
<td>2005</td>
<td>$200,265</td>
<td>$200,265</td>
<td>100.00%</td>
<td>0</td>
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<tr>
<td>2006</td>
<td>$8,625,506</td>
<td>$8,625,506</td>
<td>100.00%</td>
<td>0</td>
</tr>
<tr>
<td>2008</td>
<td>$3,366,341</td>
<td>$3,366,341</td>
<td>100.00%</td>
<td>0</td>
</tr>
<tr>
<td>2010</td>
<td>$1,440,000</td>
<td>$1,440,000</td>
<td>100.00%</td>
<td>0</td>
</tr>
<tr>
<td>2012</td>
<td>$1,189,483</td>
<td>$854,243</td>
<td>71.82%</td>
<td>$335,241</td>
</tr>
<tr>
<td>2014</td>
<td>$11,817,667</td>
<td>$3,267,639</td>
<td>27.65%</td>
<td>$8,550,028</td>
</tr>
</tbody>
</table>

Note
(1) Includes funds from private donors, federal and state grants, and campus general operating funds.
General Obligation (GO) Bond Fund
Program Summary

General Obligation (GO) bonds provide funding for the majority of capital projects on Minnesota State Colleges and Universities campuses, and can be used to acquire, construct, renovate and demolish academic facilities. These bonds are an obligation of the state and backed by the full faith and credit of the State of Minnesota. They are typically issued for 20 years. The state requires higher education systems to pay one-third the cost of debt service of the bonds associated with these major capital projects. In the Minnesota State Colleges and Universities system, this one-third debt service is split between the campus and the system with each paying one-sixth of the overall debt service. Higher Education Asset Preservation and Repair (HEAPR) is also funded out of GO bond proceeds, but the state carries the entire cost of the debt service. The HEAPR Program is covered in greater detail in the next section. Additional funding for these major capital projects may come from private donors, federal and state grants, and campus general operating funds.

The 2010 GO Bond Fund program provided $52,665,020 for nine projects. Execution of these projects is complete with encumbrances and expenditures at 100%.

The 2011 GO Bond Fund program provided $101,586,000 for seven projects. Execution of these projects is nearly complete with encumbrances and expenditures at 98.76%. Five projects were completed in previous reporting periods. One project is in construction and one in closeout.

The 2012 legislature appropriated $112,126,000 funds for 16 capital projects and five initiative (STEM) projects. Execution of the 2012 GO Bond Fund projects began June 2012 and encumbrances and expenditures are at 97.21%. All STEM projects are completed with minor closeout issues. Two capital projects are on hold in design phase awaiting funding for construction, two in bidding, one in construction, four in closeout and seven completed in the previous reporting period.

The 2014 legislature appropriated $117,321,000 funds for 15 projects. The appropriations were subdivided into 26 capital projects. Execution of the 2014 GO bond projects began in June 2014, and encumbrances and expenditures are at 41.96%. Three capital projects are in A/E selection phase, 18 in design, two in bidding and three in construction.

During this reporting period, five GO Bond Fund projects are in closeout/completed; and 27 projects are in A/E selection, design, bid/award and/or construction. Project status for the 32 active GO Bond Fund projects, during this reporting period follow along with financial spending graphs for the 2010, 2011, 2012 and 2014 GO bond funded programs. Their status as of the December 31, 2014 follows. Individual GO Bond Fund and Revenue Fund project details are at the end of this report arranged in alphabetical order by college and university.
General Obligation (GO) Bond Fund
Project List

The following is list of 32 General Obligation bond projects that were active during June 1, 2014 – December 31, 2014. At this end of this report is Appendix with individual project summaries (two-page pull out sheets). They are arranged alphabetically by college and university. The two-page, front-to-back project layout allows the sheet to be pulled out for stand-alone project information reference.

<table>
<thead>
<tr>
<th>MnSCU Institution</th>
<th>Campus/Project</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bemidji State University</strong></td>
<td>Academic Learning Center and Campus Renovation</td>
<td>A/E Selection</td>
</tr>
<tr>
<td></td>
<td>Memorial, Decker Renovation, Sanford Hall Demolition</td>
<td>Construction</td>
</tr>
<tr>
<td><strong>Central Lakes College</strong></td>
<td>Staples Campus Rightsizing Renovation</td>
<td>Design</td>
</tr>
<tr>
<td><strong>Century College</strong></td>
<td>Academic Partners Classroom Addition</td>
<td>Closeout</td>
</tr>
<tr>
<td></td>
<td>Kitchen Space Renovation and Renewal</td>
<td>Design</td>
</tr>
<tr>
<td></td>
<td>Digital Fab Lab Renovation</td>
<td>Design</td>
</tr>
<tr>
<td></td>
<td>Solar Technician Lab Renovation</td>
<td>Design</td>
</tr>
<tr>
<td><strong>Hibbing Community College</strong></td>
<td>Campus Rightsizing Design, Renovation and Demolition</td>
<td>A/E Selection</td>
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<tr>
<td><strong>Itasca Community College</strong></td>
<td>Academic Classroom Addition and Renovation</td>
<td>Closeout</td>
</tr>
<tr>
<td></td>
<td>Biomass Boiler System</td>
<td>Design</td>
</tr>
<tr>
<td></td>
<td>Wilson Hall Lab Renovation</td>
<td>Design</td>
</tr>
<tr>
<td><strong>Lake Superior College</strong></td>
<td>Allied Health (86’ Wing) Renovation</td>
<td>Construction</td>
</tr>
<tr>
<td><strong>Metropolitan State University</strong></td>
<td>St. Paul Science Education Center New Construction</td>
<td>Construction</td>
</tr>
<tr>
<td><strong>Minneapolis Community and Technical College</strong></td>
<td>Workforce Program Phase 2 Renovation</td>
<td>Design</td>
</tr>
<tr>
<td><strong>Minnesota State College – Southeast Technical</strong></td>
<td>Red Wing Classroom Renovation</td>
<td>Design</td>
</tr>
<tr>
<td></td>
<td>Winona Science Labs Renovation</td>
<td>Design</td>
</tr>
<tr>
<td></td>
<td>Winona Welding and Mechatronics Renovation</td>
<td>Design</td>
</tr>
<tr>
<td><strong>Minnesota State Community and Technical College</strong></td>
<td>Transportation Center Addition, Renovation and Demolition</td>
<td>Design</td>
</tr>
</tbody>
</table>
Minnesota State University, Mankato
Clinical Science Facility New Construction and Renovation  Bidding

Northland Community and Technical College
Thief River Falls Aviation Maintenance Facility Addition and Demolition  Bidding

Rainy River Community College
Nursing Lab Renovation  Design

Ridgewater College
Willmar Technical Instruction Lab Renovation  Closeout

Rochester Community and Technical College
Workforce Center Co-location  Closeout
Plaza and Memorial Halls Demolition Design and Renovation  A/E selection

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

Saint Paul College
Culinary Arts Lab Renovation  Design
Health and Science Alliance Center Addition  Design
Machine Tool Renovation  Design

South Central College
Faribault Classroom Renovation and Addition  Closeout

Vermilion Community College
Art Classroom Renovation  Design
Natural Science Labs Renovation  Design

Winona State University
Education Village, Phase I, Renovation  Design
FY 2010 GO bond funds were distributed to the campuses on March 31, 2010. Execution of 9 capital projects and 7 initiative projects is nearly complete with encumbrances and expenditures at 100%. All major projects funded for construction are complete with minor closeout issues remaining.
FY2011 GO bond funds were distributed to the campuses on August 10, 2011. Execution of 7 capital projects is on schedule with encumbrances and expenditures at 98.78%.
The 2012 G.O. bond funds were distributed to the campuses in June 2012. Execution of 16 capital projects and 5 initiative projects is ahead of schedule with encumbrances and expenditures at 97.2%.
General Obligation Bond Fund (GO)  
Higher Education Asset Preservation and Replacement (HEAPR)  
Program Summary

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.

