

January 30, 2017

Facilities

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# Capital Improvement Program Report

July 1, 2016 – December 31, 2016

Minnesota State



**MINNESOTA STATE**

**Finance Division**

DATE: January 30, 2017

TO: Jay Cowles, Chair, Finance and Facilities Committee

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

SUBJECT: **Capital Improvement Program (CIP) Status Report**

The semi-annual Capital Improvement Program Report for the period July 1, 2016 through December 31, 2016 is available online at <http://www.finance.mnscu.edu/facilities/design-construction/cip/index.html>.

Please let me know if you have any questions.

Email Copy to: Board of Trustees  
Chancellor Steven Rosenstone  
Leadership Council

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# EXECUTIVE SUMMARY

As of December 31, 2016, there is \$341.5 million in major capital projects active in either design, construction or closeout at colleges and universities of Minnesota State. This amount has dropped \$65.2 million from the last CIP Report, primarily due to no bonding bill passing during the 2016 legislative session.

There are five primary funding sources for capital improvements to college and university facilities.

**General Obligation (GO) Bond Fund Capital Program** fund amount decreased from last reporting period by \$62.4 million.

\$215.4 million                      63% of all project funding

**General Obligation (GO) Bond Fund Higher Education Asset Preservation and Replacement (HEAPR) Program** fund amount decreased from last reporting period by \$13.9 million.

\$20.7 million                      6% of all project funding

**Revenue Fund Program** fund amount remained the same since last reporting period.

\$71.7 million                      21% of all project funding

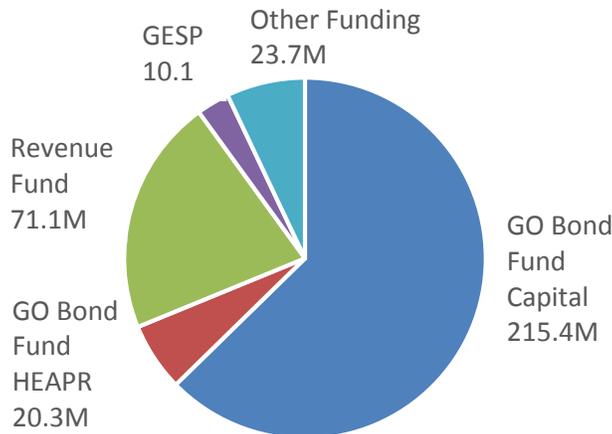
**Guaranteed Energy Savings Program (GESP)** fund amount increased from last reporting period by \$9.9 million. Note that in previous reports, GESP amount was included in Other Funding.

\$9.9 million                      3% of all project funding

**Other funding** augments the scope of capital projects through private donations, federal and state grants, and campus general operating funds. This funding amount increased from last reporting period by \$4.8 million.

\$23.8 million                      7% of all project funding

**Capital Project Funding Sources**



# PREFACE

This Capital Improvement Program (CIP) report summarizes the status of Minnesota State funded major capital projects under design and/or construction during the period July 1, 2016 through December 31, 2016. The next CIP reporting period is January 1, 2017 through June 30, 2017. This report is broken into three sections.

**Section 1 Background** begins with an overview of project delivery methods, followed by the enterprise project management system summary. Next, are lists of the contracts over one million dollars executed during this reporting period. A new feature added to this report is a list of projects that reached substantial completion during this reporting period,

**Section 2 Program Summaries** provide background and financial updates based on five types of funding sources:

- GO Bond Fund capital projects
- GO Bond Fund HEAPR projects
- Revenue Fund projects
- Guaranteed Energy Savings Program projects (was previously included in Other fund)
- Other fund projects

The financial tables within each of the five program summaries includes total appropriation, number of projects (except Other Funding Program) and financial status. Financial definitions in these tables are as follows:

- “Encumbrance Percentage” identifies the percentage of the total appropriation that is encumbered and not spent in relation to the total project appropriation
- “Spent Percentage” identifies the percentage of the total appropriation that is encumbered and spent in ISRS in relation to the total project appropriation
- “Free Balance Percentage” identifies the percentage of the total appropriation that is not encumbered or spent in ISRS in relation to the total project appropriation

The overview for the GO Bond Fund Capital Program, Revenue Fund Program and Guaranteed Energy Savings Program includes a list of projects active during this reporting period with their status. A new feature in this report is the financial and construction/change order status for projects managed in the e-Builder project management system.

**Section 3 Project Summary** includes 29 individual reports for the GO Bond Fund Capital Program, Revenue Fund Program and Guaranteed Energy Savings Program projects. These project summaries 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. This format is identical to the Capital Improvement Program Summaries (CIPS) which are updated monthly and available at <http://www.finance.mnscu.edu/facilities/design-construction/projectstatus/index.html>.

# SECTION 1 BACKGROUND

## Project Delivery Methods

**Design/Bid/Build (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 promote easy access of bid documents, electronic files are posted at Minnesota State Quest CDN interface at [http://qap.questcdn.com/qap/projects/prj\\_browse/ipp\\_browse\\_grid.html?projType=&group=70464&provider=70464](http://qap.questcdn.com/qap/projects/prj_browse/ipp_browse_grid.html?projType=&group=70464&provider=70464).