The system received $55 million in FY2008 and $40 million in FY2009. Execution of these projects was completed in previous reporting periods. As the result of legislation in the FY2012 legislative session, $4,599,910 GO funds from National Hockey Center Renovation at St. Cloud State University were transferred to FY2008 HEAPR account. Encumbrances and expenditures of these transferred funds are at 99.27%.

In FY2010, the system received $52 million for HEAPR improvements. Execution of 154 projects was completed in previous reporting periods.

In FY2011, the system received $30 million for HEAPR improvements. Execution of 134 projects is almost complete with encumbrances at 100% and spending at 99.83%. The majority of these projects met an aggressive timeline to execute within 16 months.

The system received $20 million in FY2012 for HEAPR improvements. Execution of 67 projects has encumbrances at 96.52% and spending at 94.04% which is slightly behind schedule. Milestones dates are 90% encumbered by March 31, 2013 90% spent by September 30, 2013 and 100% spent by December 31, 2013. Activity is expected to increase in spring when many projects will be bid out.

The system received $42.5 million in FY2014 for HEAPR improvement projects. Execution of 43 projects has encumbrances at 24.2% and spending at 5.25% which is on schedule. Milestone dates are 90% encumbered by March 31, 2015, 90% spent by September 30, 2015, and 100% spent by December 31, 2015. Activity is expected to increase in spring when many projects will be bid out.
General Obligation Bond Fund (GO)
Higher Education Asset Preservation and Replacement (HEAPR)
Appropriation Spending Rates

Goals: (Initial goals were extended to align with 2011 HEAPR)
(A) Funds 90% encumbered & spent by March 31, 2012
(B) Funds 100% encumbered & spent by September 30, 2012
(C) Funds 100% spent by December 31, 2012

The 2010 HEAPR funds were distributed for initial campus projects on March 31, 2010. Program execution for 154 projects was slightly behind our completion goal for December 2012 but encumbrances and expenditures are now at 100%.
The 2011 HEAPR funds were distributed for initial campus projects on August 10, 2011. Encumbrances for 134 projects are at 100%. The majority of projects were completed prior to 2012 fall session and the remaining contracts are in the process of closing out.
Goals:
(A) Funds 90% encumbered & spent by March 31, 2013
(B) Funds 100% encumbered & spent by September 30, 2013
(C) Funds 100% spent by December 31, 2013

The 2012 HEAPR funds were distributed for initial campus projects on June 8, 2012. Encumbrances are at 96.52% for 67 projects which is behind our goal. This is slightly behind schedule due to holding contingency funds to address that HEAPR funds were not appropriated in 2013. All funds have now been distributed.
Revenue Fund Projects
Program Summary

The Board of Trustees of the Minnesota State Colleges and Universities maintains statutory authority to issue revenue bonds to provide funding for construction, renovation, and renewal of Revenue Fund facilities. Revenue Fund facilities include, but are not limited to, residence halls, student unions, health and wellness centers, recreational facilities, and parking structures. Both colleges and universities can participate in the Revenue Fund.

Debt obligations of the Revenue Fund, unlike capital appropriations for academic facilities, are backed solely by the revenue generated from the physical assets in the Revenue Fund and are not debt obligations of the State of Minnesota. The legislatively imposed Revenue Fund bond outstanding debt ceiling is $405 million.

Execution of the 2011 and prior Revenue Fund programs is complete with encumbrances and expenditures at 100%.

Board of Trustees authorized a $70 million Revenue Fund bond sale in November 2012 for seven projects. The funds were available March 2013. In this reporting period, two projects are in design, one project is in closeout and four projects were completed in the previous reporting period.

This report also includes two projects that are using campus funds for advancing design in anticipation of receiving 2015 Revenue funds for construction.

During this reporting period, four Revenue Fund projects are active in design, bid/award, and/or construction and one is in closeout. Their status as of the December 31, 2014 follows. Individual GO Bond Fund and Revenue Fund project details are at the end of this report arranged in alphabetical order by college and university.
Revenue Fund Projects  
Project List

The following is list of five active Revenue Fund Projects that were active during June 1, 2014 – December 31, 2014. At this end of this report is Appendix with individual project summaries (two-page pull out sheets). They are arranged alphabetically by college and university. The two-page, front-to-back project layout allows the sheet to be pulled out for stand-alone project information reference.

<table>
<thead>
<tr>
<th>MnSCU Institution</th>
<th>Campus/Project</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metropolitan State University</td>
<td>St. Paul Parking Ramp</td>
<td>Construction</td>
</tr>
<tr>
<td></td>
<td>St. Paul Student Center</td>
<td>Construction</td>
</tr>
<tr>
<td>Minnesota State University, Mankato</td>
<td>Dining Services Building</td>
<td>Design</td>
</tr>
<tr>
<td>Minnesota State University Moorhead</td>
<td>Comstock Memorial Union Addition and Renovation</td>
<td>Design</td>
</tr>
<tr>
<td>Winona State University</td>
<td>Kryzsko Student Union Renovation</td>
<td>Closeout</td>
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</tbody>
</table>
BEMIDJI STATE UNIVERSITY
Academic Learning Center and Campus Renovation

CAMPUSS PLAN - Bemidji
Campus website: www.bemidjistate.edu

PROJECT DESCRIPTION
This project provides for the demolition and replacement of Hagg-Sauer Hall, a 82,500 GSF severely outdated classroom and office space building, with a state-of-the-art 25,000 GSF classroom and learning center. Additionally, significant renovation of 72,100 GSF of existing space on campus will occur in: Bensen Hall, Sattgast Hall, Bridgeman Hall, Bangsford Hall, and A.C. Clark Library.
PROJECT STATUS
Architect Selection

PROJECT CONSTRUCTION COMPLETION DATE
March 2018

PROJECT FUNDING
$ 1,000,000 2014 State G.O. Bonds (Demolition)
$18,097,000 Planned 2016 State G.O. Bonds (Construction)
$19,097,000

PROJECT HIGHLIGHTS
Area:
Remodel 72,100 GSF
New 25,000 GSF
Demolition 82,500 GSF
Estimated Construction Cost: $14,190,685
Construction Bid Award: $TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Bill Maki
SO Program Manager: Kent Dirks
Architect/Engineer: TBD
Contractor: TBD
Owner’s Representative: TBD

PROJECT SCHEDULE
BEMIDJI STATE UNIVERSITY
Memorial, Decker Renovation, Sanford Hall Demolition

CAMPUS PLAN - Bemidji
Campus website:  www.bemidjistate.edu

PROJECT DESCRIPTION
This project provides for the renovation of Memorial and Decker Halls, the demolition of Maple and Sanford Halls and a small addition to Memorial Hall. Design funding for the entire project and funds to demolish Maple Hall have been included in the 2012 Capital Bonding bill. A future capital bonding request for remaining demolition and construction will be requested in 2014.

Memorial Hall renovation addition will accommodate the relocation of the College of Business from Decker Hall (located in the residential area of campus), back into the academic heart of the University. Newly renovated Memorial Hall will give the business program the visibility and corporate image it needs to continue its growth.