**Construction Manager at Risk (CM@r)** continues to gain popularity as an alternate delivery method to reduce risk for Minnesota State on large complex projects. CM@r allows the construction manager, similar role as general contractor, to be selected during the early design phase. As defined by Minnesota Statute 16C.34, the selection is based on a two-step process of qualifications and fees. After a Guaranteed Maximum Price (GMP) is established in the design development phase, bid documents are completed and issued to subcontractors that were pre-qualified by the construction manager.

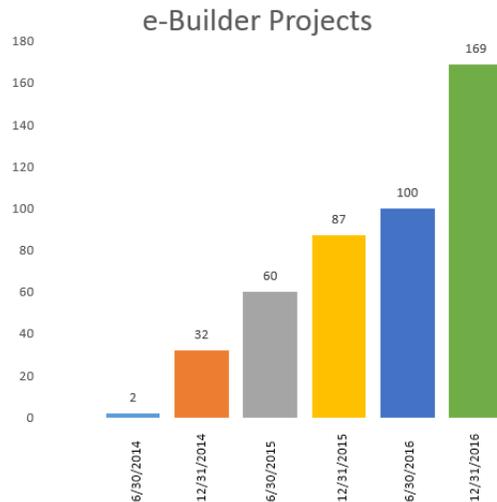
Although there is additional work up front for the selection of the construction manager, the benefits of their involvement in the design phase makes this method preferable for some of our significant capital projects. Since CM@r was implemented in 2012, there are 33 projects that used this delivery method with the construction amount totaling \$400 million. This report includes 14 projects in design, construction or closeout.

**Guaranteed Energy Savings Program (GESP)** is an alternative means for financing and delivering energy efficiency, renewable energy and facilities renewal projects. GESPs 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 project to pay off the lease over a period of time. If actual savings are not realized, the GESPs vendor pays the difference between actual savings and agreed upon savings.

There are two projects that have used GESPs for financing energy related improvements and both are included in this report.

## Enterprise Project Management System

“e-Builder” has been the system’s project management platform since 2013. Effective January 2016, all new projects were required to be managed in e-Builder. At the end of this reporting period, project amounts totaled \$145 million, which is an increase of \$28 million. The 169 projects managed in e-Builder is an increase of 59% from previous reporting period.



As the number of projects managed in e-Builder increases, the amount of data generated from e-Builder for CIP Reports will correspondingly continue to increase.

In this report, pie charts generated by e-Builder were added to the Capital Project List for the GO Bond Fund Capital Program, Revenue Fund Program and Guaranteed Energy Savings Program. The two pie charts indicate the project financial status and the construction contract/change order status for projects managed in e-Builder. The definitions in these two pie charts are as follows:

### Project Financial Status

- “Encumbrance Percentage” identifies the percentage of the total appropriation that is encumbered and not spent in relation to the total project appropriation
- “Spent Percentage” identifies the percentage to the total appropriation that is encumbered and spent in ISRS in relation to the total project appropriation
- “Free Balance Percentage” identifies the percentage of the total appropriation that is not encumbered or spent in ISRS in relation to the total project appropriation

### Construction Contract

- “Original Contract Percentage” identifies the percentage of the original construction contract in relation to the total contract total contract including change orders.
- “Change Order Percentage” identifies the percentage of the change orders in relation to the total contract total contract

## List of Contracts over One Million Dollars Funded with Campus Resources

There were no contracts greater than one million dollars executed in this reporting period with campus resources.

## List of Contracts over One Million Dollars Funded with GO bond fund, HEAPR and Revenue fund

Two contracts greater than one million dollars were executed in this reporting period funded by the GO bond fund. There were no contracts greater than one million dollars executed by HEAPR and the Revenue Fund. The contract approval was part of the Board’s overall program approval prior to the legislative appropriation.

<b>College/University Campus</b>	<b>Project Name</b>	<b>Contract Type &amp; Amount Vendor Name</b>
Minnesota West Community & Technical College, Canby Campus	Geothermal HVAC System	Construction \$1,000,000.00 Bisbee Plumbing & Heating
Minnesota West Community & Technical College, Jackson Campus	Powerline Tech Training Facility	Construction \$2,037,000.00 Salonek Concrete & Construction

## List of Projects that Reached Substantial Completion

Substantial completion is a key milestone date whereby the contractor releases the construction site to colleges and universities to use for its intended purpose. This date correlates with Occupancy Permit received from the building code official and is the starting date for the one year warranty period required in construction contracts.

The Punchlist identifying the outstanding work is attached to the substantial completion certificate that the contractor, architect/engineer and campus project manager sign. This list of outstanding work is required to be completed prior to final completion of construction work.

Closeout Phase is defined as the period of time after Substantial Completion and prior to Project Completion. Besides completing punchlist items for construction, this phase often includes completion of Percent for Art and furniture installation.

The following six capital projects reached substantial completion during this reporting period from July 1, 2016 – December 31, 2016. They were in Closeout Phase as of December 31, 2016.

<b>College/University</b>	<b>Project Name</b>	<b>Substantial Completion Date</b>
Anoka Technical College	Manufacturing and Automotive Technical Lab Renovation	September 2016
Century College	Digital Fab lab Renovation, Kitchen Space Renovation and Renewal, Solar Technical Lab Renovation	April 2016
Minnesota State Community and Technical College, Moorhead Campus	Transportation Center Addition, Renovation and Demolition	August 2016
Minnesota State University, Mankato	Clinical Science Facility New Construction	December 2016
Minnesota State University, Mankato	Dining Services Building	December 2016
NHED Itasca Community College	Biomass Boiler System	December 2016

## List of Completed Projects

Projects are considered completed after any of these events occur:

- Construction is completed and all funds are spent
- Remaining fund balance is transferred to HEAPR project(s) at that campus
- Funds sunset and are returned to State’s General Fund.