Demolition of Maple Hall is an important phase of the long range residential life facilities plan. Student service functions currently in Sanford Hall will be moved to a remodeled Decker Hall. Decker Hall will bring together student life and student support services into a location which is central to instructional facilities and the residence halls.
PROJECT STATUS
Construction

PROJECT CONSTRUCTION COMPLETION DATE
May 2016

PROJECT FUNDING
$ 3,303,000 2012 State G.O. Bonds (Design & Demolition)
$ 13,790,000 2014 State G.O. Bonds (Construction)
$ 17,193,000

PROJECT HIGHLIGHTS
Area: Remodel 46,700 GSF
New 4,000 GSF
Renewal 11,800 GSF
Estimated Construction Cost: $ 11,788,000
Construction Bid Award: $ TBD
Project Delivery Method: Construction Manager at Risk

PROJECT TEAM
Campus Project Manager: Bill Maki
SO Program Manager: Kent Dirks
Architect/Engineer: LHB Architects
Contractor: Krause Anderson Inc.
Owner’s Representative: Hansen Construction Consulting

PROJECT SCHEDULE

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Bemidji State University
Memorial, Decker Renovation, Sanford Hall Demolition
12/31/2014
CENTRAL LAKES COLLEGE
Staples Campus Rightsizing Renovation

CAMPUS PLAN – Staples
Campus website: www.clcmn.edu

PROJECT DESCRIPTION
This project reconfigures critical portions of core service functions to provide more efficient and user friendly service, including relocating the Library and Computer Commons to the Student Services area to create a consolidated Learning Commons. It enhances the building’s main entrance, renews dining commons, shop areas and main corridors throughout the facility. It includes upgraded facility energy systems to include photovoltaic solar panels and energy efficient windows and doors.

- Renovates core student service functions into a one-stop service center
- Creates a consolidated Learning Commons
- Renovates and renews 64,330 GSF
- Impacts 14 classrooms/labs
- Eliminates $2.5 million of deferred maintenance backlog
- Includes solar and other alternatives in facility energy systems
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
January 2017

PROJECT FUNDING
$ 4,581,000  2014 G.O. Bonds (Design & Construction)

PROJECT HIGHLIGHTS
Area: Remodel  64,330 GSF
Estimated Construction Cost: $ 2,881,560
Construction Bid Award: TBD
Project Delivery Method: Construction Manager at Risk (CM@r)

PROJECT TEAM
Campus Project Manager: Kari Christiansen
SO Program Manager: Kent Dirks
Architect/Engineer: Foss Architects and Interiors
Contractor: McGough
Owner’s Representative: Hansen Consulting

PROJECT SCHEDULE

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Central Lakes College
Staples Campus Rightsizing Renovation
12/31/2014
CAMPUS PLAN – White Bear Lake
Campus website: www.century.edu

PROJECT DESCRIPTION
This Project designs, constructs, renovates, furnishes, and equips classrooms and related spaces. The addition is for approximately 8,300 GSF to include six technology enhanced classrooms. The addition will encompass the existing walkway between the Science/Library addition and where it exits the existing east campus building. The renovation will upgrade approximately 9,200 GSF of spaces on the third floor on the east campus to consolidate the Dental Program.
PROJECT STATUS
Closeout

PROJECT CONSTRUCTION COMPLETION DATE
September 2014

PROJECT FUNDING
$ 318,000 Campus Funds (Design)
$5,000,000 2012 State G.O. Bonds (Construction)
$5,318,000 Total

PROJECT HIGHLIGHTS
Area: New 8,320 GSF; Remodel 9,240 GSF
Estimated Construction Cost: $3,700,000
Construction Bid Award: $3,469,000
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Pat Opatz
SO Program Manager: Jim Morgan
Architect/Engineer: Leo A. Daly
Contractor: Jorgenson Construction Inc.
Owner's Representative: Bossardt Corp.

PROJECT SCHEDULE

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Century College
Academic Partners Classroom Addition

12/31/2014
CENTURY COLLEGE
Kitchen Space Renovation and Renewal
Digital Fab Lab Renovation
Solar Technician Lab Renovation

CAMPUS PLAN – White Bear Lake
Campus website: www.century.edu

PROJECT DESCRIPTION
This project bundles three projects together for efficiency and to lower costs for design and construction. The Kitchen space project will fully renovate 2,400 SF of an underutilized prep kitchen space into 2 new technology classrooms and revitalized 3 existing classrooms with upgraded technology. The 3 revitalized classrooms are currently operational as classrooms; however, do not have adequate provisions for technology for contemporary teaching.

The Solar Technician Lab project will renovate 1,200 square feet of space on the first floor of the east campus and provide Solar Thermal Energy collectors and Photovoltaic Solar Power arrays for use and study by the Solar Energy curriculum students at Century College in support of the Applied Science Programs.

The Digital Lab project will renovate 3,450 square feet of space on the second floor of the east campus and enhance the Century College Digital Fabrication Laboratory (Digital Fab Lab) on the College’s east campus to improve functioning of the space. Through this renovation, the lab’s flexibility, safety, and usability will be improved and expanded, allowing broader use of the lab across multiple disciplines within the College and with various College partners.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$2,020,000  2014 State G.O. Bonds (Design/Construction)
$2,020,000  Total

PROJECT HIGHLIGHTS
Renovation:  13,800 GSF
Estimated Construction Cost:  $1,472,000
Construction Bid Award:  TBD
Project Delivery Method:  Design/Bid/Build

PROJECT TEAM
Campus Project Manager:  Pat Opatz
SO Program Manager:  Jim Morgan
Architect/Engineer:  LHB
Contractor:  TBD
Owner’s Representative:  NA

PROJECT SCHEDULE

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Century College
Kitchen Space Renovation and Renewal, Digital Fab Lab Renovation, Solar Technician Lab Renovation

12/31/2014
CAMPUS PLAN – Hibbing, MN
Campus website: www.hibbing.edu

PROJECT DESCRIPTION
Demolish obsolete and underutilized space in Buildings G, the southwest wing of Building F and covered walkways for Buildings C, D, F, G and M. Renovate Building L and M to provide a one-stop service hub for student services, learning resources and continuing education, and construct new building to improve circulation, accessibility and create a new recognizable main entry to campus. The project will relocate and right size the existing library and relocate customized training and associated support spaces to improve overall utilization and reduce operating costs, provide access to improved technology, flexible classrooms, and modern learning environments. Current learning spaces have limited technology capabilities – sloped fixed seating classrooms of irregular shapes with low seat capacities. These variables constrain teaching opportunities and techniques. Construct a new main entry which will be highly visible and enhance the image of the campus.
PROJECT STATUS

A/E Selection

PROJECT CONSTRUCTION COMPLETION DATE

June 2018

PROJECT FUNDING

$ 387,000 2014 State G.O. Bonds (Design)
$ 9,958,000 Planned 2016 State G.O. Bonds (Construction)
$10,345,000 Total

PROJECT HIGHLIGHTS

Area: New 5,000 GSF
Renovation 33,614 GSF
Demolition 21,890 GSF

Estimated Construction Cost: $7,800,000
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM

Campus Project Manager: Karen Kedrowski
SO Program Manager: Jim Morgan
Architect/Engineer: TBD
Contractor: TBD
Owner's Representative: TBD

PROJECT SCHEDULE

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PROJECT DESCRIPTION
This project completes the design, renovates, furnishes, and equips existing instructional and student services spaces, to design, construct, furnish, and equip an addition with multipurpose classrooms, and to demolish Donovan Hall. The new academic classroom building of approximately 12,434 SF will provide several high tech, flexible instructional classroom spaces, computer lab, forestry lab, faculty suites and support spaces. The renovation in the Media Center will consist of approximately 2,160 GSF to provide multipurpose open lab and the renovation in the Backes Center of approximately 1,210 GSF will provide improvements to the student support spaces. The existing 20,224 GSF Donovan Hall will be demolished.
PROJECT STATUS
Closeout

PROJECT CONSTRUCTION COMPLETION DATE
July 2014

PROJECT FUNDING
$ 180,000 IRRRB Grant for (Demolition)
$ 250,000 Blandin Corp. Grant (FF&E)
$4,549,000 2012 State G.O. Bonds (Design & Construction)
$4,979,000 Total

PROJECT HIGHLIGHTS
Area: New 12,434 GSF; Remodel 3,370 GSF
Estimated Construction Cost: $3,405,000
Construction Bid Award: $3,633,900
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Karen Kedrowski
SO Program Manager: Jim Morgan
Architect/Engineer: Foss Architecture & Interiors
Contractor: Hawk Construction, Inc.
Owner’s Representative: Hansen Construction Consulting, Inc.

PROJECT SCHEDULE

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Itasca Community College
Academic Classroom Addition and Renovation
12/31/2014
ITASCA COMMUNITY COLLEGE
Biomass Boiler System

CAMPUS PLAN – Grand Rapids, MN
Campus website:  www.itasca.edu

PROJECT DESCRIPTION
Design and install a new woody biomass boiler system for the purpose of creating a national woody biomass energy demonstration and educational site in support of Minnesota’s wood product industry. This project will replace ICC’s existing outdated wood boiler with “state of the art” woody biomass energy conversion equipment and will position ICC to serve as a regional and national model for the effective use of woody biomass, to further develop educational opportunities and training in renewable energies, and serve as a potential applied research lab for evaluating woody biomass fuel products.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$965,000 2014 State G.O. Bonds (Design & Construction)
$965,000 Total

PROJECT HIGHLIGHTS
Area: Remodel 1,859 GSF
Estimated Construction Cost: $750,000
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Chad Haatvedt
SO Program Manager: Jim Morgan
Architect/Engineer: Stanley Consultants
Owner’s Representative: NA

PROJECT SCHEDULE

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CO: Project Close-out

Itasca Community College
Biomass Boiler System

12/31/2014
PROJECT DESCRIPTION
This project designs and renovates 1,859 square feet of biology lab space located in Wilson Hall. This lab space has not seen any significant upgrades since 1971. The current condition and learning environment of this lab presents an inflexible, outdated learning environment that is not easily accessible to students, nor does it provide the technology needed to engage students in active learning.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$631,000  2014 State G.O. Bonds (Design & Construction)
$631,000  Total

PROJECT HIGHLIGHTS
Area: Remodel 1,859 GSF
Estimated Construction Cost: $420,000
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Karen Kedrowski
SO Program Manager: Jim Morgan
Architect/Engineer: Architectural Resources, Inc.
Contractor: TBD
Owner’s Representative: NA

PROJECT SCHEDULE

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CO  Project Close out

Itasca Community College
Wilson Hall Lab Renovation
12/31/2014
LAKE SUPERIOR COLLEGE
Allied Health (86’ Wing) Renovation

CAMPUS PLAN - Duluth
Campus website: www.lsc.edu

PROJECT DESCRIPTION
Design, renovate, furnish and equip the Allied Health (86’Wing). This is Phase 2 of the Health Science Center, which renovates, remodels and updates approximately 41,000 GSF of classrooms and labs in the Allied Health and Science programs in the ’86 Wing of the main building. Phase 1 was completed in August of 2011. The renovation will create opportunities for hands-on training in Physical Therapist Assistant, Dental Hygiene, Massage Therapist, Nursing Assistant and Radiologic Technology. The project focuses on updating outdated facilities by upgrading technology to meet 2014 educational standards, as well as to simulate current technology used within Allied Health and science facilities. The project will also provide larger general classrooms to improve utilization ratios, and general use/support spaces to accommodate continued high enrollment in allied health programs.
**PROJECT STATUS**
Construction

**PROJECT CONSTRUCTION COMPLETION DATE**
August 2015

**PROJECT FUNDING**
- $77,000 2006 State G.O. Bonds (Design)
- $127,000 2010 State G.O. Bonds (Design)
- $5,226,000 2014 State G.O. Bonds (Design/Construction)
- $5,430,000 Total

**PROJECT HIGHLIGHTS**
Area: Remodel 41,000 GSF
Estimated Construction Cost: $4,048,000
Construction Bid Award: $3,872,000
Project Delivery Method: Design/Bid/Build

**PROJECT TEAM**
- Campus Project Manager: Gary Adams
- SO Program Manager: Jim Morgan
- Architect/Engineer: LHB Architects and Engineers
- Contractor: Kraus Anderson
- Owner’s Representative: Pegasus Group

**PROJECT SCHEDULE**

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Lake Superior College
Allied Health (86’ Wing) Renovation

12/31/2014
METROPOLITAN STATE UNIVERSITY
St. Paul Science Education Center New Construction

CAMPUS PLAN – St. Paul
Campus website:  www.metrostate.edu

PROJECT DESCRIPTION
This Project consists of design, construct, furnish and equip a new 59,000 gross square foot Science Education Center Building. Included in the scope of work is remodeling of 3,600 assignable square feet of existing. The Science Education Center will be linked to the other campus buildings by a skyway for safety and efficient use of inter-departmental space sharing.

Science Education Center will provide the science facilities necessary to support our rapidly growing Nursing and Health Science programs. Metropolitan State currently offers three Science degrees (Biology (BA); Biology (BS); and Life Sciences Teaching (BS)) and two minors (Chemistry and Physics), taught in under-equipped and under-sized labs on two campuses. It will support five additional degrees: Earth and Space Teaching (BS), Earth Science (BS), Chemistry Teaching (BS), Chemistry (BS), and Environmental Studies (BA).
PROJECT STATUS
Construction

PROJECT CONSTRUCTION COMPLETION DATE
November 2015

PROJECT FUNDING
$ 3,444,000 2011 State G.O. Bonds (Design/Demolition)
$35,865,000 2014 State G.O. Bonds (Construction)
$39,309,000 Total

PROJECT HIGHLIGHTS
Area: New 68,018 GSF; Remodel 3,692 GSF
Estimated Construction Cost: $31,000,000
Construction Bid Award: $30,887,491
Project Delivery Method: Construction Manager at Risk

PROJECT TEAM
Campus Project Manager: Dan Hambrock
SO Program Manager: Jim Morgan
Architect/Engineer: BWBR Architects
Construction Manager: Mortenson Construction
Owner’s Representative: Pegasus Group

PROJECT ACTUAL/FORECAST SCHEDULE

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CD  Construction Document Phase
BA  Bidding and Award
CON Construction
CO  Project Close out
PROJECT DESCRIPTION
This project designs, constructs, and equips a new 750 stall parking ramp on the Metropolitan State University campus. This is designed to address accommodate current as well as future growth of the university. The new parking ramp will be located mid-block along Bates and be oriented east west with an entrance/exit onto Bates and entrance to and exit from Maria. The Bates edge will consist of four levels of parking while the portion near Maria will be five levels, accommodating approximate 750 cars that would allow for a future 5th deck and a phase 2 addition, to create a total of approximately 1,090 parking stalls. Additionally, approximately 123 stalls of surface parking will be developed in conjunction with the ramp. Design of the parking ramp will be coordinated with the design of a new student center.
PROJECT STATUS
Construction

PROJECT CONSTRUCTION COMPLETION DATE
July 2015

PROJECT FUNDING
$19,199,000  2013 Revenue Bonds (Design/Construction)

PROJECT HIGHLIGHTS
Area: New 240,000 GSF
Estimated Construction Cost: $14,937,417
Construction Bid Award: $14,584,000
Project Delivery Method: Construction Manager at Risk