Projects completed during this reporting period had funds that were entirely spent on the project. There were no funds transferred to HEAPR projects and no funds sunset. Because these projects were not active as of December 31, 2016, they are not included in Project Summaries in the Appendix at the end of this report.

The following ten capital projects were completed during this reporting period from July 1, 2016 – December 31, 2016.

<b>College/University</b>	<b>Project Name</b>
Bemidji State University	Memorial, Decker Renovation, and Sanford Hall Demolition
Century College	Academic Partners Classroom Design and Construction
Minnesota State College – Southeast Technical	Red Wing Classrooms Renovation
Minnesota State College – Southeast Technical	Winona Science Labs Renovation
Minnesota State College – Southeast Technical	Winona Welding and Mechatronics Renovation
NHED, Itasca Community College	Demolition, Renovation & Addition
North Hennepin Community College	Bioscience & Health Careers Center Addition
Ridgewater College	Willmar Technical Instruction Lab Construction and Renovation
Rochester Community and Technical College	Workforce Center
Saint Paul College	Culinary Arts Lab Renovation

## SECTION 2 PROGRAM SUMMARIES

### General Obligation (GO) Bond Fund Capital Program Summary

General Obligation (GO) bonds provide funding for the majority of capital projects on Minnesota State 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. Historically for Minnesota State, the one-third debt service was split between the campus and the system with each paying one-sixth of the overall debt service. Beginning in 2018, the campus will absorb the entire one-third debt service.

Supplemental funding for these major capital projects may come from private donors, federal and state grants, and campus general operating funds.

GO Bond Fund Capital Program Financial Spending Table for 2002-2015 Appropriations

Year	Appropriation Amount	Number of Projects	Encumbrance Percentage	Spent Percentage	Free Balance Percentage
2002	\$98,847,000	11	100%	100%	0%
2003	\$59,615,000	18	100%	100%	0%
2005	\$172,864,465	75	100%	100%	0%
2006	\$162,211,711	46	100%	100%	0%
2008	\$181,125,090	45	100%	100%	0%
2009	\$1,767,550	2	100%	100%	0%
2010	\$52,416,971	17	100%	100%	0%
2010C	\$1,952,029	12	100%	100%	0%
2011	\$101,118,887	7	100%	99.89%	0%
2011C	\$467,113	3	100%	100%	0%
2012	\$108,793,754	22	100%	99.98%	0%
2012C	\$3,332,246	17	100%	63%	0%
2014	\$117,119,230	27	98%	91.94%	1.73%
2014C	\$192,770	4	100%	79%	0%
2015	\$31,943,000	5	85%	43.84%	15.44%

Note: "C" indication after year identifies GO funds converted to HEAPR

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.

## General Obligation (GO) Bond Fund Capital Project List

The following is a list of 19 General Obligation bond fund capital projects that were active during this reporting period of July 1, 2016 – December 31, 2016. Status of each project as of December 31, 2016 is noted. For projects managed in e-Builder, the project financial status and the construction contract/change order status are illustrated in the pie charts.

At the end of this report is an Appendix with individual project summaries (two-page pull out sheets) 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.

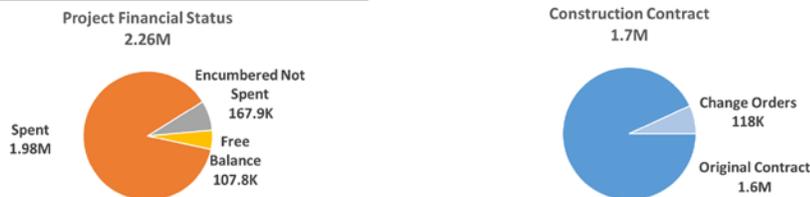
### Minnesota State College/University

Campus/Project	Status
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#### Anoka Technical College

Manufacturing and Automotive Technical Lab Renovation

*Closeout*



#### Century College

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

*Closeout*



#### Dakota County Technical College

Transportation and Emerging Technical Lab Renovation – Phase 2

*Construction*

#### Lake Superior College

Allied Health (86' Wing) Renovation

*Closeout*

**Minnesota State College/University**  
**Campus/Project**

**Status**

**Metropolitan State University**

St. Paul Science Education Center New Construction

*Closeout*

**Minneapolis Community and Technical College**

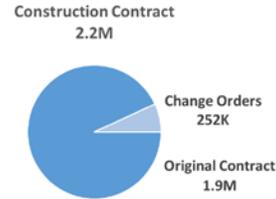
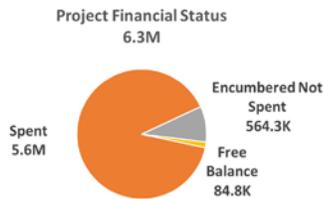
Workforce Program Phase 2 Renovation