PROJECT TEAM
Campus Project Manager: Dan Hambrock
SO Program Manager: Jim Morgan
Architect/Engineer: Miller Dunwiddie
Construction Manager: Adolfson & Peterson Construction
Owner’s Representative: CPMI

PROJECT ACTUAL/FORECAST SCHEDULE

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CO = Project Close out

Metropolitan State University
St. Paul Parking Ramp

12/31/2014
METROPOLITAN STATE UNIVERSITY
St. Paul Student Center

CAMPUS PLAN – St. Paul
Campus website: www.metrostate.edu

PROJECT DESCRIPTION
To designs, constructs, and equips a new Student Center on the Metropolitan State University campus. The Student Center building will be approximately of 29,400 sf on two levels, located East 7th Street, midway between Maria Avenue to the west and Bates Avenue to the east. The Student Center will provide students a unique set of services and spaces that currently do not exist on the St. Paul campus, such as Informal Lounge/Study space, food service operations featuring a combination of grab and go foods as well as freshly prepared food options, a Flexible Programming Space for events, a Workout Room, and a Student Involvement Suite.
PROJECT STATUS
Construction

PROJECT CONSTRUCTION COMPLETION DATE
October 2015

PROJECT FUNDING
$11,704,982  2013 Revenue Bonds (Design/Construction)
$11,704,982  Total

PROJECT HIGHLIGHTS
Area: New 27,000 GSF
Estimated Construction Cost: $8,860,000
Construction Bid Award: $8,866,494
Project Delivery Method: Construction Manager at Risk

PROJECT TEAM
Campus Project Manager: Dan Hambrock
SO Program Manager: Jim Morgan
Architect/Engineer: BWBR
Construction Manager: Adolfson & Peterson Construction
Owner’s Representative: CPMI

PROJECT ACTUAL/FORECAST SCHEDULE

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BA Bidding and Award
CON Construction
CO Project Close out
PROJECT DESCRIPTION
The project will provide air conditioning for the lower levels of the T Building and Bowman Hall. The project also includes security system upgrades at the lower level access, repairs to the deteriorating T Building street level masonry planters, and rehabilitation to the receiving dock drive, walkway, security, drainage, and enclosing masonry walls.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
December 2015

PROJECT FUNDING
$ 400,000 2008 State G.O. Bonds (Design Phase 1 & Phase 2)
$3,600,000 2012 State G.O. Bonds (Design/Construction)
$4,000,000 Total

PROJECT HIGHLIGHTS
Area: Renovate 90,470 GSF
Estimated Construction Cost: $2,900,000
Construction Bid Award: TBD
Project Delivery Method: Construction Manager at Risk

PROJECT TEAM
Campus Project Manager: Scott Erickson
SO Program Manager: Jim Morgan
Architect/Engineer: Cunningham Group
Construction Manager: Mortenson
Owner’s Representative: Pegasus Group

PROJECT SCHEDULE

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Legend:
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CON - Construction
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Minneapolis Community and Technical College
Workforce Program Phase 2 Renovation
12/31/2014
MINNESOTA STATE COLLEGE – SOUTHEAST TECHNICAL

Red Wing Classroom Renovation
Winona Science Labs Renovation
Winona Welding and Mechatronics Renovation

CAMPUS PLAN – Red Wing and Winona
Campus website:  www.minneapolis.edu

PROJECT DESCRIPTION
The project at the Red Wing Campus renovates and repurposes 3,000 sq. ft. of space formerly used by the carpentry program that has been suspended on the Red Wing Campus due to extremely low demand. The project will modernize 20 year old lab space into multi-purpose smart classrooms, converts storage space into needed high tech classroom space, and provides flexibility of multi-use space that will serve all academic programs of the college.

The two projects at Winona Campus renovate and repurpose vacated auto tech and auto body program space into 4,000 sq. ft. of lab space for the new Medical Lab Technician program and Phlebotomy Technician program; and, 7,250 sq. ft. of lab space for Welding and Mechatronics programs.
PROJECT STATUS
Red Wing  Winona
Design   Design

PROJECT CONSTRUCTION COMPLETION DATE
Red Wing  Winona
August 2015  August 2015

PROJECT FUNDING
$1,700,000  2014 State G.O. Bonds (Design & Construction)
$1,700,000  Total

PROJECT HIGHLIGHTS

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<th>Area:</th>
<th>Red Wing</th>
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PROJECT TEAM

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<td>Mike Kroening</td>
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<td>SO Program Manager:</td>
<td>Kent Dirks</td>
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PROJECT SCHEDULE

Red Wing - Classroom Renovation

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| Winona - Medical/Phlebotomy Labs & Welding/Mechatronics Labs

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CD:  Construction Document Phase 
CAMPUS PLAN - Moorhead
Campus website: www.minnesota.edu

PROJECT DESCRIPTION
This project is to design and construct an expansion to the Transportation Center for the automotive and diesel technology programs on the Moorhead campus of Minnesota State Community and Technical College. This project consists of two new laboratories of approximately 21,191 square feet and renovation of 1,017 square feet of existing laboratory space. The two new laboratories will be used by the diesel technology program to accommodate modern larger diesel agriculture, construction and transportation equipment, and to relieve unsafe congestion in the existing laboratories.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
June 2016

PROJECT FUNDING
$6,544,000 2014 State G.O. Bonds (Design and Construction)
$6,544,000

PROJECT HIGHLIGHTS
Area: New 21,191 GSF Renovation 1,017
Estimated Construction Cost: $4,882,657
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Matt Sheppard
SO Program Manager: Kent Dirks
Architect/Engineer: JLG Architects
Contractor: TBD
Owner’s Representative: CPMI

PROJECT SCHEDULE

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Minnesota State Community and Technical College
Transportation Center Addition, Renovation and Demolition
12/31/2014
**MINNESOTA STATE UNIVERSITY, MANKATO**
Clinical Sciences Facility New Construction and Renovation

CAMPUS PLAN - Mankato
Campus website: www.mnsu.edu

**PROJECT DESCRIPTION**
This project designs, constructs, furnishes and equips a new Clinical Science Building to support the programs of the college of Allied Health and Nursing. The project includes new classroom and laboratory building spaces and remodeling of vacated and occupied spaces after construction of the new facility. The project will consolidate portions of academic programs from eight separate buildings across the campus into a new building to improve working and learning relationships among multiple related departments in the University.

The project will provide faculty and administrative offices, teaching laboratories, classrooms, student/faculty interaction spaces, and some new space types currently not available. Existing spaces vacated in various campus buildings will be renovated into laboratory, office and classroom spaces to alleviate overall campus shortfall of these space types. The completed project will also address issues of life safety, air quality, deferred maintenance, sustainability and energy efficiency, preservation of assets, space shortages and space use constraints. The project plan will complete design of both the new facility and the remodeled areas with funds appropriated from the 2012 legislative session. Bidding and construction funds for the new building were appropriated from the 2014 legislative session and bidding and construction funds for the remodeling are anticipated from the 2016 legislative session.
PROJECT STATUS
Bidding and Award

PROJECT CONSTRUCTION COMPLETION DATE
July 2016

PROJECT FUNDING
$ 2,065,000 2012 State G.O. Bonds (Design)
$25,818,000 2014 State G. O. Bonds (Construction)
$ 1,000,000 University Funds
$ 36,865,000 Total

PROJECT HIGHLIGHTS
Area: 79,022 GSF with full basement shall space
Estimated Construction Cost: $23,493,820
Construction Bid Award: $22,747,000
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Paul Corcoran
SO Program Manager: Barry Schaub
Architect/Engineer: Perkins and Will
Contractor: Shaw-Lundquist Associates, Inc.
Owner’s Representative: NA

PROJECT SCHEDULE

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MINNESOTA STATE UNIVERSITY, MANKATO
Dining Services Building

CAMPUS PLAN - Mankato
Campus website: www.mnsu.edu

PROJECT DESCRIPTION
This project consists of the design and construction of a new residential Dining Services Building on the Minnesota State University, Mankato Campus of approximately 60,600 GSF.