*Closeout*

**Minnesota State Community and Technical College**

Moorhead Transportation Center Addition, Renovation  
 and Demolition

*Closeout*



**Minnesota State University, Mankato**

Clinical Science Facility -Phase 1 New Construction  
 -Phase 2 Renovation

*Completed Design*

**Minnesota West Community Technical College**

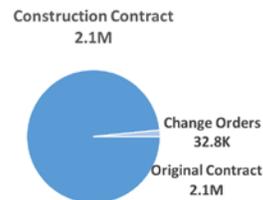
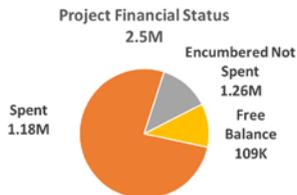
Canby Englund Hall HVAC Upgrades

*Construction*

**Minnesota West Community Technical College**

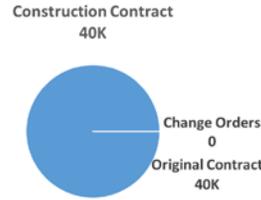
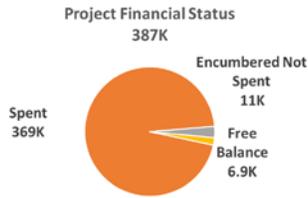
Jackson Powerline Technician Training Facility

*Construction*



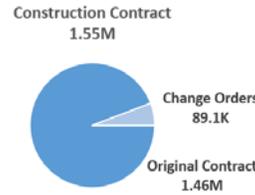
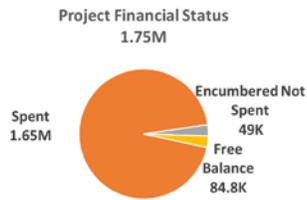
**NHED-Hibbing Community College**  
Campus Renovation and Rightsizing

*Design*



**NHED-Itasca Community College**  
Biomass Boiler System

*Closeout*

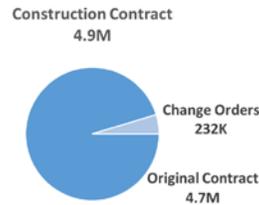
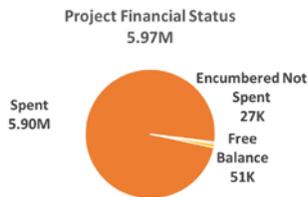


**NHED-Vermilion Community College**  
Art Classroom and Natural Science Labs Renovation

*Closeout*

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

*Closeout*



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

*Design*

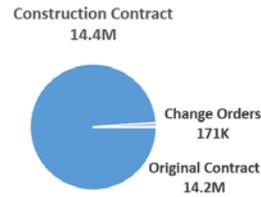
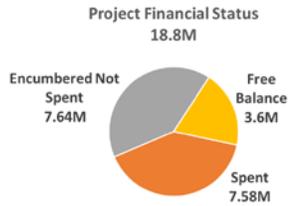
**Minnesota State College/University  
Campus/Project**

**Status** .

**Saint Paul College**

Health and Science Alliance Center Addition

*Construction*



**St. Cloud State University**

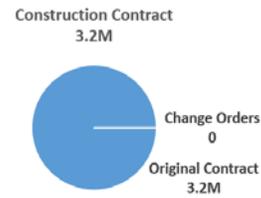
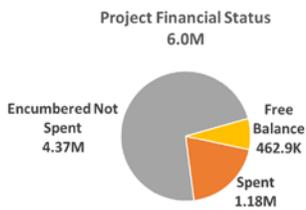
Student Health and Academic Renovation, Eastman Hall

*Design*

**Winona State University**

Education Village -Phase I Renovation

*Construction*



Education Village -Phase 2 Renovation

*Design*

**General Obligation (GO) Bond Fund  
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.

There was no HEAPR appropriated since 2014 and at the beginning of this reporting period on July 1, 2016, the HEAPR available balance was \$185,851. To address campus urgent HEAPR needs for Fiscal Year 2017, it was necessary to sweep back funds from projects that had not encumbered funds (design and/or construction). It was the intention that these lower priority projects would be placed on hold and funds would be provided with the next HEAPR appropriation. The total amount swept was \$2,841,757 from 20 projects. The swept back HEAPR funds were carefully redistributed to seven campus urgent need projects, leaving a HEAPR balance of \$412,108 as of December 31, 2016. If no HEAPR appropriation occurs in 2017, it is most likely that campuses will need to use their reserves to address urgent need projects.

HEAPR Program Financial Spending Table for 2002-2015 Appropriations

Year	Appropriation Amount	Number of Projects	Encumbrance Percentage	Spent Percentage	Free Balance Percentage
2002	\$59,999,254	171	100%	100%	0%
2003	\$101,000	1	100%	100%	0%
2005	\$41,500,000	80	100%	100%	0%
2006	\$40,153,878	101	100%	100%	0%
2008	\$59,599,910	137	100%	100%	0%
2009	\$40,000,000	159	100%	100%	0%
2010	\$52,000,000	154	100%	100%	0%
2010C	\$1,952,029	12	100%	100%	0%
2011	\$30,000,000	132	100%	100%	0%
2011C	\$467,113	3	100%	100%	0%
2012	\$20,000,000	70	100%	100%	0%
2012C	\$3,332,246	17	100%	63%	0%
2014	\$42,500,000	80	94%	86%	2%
2014C	\$192,770	4	100%	79%	0%

Note: "C" indication after year identifies GO funds converted to HEAPR

## Revenue Fund Program Summary

The Board of Trustees of the Minnesota State 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.

Supplemental funding for these major capital projects may come from private donors, federal and state grants, and campus general operating funds.

Revenue Fund Financial Spending Table for 2002-2015

Year	Appropriation Amount	Number of Projects	Encumbrance Percentage	Spent Percentage	Free Balance Percentage
2002	\$36,275,000	14	102.0%	102.0%	0%
2005	\$45,320,000	6	112.0%	112.0%	0%
2007	\$43,070,000	4	103.7%	103.7%	0%
2008	\$41,020,000	3	100.7%	100.7%	0%
2009	\$35,810,000	6	100.2%	100.2%	0%
2011 A&B	\$85,800,000	10	100.2%	100.2%	0%
2011 C	\$12,000,000	1	100.1%	100.1%	0%
2013	\$60,483,135	7	97.6%	96.7%	2.6%
2015	\$45,642,106	4	89.0%	82.0%	11.0%

Note: The final percentage of expenditures will always be greater than 100% due to accruing investment interest.

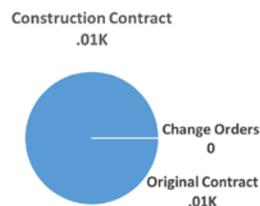
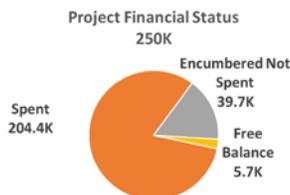
## Revenue Fund Program Project List

The following is a list of seven Revenue Fund Program Projects that were active during this reporting period of July 1, 2016 – December 31, 2016. The status of each project as of December 31, 2016 is noted. For projects managed in e-Builder, the project financial status and the construction contract/change order status are illustrated in the pie charts.

At the end of this report is an Appendix with individual project summaries (two-page pull out sheets) 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.

### Minnesota State College/University

<b>Campus/Project</b>	<b>Status</b>
<b>Metropolitan State University</b> St. Paul Parking Ramp	<i>Closeout</i>
<b>Metropolitan State University</b> St. Paul Student Center	<i>Closeout</i>
<b>Minnesota State University, Mankato</b> Dining Services Building	<i>Closeout</i>
<b>Minnesota State University Moorhead</b> Comstock Memorial Union Addition and Renovation	<i>Closeout</i>
<b>Minnesota State University Moorhead</b> East Snarr Renovation	<i>Design</i>

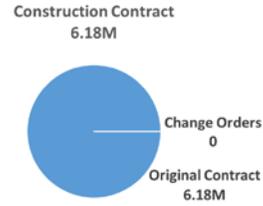
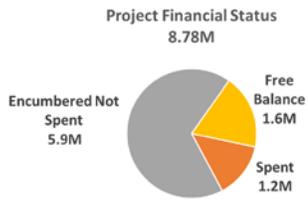


**Minnesota State College/University**  
**Campus/Project**

**Status**

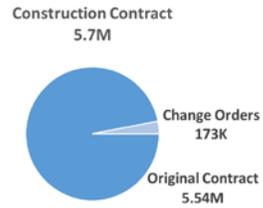
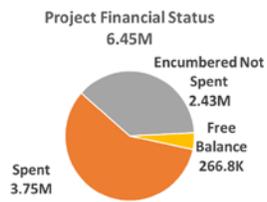
**Minnesota State University Moorhead**  
**South Snarr Renovation**

*Construction*



**NHED-Vermilion Community College**  
**Student Housing**

*Construction*



## **Guarantee Energy Savings Program Program Summary**

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 project to pay off 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.

The Board approved GESp projects at Riverland Community College on April 22, 2015 and at Minnesota State University, Mankato on January 28, 2016.

Guaranteed Energy Savings Program Spending Table for 2002-2015

<b>Year</b>	<b>Appropriation Amount</b>	<b>Number of Projects</b>	<b>Encumbrance Percentage</b>
2015	\$1,849,641	1	100%
2016	\$9,941,784	2	100%

## **Guarantee Energy Savings Program Project List**

The following is the list of two Guarantee Energy Savings Program Projects that were active during this reporting period of July 1, 2016 – December 31, 2016. The status of each project as of December 31, 2016 is noted.

At the end of this report is an Appendix with individual project summaries (two-page pull out sheets) 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.

### **Minnesota State College/University**

<b>Campus/Project</b>	<b>Status</b>
-----------------------	---------------

#### **Minnesota State University, Mankato**

Lighting, building control valves, and boiler control systems	<i>Construction</i>
---	---------------------

#### **Riverland Community College**

Lighting, exterior building envelope, building control systems, and minor water conservation	<i>Closeout</i>
--	-----------------

## Other Fund Summary

Other funds include funds from private donations, federal and state grants, and campus general operating funds. Some of these funding sources supplement GO Bond Fund Capital and HEAPR, and Revenue Bond Fund projects and some become standalone projects.

Other Fund Program Financial Spending Table for 2002-2016

Fiscal Year	Amount	Spent Percentage	Free Balance Percentage
2002	\$4,197,261	100%	0%
2005	\$200,265	100%	0%
2006	\$8,625,506	100%	0%
2008	\$3,366,341	100%	0%
2010	\$1,476,957	100%	0%
2012	\$4,643,648	100%	0%
2013	\$374,333	100%	0%
2014	\$13,158,200	79.4%	5.4%
2015	\$2,904,106	77.8%	14.4%
2016	\$2,491,647	97.6%	-0.2%

The significant increase in 2014 is primarily due to city sales tax for shared athletic and CTECH facilities at Rochester Community & Technical College.