The project includes a variety of dining venues, servery, kitchen, food storage, bakery, loading and receiving, residential life maintenance/repair and support shops and related utilities and support spaces. The existing dining facility, the Carkoski Commons building, will remain in place until 2019 or later, when it will be demolished to make room for the next phase of student housing.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
April 2017

PROJECT FUNDING
$ 3,000,000 2014 University Revenue Fund Reserves (Design)
$ 28,407,000 Planned 2015 Revenue Fund Bonds (Construction)
$ 31,407,000 Total

PROJECT HIGHLIGHTS
Area: New 60,600 GSF
Estimated Construction Cost: $27,402,000
Construction Bid Award: TBD
Project Delivery Method: Construction Manager at Risk

PROJECT TEAM
Campus Project Manager: Richard Wheeler
SO Program Manager: Barry Schaub
Architect/Engineer: Bentz, Thompson, Rietow, Inc.
Construction Manager: McGough Construction
Owner’s Representative: NA

PROJECT SCHEDULE

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Minnesota State University, Mankato
Dining Services Building

12/31/2014
MINNESOTA STATE UNIVERSITY MOORHEAD
Comstock Memorial Union Addition and Renovation

CAMPUS PLAN - Moorhead
Campus website: www.mnstate.edu

PROJECT DESCRIPTION
This project designs, furnishes and equips a 5,500 gross square feet addition and 37,000 gross square feet of renovation of Comstock Memorial Union. While providing gathering and socializing spaces, the new and renovated spaces will improve visual connections throughout the building to student involvement programs, update finishes, lighting, HVAC, fires alarm systems and improve ADA accessibility throughout.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
January 2017

PROJECT FUNDING
$4,000,000 Planned 2015 Revenue Bonds (Design & Construction)
$4,500,000 Campus Funds (Design)
$8,500,000 Total

PROJECT HIGHLIGHTS
Area: Remodel 37,000 GSF; New 5,500 GSF
Estimated Construction Cost: $6,549,995
Construction Bid Award: TBD
Project Delivery Method: Construction Manager at Risk

PROJECT TEAM
Campus Project Manager: Jeff Goebel
SO Program Manager: Kent Dirks
Architect/Engineer: Cunningham Group
Construction Manager: Terra Construction
Owner's Representative: CPMI

PROJECT SCHEDULE

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Minnesota State University Moorhead
Comstock Memorial Union Renovation
12/31/2014
NORTHLAND COMMUNITY AND TECHNICAL COLLEGE

Thief River Falls Aviation Maintenance Facility Addition and Demolition

CAMPUS PLAN – Thief River Falls
Campus website: www.mnstate.edu

PROJECT DESCRIPTION

This project designs and renovates the existing Aviation Maintenance Technology (AMT) facilities at the NCTC airport campus. Existing facility is inadequately designed to support the future needs of the Unmanned Aerial Systems (UAS) and Imagery Analyst (IA) programming and need to be replaced. Additionally, campus airport facilities must be brought in line with today’s technology standards in order to properly interface with the equipment needed for the AMT, UAS and IA training programs. To meet these needs, both the Arctic and Composite hangers will be demolished. A new multi-purpose structure connecting the Aviation Classroom Building with the Swenson Hanger will be constructed. The existing Recip Hanger will be renovated to be used as consolidated storage space. This project will allow for future training and partnerships within the industry; and, ultimately ensure that NCTC will have a significant influence in the UAS and aviation industry.
**PROJECT STATUS**
Bidding

**PROJECT CONSTRUCTION COMPLETION DATE**
June 2016

**PROJECT FUNDING**
$ 300,000  2012 State G.O. Bonds (Design)
$5,864,000  2014 State G.O. Bonds (Construction)
$6,164,000

**PROJECT HIGHLIGHTS**
Area: Remodel  5,500 GSF; New 20,400 GSF

Estimated Construction Cost: $4,710,000
Construction Bid Award: $4,690,000
Project Delivery Method: Design/Bid/Build

**PROJECT TEAM**
Campus Project Manager: Clinton Castle
SO Program Manager: Kent Dirks
Architect/Engineer: Foss Architects
Contractor: Terra Construction
Owner’s Representative: Widseth Smith & Nolting

**PROJECT SCHEDULE**

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RAINY RIVER COMMUNITY COLLEGE
Nursing Lab Renovation

CAMPUS PLAN – International Falls, MN
Campus website: www.rainyriver.edu

PROJECT DESCRIPTION
This project designs and renovates the Nursing Clinical Skills Lab is to offer the students a fully equipped, state-of-the-art environment that promotes clinical practice in a professional setting which fosters learning. Once the skills have been mastered, the students can demonstrate and be evaluated by the faculty on the learned skills.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$311,000 2014 State G.O. Bonds (Design & Construction)
$311,000 Total

PROJECT HIGHLIGHTS
Area: Remodel 1,920 GSF
Estimated Construction Cost: $195,000
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Karen Kedrowski
SO Program Manager: Jim Morgan
Architect/Engineer: Architectural Resources, Inc.
Contractor: TBD
Owner’s Representative: NA

PROJECT SCHEDULE

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Rainy River Community College
Nursing Lab Renovation

12/31/2014
RIDGEWATER COLLEGE
Willmar Technical Instruction Lab Renovation

CAMPUS PLAN - Willmar
Campus website: www.ridgewater.edu

PROJECT DESCRIPTION
This is Phase 2 of a two phase project. Phase 1 of this project, completed in October 2010, included an addition for new instructional space for the insurance claim representative program and customized training, demolition of several 1950’s facilities and remodeling for the electricians and cosmetology program spaces. Phase 1 also included Schematic Design phase for Phase 2. The Phase 2 project will complete the design and renovation of spaces for agriculture, veterinary technology, a redesigned student services area, an updated campus entry and demolition of obsolete and poor condition facilities.
PROJECT STATUS
Closeout

PROJECT CONSTRUCTION COMPLETION DATE
September 2014

PROJECT FUNDING
$200,000 2008 State G.O. Bonds, Partial (Design)
$13,851,000 2012 State G.O. Bonds Request (Design & Construction)
$14,051,000 Total

PROJECT HIGHLIGHTS
Area: New 600 GSF; Remodel 76,000 GSF; Demolition 8,500 GSF
Estimated Construction Cost: $10,632,000
Construction Bid Award: $8,580,000
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Dan Holtz
SO Program Manager: Barry Schaub
Architect/Engineer: LHB Architects and Engineers
Contractor: Donlar Construction Company
Owner’s Representative: Pegasus Group

PROJECT SCHEDULE

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Ridgewater College
Willmar Technical Instruction Lab Renovation
12/31/2014
ROCHESTER COMMUNITY AND TECHNICAL COLLEGE
Workforce Center Co-location

CAMPUS PLAN - Rochester
Campus website: www.rctc.edu

PROJECT DESCRIPTION
This project designs and constructs an addition to the Heintz Center building for the co-location of facilities for the Rochester Workforce Center to provide a one-stop approach to deliver services and learning opportunities. The project will also provide infrastructure upgrades to the Heintz Center building cooling systems.
PROJECT STATUS
Closeout

PROJECT CONSTRUCTION COMPLETION DATE
July 2014

PROJECT FUNDING
$  200,000  2008 State G.O. Bonds (Design)
$8,746,000  2012 State G.O. Bonds (Design & Construction)
$8,946,000