## SECTION 3 PROJECT SUMMARIES

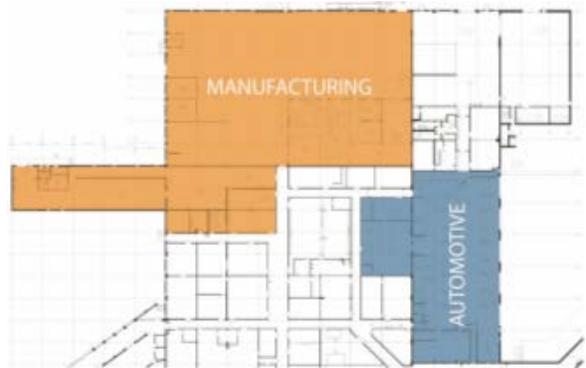
### Appendix

The following 28 individual project summaries (two-page pull out sheets) funded by General Obligation Bond Fund Capital Program, Revenue Fund Program and Guaranteed Energy Savings Program are arranged alphabetically by college and university. Data is current as of December 31, 2016. Project summaries are updated monthly and available at <http://www.finance.mnscu.edu/facilities/design-construction/projectstatus/index.html>.



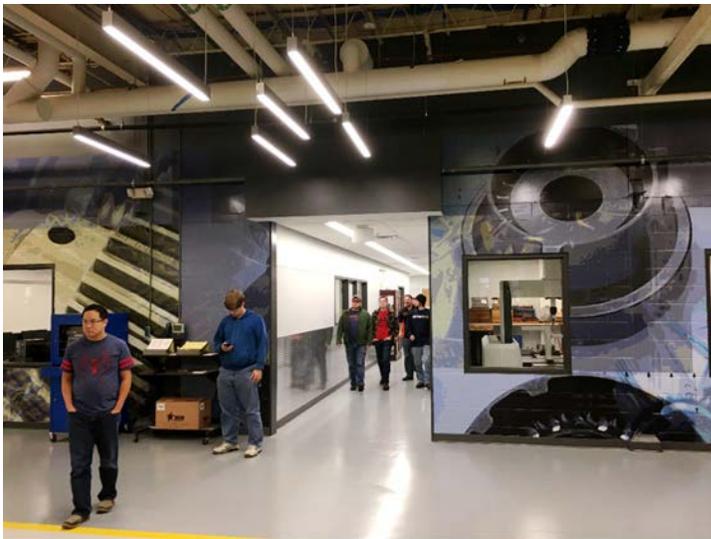
# ANOKA TECHNICAL COLLEGE

## Manufacturing and Automotive Technical Lab Renovation



### CAMPUS PLAN

Campus website: [www.anokatech.edu](http://www.anokatech.edu)



### PROJECT DESCRIPTION

The Manufacturing Technology Hub creates a workspace conducive to collaboration between Machine Trades, Welding and Mechanical Drafting and Design Technology programs. The proposed renovation will provide a collaborative environment where Design and Manufacturing students will interact while building on each other's abilities and skills. Upgrades in acoustics and mechanical systems will improve overall safety. The Automotive Technology Renovation will update classrooms and shop areas in order to accommodate the increased demand in the program and update curriculum to stay ahead of industry demand.

Students will benefit from training in real-world setting with 9 newly renovated classrooms/labs.

## PROJECT STATUS

Closeout

## PROJECT CONSTRUCTION COMPLETION DATE

September 2016

## PROJECT FUNDING

\$ 2,114,000 2015 State G.O. Bonds (Design & Construction)

\$ 2,114,000 Total

## PROJECT HIGHLIGHTS

Area: 42,000 GSF  
 Estimated Construction Cost: \$1,585,000.00  
 Construction Bid Award: \$1,603,000.00  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Roger Freeman  
 SO Program Manager: Karen Huiett  
 Architect/Engineer: Stanley Consultants, Inc.  
 Contractor: Ebert Construction  
 Owner's Representative: Knight Inspection Service

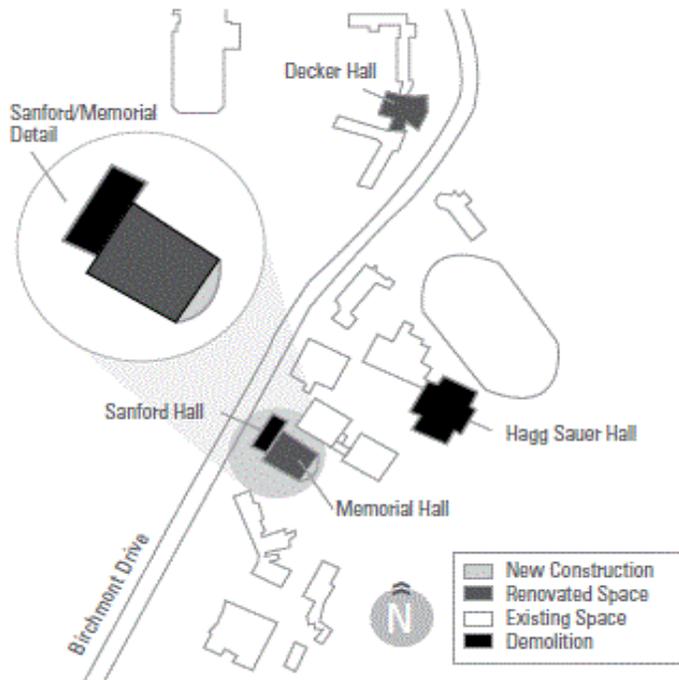
## PROJECT SCHEDULE

2015												2016											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
								AE	SD	DD	CD	BA	CON	CO									

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# BEMIDJI STATE UNIVERSITY

## Academic Learning Center, Campus Renovation and Hagg Sauer Demolition



### CAMPUS PLAN - Bemidji

Campus website: [www.bemidjistate.edu](http://www.bemidjistate.edu)



*Hagg Sauer Hall*

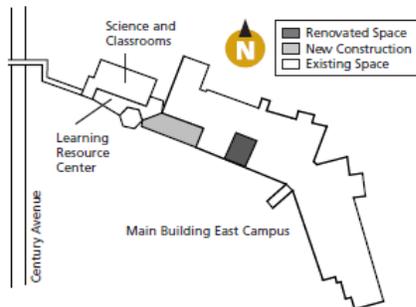
### PROJECT DESCRIPTION

This project provides for the demolition and replacement of Hagg-Sauer Hall, an existing 82,500 GSF severely outdated classroom and office space building, with a 75% smaller state-of-the-art classroom and learning center. Additionally, significant renovation of existing space on campus will occur in: Bensen Hall, Sattgast Hall, Bridgeman Hall, Bangsford Hall, and A.C. Clark Library.



# CENTURY COLLEGE

Digital Fab Lab Renovation  
Kitchen Space Renovation and Renewal  
Solar Technician Lab Renovation



## CAMPUS PLAN – White Bear Lake

Campus website: [www.century.edu](http://www.century.edu)



## PROJECT DESCRIPTION

This project bundled three initiatives together for efficiency and to lower costs for design and construction. The combined project renovated a large section of the second floor east campus, which previously housed several classrooms, a vacated dental lab and an underutilized classroom kitchen. The new Fabrication Lab combined the original “Kitchen/Classroom” proposal, with the “Fab Lab” proposal into an integrated classroom and lab space. In addition to the Fabrication Lab, the space includes a classroom and a lab for Engineering. The FAB lab’s flexibility, safety and usability improved and expanded, allowing broader use of the lab across multiple disciplines within the College and with various College partners. The College will invest campus funds to make improvements to the service kitchen. By eliminating obsolete kitchen facilities and renovating to new active learning classrooms, the proposed project maximized the efficient use of space and demonstrates an investment to preserve and project facilities, infrastructure, and reduces operating costs. The Solar Lab project renovated the space on the first floor vacated by the Fab Lab. The new space provides opportunities for improved instructional techniques through the use of mobile workstations that reproduced the work environment of photovoltaic solar installers and made better use of the limited space.

The restrooms adjacent to the current kitchen, which are the main restrooms for the east wing, were also upgraded with College funds. The College also unified the appearance of the corridor adjacent to the Fabrication and Innovation Lab.

# PROJECT STATUS

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

April 2016

# PROJECT FUNDING

\$2,020,000 2014 State G.O. Bonds (Design/Construction)  
\$1,200,000 Campus Funds  
 \$3,220,000 Total

# PROJECT HIGHLIGHTS

Renovation: 17,700 GSF  
 Estimated Construction Cost: \$1,806,000  
 Construction Bid Award: \$1,967,200  
 Project Delivery Method: Design/Bid/Build

# PROJECT TEAM

Campus Project Manager: Pat Opatz  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: LHB  
 Contractor: Morcon Construction  
 Owner's Representative: NA

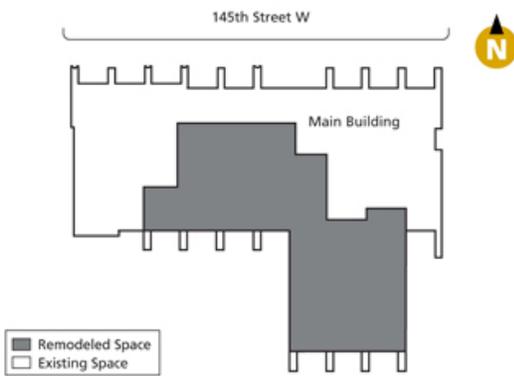
# PROJECT SCHEDULE

2014												2015												2016																							
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
							AE			DSN					BA																																

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# DAKOTA COUNTY TECHNICAL COLLEGE

## Transportation and Emerging Technical Lab Renovation, Phase 2



### CAMPUS PLAN - Rosemount

Campus website: [www.dctc.edu](http://www.dctc.edu)