PROJECT HIGHLIGHTS
Area: New 23,000 GSF; Remodel 5,000 GSF
Estimated Construction Cost: $6,200,000
Construction Bid Award: $6,305,000
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Shayn Jensson
SO Program Manager: Barry Schaub
Architect/Engineer: BWBR Architects
Contractor: Knutson Construction
Owner’s Representative: Pegasus Group

PROJECT SCHEDULE

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Rochester Community & Technical College
Workforce Center Co-location
12/31/2014
ROCHESTER COMMUNITY AND TECHNICAL COLLEGE
Plaza and Memorial Halls Demolition Design and Renovation

CAMPUS PLAN - Rochester
Campus website: www.rctc.edu

PROJECT DESCRIPTION
This project provides for the demolition design of the existing Memorial and Plaza Halls and related facilities. These halls house a large number of faculty offices, Anatomy and Physiology labs with lab preparation spaces, flexible classrooms, and support spaces in the two badly deteriorated halls. The project also includes the design for renovated and replacement spaces to relocate building occupants to improved facilities. The project also includes major campus infrastructure improvements to replace an obsolete grounds building, fuel storage and a new central chiller plant for the east campus. Funds were appropriated for the design work by the 2014 legislative session. The system expects to request additional funding in 2016 to complete the demolition, renovation, and construction of new spaces for replacement of offices, medical program labs, and classrooms.
PROJECT STATUS

AE Selection

PROJECT CONSTRUCTION COMPLETION DATE

TBD

PROJECT FUNDING

$ 1,000,000  2014 State G.O. Bonds (Design)
$20,385,000  Planned 2016 Capital Budget Request (Construction)
$21,385,000  Total

PROJECT HIGHLIGHTS

Area: New 20,000 GSF; Remodel 11,000 GSF; Demolition 38,000 GSF
Estimated Construction Cost: $14,462,000
Construction Bid Award: TBD
Project Delivery Method: TBD

PROJECT TEAM

Campus Project Manager: Shayn Jensson
SO Program Manager: Barry Schaub
Architect/Engineer: TBD
Contractor: TBD
Owner’s Representative: TBD

PROJECT SCHEDULE

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Rochester Community & Technical College
Plaza and Memorial Halls Demolition Design and Renovation

12/31/2014
ST. CLOUD STATE UNIVERSITY
Student Health and Academic Renovation, Eastman Hall

CAMPUS PLAN – St. Cloud
Campus website: www.stcloudstate.edu

PROJECT DESCRIPTION
Renovation of Eastman Hall will create greater integration of academic and student service programs. The location of School of Health and Human Services, Human Performance Lab, Student Health Services, and the U-Choose Program in Eastman Hall will 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 will allow existing academic programs, such as radiologic technology, to offer more real world experiences to students.

• Co-locates 4 student health services programs in a facility currently not in use
• Renovates 43,291 GSF
• Constructs 15,562 GSF in mezzanine area, while keeping the building’s footprint the same
• Eliminates $3.8 million of deferred maintenance backlog
• Strengthens ties with local medical communities
• Utilizes existing space for additional square footage without creating new footprint
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION
August 2017

PROJECT FUNDING
$ 865,000  2014 State G.O. Bonds (Design)
$15,000,000  Planned 2016 State G.O. Bonds (Design & Construction)
$15,865,000

PROJECT HIGHLIGHTS
Area:  Renovation 43,291 GSF; New 15,562 GSF
Estimated Construction Cost:  $11,363,360
Construction Bid Award:  TBD
Project Delivery Method:  Construction Manager at Risk

PROJECT TEAM
Campus Project Manager:  John Frischmann
SO Program Manager:  Kent Dirks
Architect/Engineer:  RSP Architects
Construction Manager:  TBD
Owner's Representative:  TBD

PROJECT SCHEDULE

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AE  Architectural/Engineering Design Consultant Selection
SD  Schematic Design Phase
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St. Cloud State University
Student Health and Academic Renovation, Eastman Hall

12/31/2014
PROJECT DESCRIPTION
This project designs, renovates, furnishes and equips classroom and lab spaces for the Culinary Arts Renovation project at Saint Paul College. The Culinary Arts project will renovate classroom and kitchen spaces to allow for program expansion and more flexible space. Flexible space will improve the degree to which current spaces are used, increase space utilization, increase academic and space efficiency, and reduce costs. Funds were appropriated for this project by the 2014 legislative session and some additional funds will be allocated for the Culinary Arts project by the College.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$ 750,000  2014 State G.O. Bonds (Design/Construction)
$ 168,590  College Funds for Culinary Arts Renovation (Design/Construction)
$ 200,000  2014 HEAPR Funds (Construction)
$ 1,118,590  Total

PROJECT HIGHLIGHTS
Area: Remodel 3,800 GSF
Estimated Construction Cost: $648,000
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Daniel Kirk
SO Program Manager: Barry Schaub
Architect/Engineer: TKDA
Contractor: TBD
Owner’s Representative: AFO Consultants

PROJECT SCHEDULE

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SAINT PAUL COLLEGE  
Health and Science Alliance Center Addition

CAMPUS PLAN – St. Paul  
Campus website: www.saintpauledu

PROJECT DESCRIPTION
This project designs, constructs, furnishes and equips a new classroom and laboratory building located on the westerly end of the existing campus facilities. The new building will address the growing demand for health and science programs offered by the College in partnership with public and private programs in nursing, medical lab technology, chemistry and allied careers. The project will also include a walkway/entry component to connect to the new west end parking ramp and serve as a major entry to the campus.

New space will include faculty and administrative offices, teaching laboratories, classrooms and student/faculty interaction spaces. Existing spaces vacated in the current buildings will be renovated into laboratory, office and classroom spaces for use by other departments on the campus to alleviate overall campus shortfall of these space types. The completed project will also address issues of life safety, air quality, deferred maintenance, sustainability and energy efficiency, preservation of assets, space shortages and space use constraints. The plan is to complete the design with the funds appropriated from the 2012 legislative session. Bidding and construction funds for the project are anticipated from the 2016 legislative session.
PROJECT STATUS
Design on hold pending future funding.

PROJECT CONSTRUCTION COMPLETION DATE
January 2018

PROJECT FUNDING
$ 1,500,000  2012 State G.O. Bonds (Design)
$ 18,829,000  Planned 2016 Capital Budget Request (Construction)
$ 20,329,000  Total

PROJECT HIGHLIGHTS
Area:  New 39,037 GSF; Remodel 5,630 GSF
Estimated Construction Cost:  $12,249,000
Construction Bid Award:  TBD
Project Delivery Method:  Construction Management at Risk

PROJECT TEAM
Campus Project Manager:  Daniel Kirk
SO Program Manager:  Barry Schaub
Architect/Engineer:  Oliver and Associates
Construction Manager:  Knutson Construction
Owner’s Representative:  Hansen Construction Consulting

PROJECT SCHEDULE

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Saint Paul College
Health & Science Alliance Center Addition

12/31/2014
SAINT PAUL COLLEGE
Machine Tool Renovation

CAMPUS PLAN – St. Paul
Campus website: www.saintpauledu

PROJECT DESCRIPTION
This project designs, renovates, furnishes and equips classroom and lab spaces for the Computer Numerical Control (CNC)/Machine Tool Program Renovation project at Saint Paul College. The Computer Numerical Control (CNC)/Machine Tool project will consolidate three programs into right-sized labs. Flexible space will improve the degree to which current spaces are used, increase space utilization, increase academic and space efficiency, and reduce costs. Funds were appropriated for this project by the 2014 legislative session and some additional funds were also allocated for the CNC/Machine Tool project by the College.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$ 750,000 2014 State G.O. Bonds (Design/Construction)
$ 406,000 College Funds for CNC/Machine Tool Renovation (Design/Construction)
$ 1,156,000 Total

PROJECT HIGHLIGHTS
Area: CNC/Machine Tool - Remodel 24,000 GSF
Estimated Construction Cost: $885,194
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Daniel Kirk
SO Program Manager: Barry Schaub
Architect/Engineer: TKDA
Contractor: TBD
Owner’s Representative: AFO Consultants

PROJECT SCHEDULE

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Saint Paul College
CNC/Machine Tool Renovation
12/31/2014
SOUTH CENTRAL COLLEGE
Faribault Classroom Renovation and Addition

CAMPUS PLAN – Faribault
Campus website: www.southcentral.edu

PROJECT DESCRIPTION
This project will address campus site constraints with improved vehicle circulation, modernized classrooms, additional science labs and revitalized technical instructional spaces. The project will update a campus which has a growing student population and strong community support, accommodate new technical programs, expand the transfer mission of the college, and eliminate $3.4 million of deferred maintenance projects. The 44-year-old campus suffers from obsolete teaching labs and learning spaces and has inappropriately sized rooms that also do not incorporate technology to support current teaching methods. A major portion of the planned renovations and additions will enhance classroom and lab usage, increase the library space, provide expanded common areas for students to gather and learn and enhance the campus appearance to better reflect today’s educational commitment.
PROJECT STATUS
Closeout

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$ 60,000 Campus Funding (Design)
$ 400,000 2008 State G.O. Bonds (Design)
$13,315,000 2012 State G.O. Bonds (Design & Construction)
$13,775,000 Total

PROJECT HIGHLIGHTS
Area: New 18,800 GSF; Remodel 63,000 GSF
Estimated Construction Cost: $10,500,000
Construction Bid Award: $9,359,000
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Karen Snorek
SO Program Manager: Benjamin Ystenes
Architect/Engineer: Rafferty Rafferty Tollefson Lindeke Architects
Contractor: Met-Con Companies
Owner’s Representative: CPMI

PROJECT SCHEDULE

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South Central College
Faribault Classroom Renovation and Addition 12/31/2014
VERMILION COMMUNITY COLLEGE
Art Classroom Renovation
Natural Science Labs Renovation

CAMPUS PLAN – Ely, MN
Campus website: www.vcc.edu

PROJECT DESCRIPTION
This project designs and renovates 2,142 square feet in the VCC Fine Arts studio and adapts an adjacent classroom to a media design center and renovates three laboratories, four adjacent prep spaces, and two offices for a total of 5000 square feet in the Natural Science (NS) building.

The Art space will create a technology-enhanced general classroom, teaching clay studio, air-brushing stations, and enhanced drawing/painting areas. In addition, this project constructs an outdoor covered kiln yard consisting of bio-fuel fired kilns (wood and used cooking oil) serviced by an existing driveway. The addition of an outside door to the art room will allow 24/7 student access.

The existing GIS lab will be upgraded with new work stations, a key card system allowing 24/7 student access and technology upgrades including document cameras for a detailed view of equipment. An existing unused adjunct faculty office (NS 109) would be converted to a specialized computer mapping station allowing for collaborative work across the disciplines. Another vacant office (NS 118) would be converted to a mini (2-3 stations) AUTOCAD lab for Natural Science student use. These areas, along with the adjacent lobby, would create an informal learning community space for students in the Natural Science programs (over 70% of full time students). NS 111 is a natural science lab that also serves as a lecture classroom, which will be reconfigured increase room capacity to 80. Document cameras would be installed, along with a projection podium and dual screens/projectors. A fire suppression system would be installed along with new ceilings and HVAC controls. A new “slop” room will allow students a space to clean equipment, clothing, and themselves after coming in from field work. This room doubles as a unisex restroom.
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
August 2015

PROJECT FUNDING
$1,050,000 2014 State G.O. Bonds (Design & Construction)
$1,050,000 Total

PROJECT HIGHLIGHTS
Area: Remodel 7,142 GSF
Estimated Construction Cost: $800,000
Construction Bid Award: TBD
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Dave Marshall
SO Program Manager: Jim Morgan
Architect/Engineer: Architectural Resources, Inc.
Contractor: TBD
Owner’s Representative: NA

PROJECT SCHEDULE

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Vermilion Community College
Art Classroom Renovation, Natural Science Labs Renovation
12/31/2014
WINONA STATE UNIVERSITY
Education Village, Phase I, Renovation

CAMPUS PLAN – Winona
Campus website: www.winona.edu

PROJECT DESCRIPTION
The WSU predesign plan ultimately includes the wise reuse of three buildings renovated into a modern, integrated space that supports a truly transformative plan - purposefully-designed specialty labs and classrooms for all education programs. Phase I starts with the 2014 partial renovation of Wabasha Hall. The new space is critical to support the delivery of innovative curriculum that provides an extraordinary education for the preparation of teachers and school professionals.

- Renovates classrooms, student labs, observation rooms, and faculty offices to create a holistic learning and mentoring environment
- Renovates 18,816 GSF
- Constructs 1,000 GSF of new space
- Eliminates $8 million of deferred maintenance backlog
- Impacts 20 classrooms/labs
PROJECT STATUS
Design

PROJECT CONSTRUCTION COMPLETION DATE
September 2017

PROJECT FUNDING
$ 5,902,000 2014 State G.O. Bonds (Design/Construction)
$18,697,000 Planned 2016 State G.O. Bonds (Construction)
$24,599,000 Total

PROJECT HIGHLIGHTS
Area: New 6,450 GSF; Renovation 82,696 GSF
Estimated Construction Cost: $19,500,000
Construction Bid Award: TBD
Project Delivery Method: Construction Manager at Risk (CM@r)

PROJECT TEAM
Campus Project Manager: Michael Pieper
SO Program Manager: Kent Dirks
Architect/Engineer: Leo A. Daly Architects
Contractor: TBD
Owner’s Representative: TBD

PROJECT SCHEDULE

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Winona State University
Education Village, Phase I, Renovation

12/31/2014
WINONA STATE UNIVERSITY
Kryzsko Student Union Renovation

PROJECT DESCRIPTION
This project designs, constructs, renovates, and equips an addition and renovation to Kryzsko Commons on the Winona State University campus. The project will address the need for additional student study and meeting space, update the lighting and finishes in Baldwin lounge, provide display and storage space for the campus bookstore and improve fire protection, mechanical and electrical functions in the building. The Kryzsko Commons addition will be approximately 7,400 square feet on two levels, the renovation approximately 17,500 square feet and the exterior construction will address site and accessibility issues.
PROJECT STATUS
Closeout

PROJECT CONSTRUCTION COMPLETION DATE
June 2014

PROJECT FUNDING
$2,000,000 2013 Revenue Bonds (Design/Construction)
$2,982,000 Campus Funds (Design/Construction)
$4,982,000 Total

PROJECT HIGHLIGHTS
Area: New 7,400 GSF; Renovation 17,500 GSF
Estimated Construction Cost: $3,982,000
Construction Bid Award: $3,948,000
Project Delivery Method: Design/Bid/Build

PROJECT TEAM
Campus Project Manager: Steve Ronkowski
SO Program Manager: Benjamin Ystenes
Architect/Engineer: BTR Architects
Contractor: Alvin E. Benike Inc.
Owner's Representative: Pegasus Group

PROJECT SCHEDULE

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Legend:
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Winona State University
Kryzsko Student Union Renovation
12/31/2014
Thanks to System Office’s Facilities staff for assisting with creating this report.