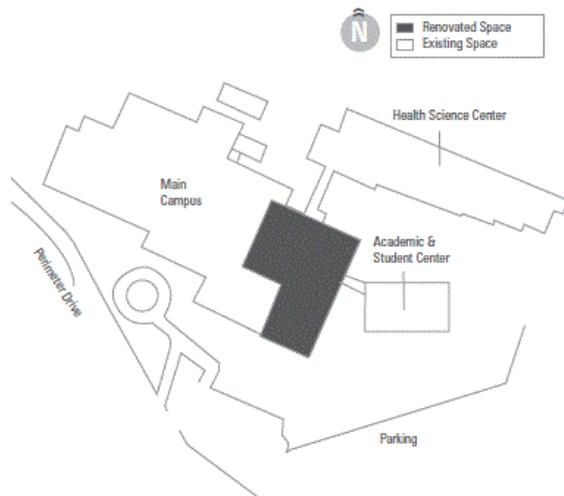
### PROJECT DESCRIPTION

This project is phase 2 for the renovation of the Heavy Duty Truck program, Heavy Construction Equipment program, multiuse classrooms, and common use spaces. The new space will be recovered for possible new and existing emerging technology programs such as Mass Transit Technologies, Biomedical Equipment, Nanoscience Technology and Energy Technical Specialists. This project remodels instructional spaces that augment high-wage and high-demand transportation programs. The project will alleviate cramped spaces, improve wayfinding, and provide student gathering spaces that are appropriate for a higher education institution. Completion of this project will allow DCTC to accomplish significant components of the master plan. This project renovates areas of the college that have not undergone a remodel since its original construction in 1973. More than 1200 students will benefit from the improved classrooms and laboratory spaces. All of DCTC's 2,232 students will enjoy the enhanced collegiate environment in the Commons area.



# LAKE SUPERIOR COLLEGE

## Allied Health ('86 Wing) Renovation



### CAMPUS PLAN - Duluth

Campus website: [www.lsc.edu](http://www.lsc.edu)



### PROJECT DESCRIPTION

This is Phase 2 of the Health Science Center, which renovated, remodeled and updated classrooms and labs in the Allied Health and Science programs in the '86 Wing of the main building. The renovation creates opportunities for hands-on training in Physical Therapist Assistant, Dental Hygiene, Massage Therapist, Nursing Assistant and Radiologic Technology. The project focused 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 also provided larger general classrooms to improve utilization ratios, and general use/support spaces to accommodate continued high enrollment in allied health programs. The project also improved wayfinding by aligning corridors.

## PROJECT STATUS

Closeout

## 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

2014												2015												2016											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
DD				CD				BA				CON						CO																	

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# METROPOLITAN STATE UNIVERSITY

## St. Paul Parking Ramp



## CAMPUS PLAN – St. Paul

Campus website: [www.metrostate.edu](http://www.metrostate.edu)



## PROJECT DESCRIPTION

This project designed and constructed a new 754 stall parking ramp on the Metropolitan State University campus. The ramp was designed to accommodate parking needs for current as well as future growth of the university. The new parking ramp is 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 consists of a four levels of parking, while the Maria side of the ramp is five levels. Accommodations were made to allow for future expansion of the 5<sup>th</sup> level deck and a phase 2 addition, to create a total of approximately 1,090 parking stalls. As part of this project, a surface parking lot was constructed on the south side of the ramp with an additional 76 parking stalls.

## PROJECT STATUS

Closeout

## PROJECT CONSTRUCTION COMPLETION DATE

July 2015

## PROJECT FUNDING

\$19,199,000 2013 Revenue Bonds (Design/Construction)  
\$ 2,201,000 Campus Revenue Reserves  
**\$21,300,000 Total**

## 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: CPPI

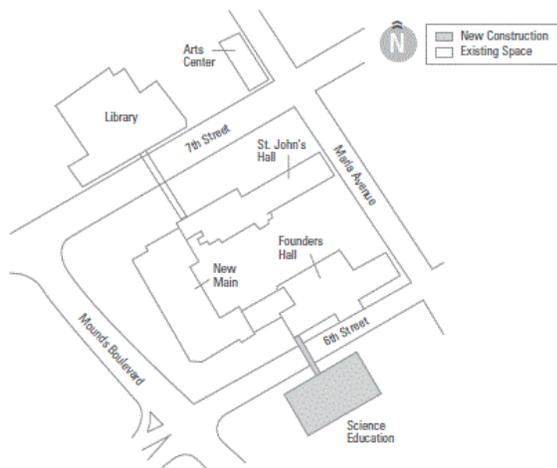
## PROJECT ACTUAL/FORECAST SCHEDULE

2014					2015					2016													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
	D	CD	B		CON					CO													

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# METROPOLITAN STATE UNIVERSITY

## St. Paul Science Education Center New Construction



### CAMPUS PLAN – St. Paul

Campus website: [www.metrostate.edu](http://www.metrostate.edu)



### PROJECT DESCRIPTION

This project designed, constructed, furnished and equipped a new Science Education Center Building. Lab spaces vacated on the lower level of New Main were renovated to provide new classroom and lab spaced for the nursing program. The Science Education Center is linked to the main campus by a skyway for safety and efficient use of inter-departmental space sharing.

The Science Education Center now provides the science facilities necessary to support the rapidly growing Nursing and Health Science programs. Metropolitan State 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

Closeout

# 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: Chris Maas  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: BWBR Architects  
 Construction Manager: Mortenson Construction  
 Owner's Representative: Pegasus Group

# PROJECT ACTUAL/FORECAST SCHEDULE

2011				2012				2013				2014				2015				2016																											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD	DD	CD									BA	CON				CO																										

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# METROPOLITAN STATE UNIVERSITY

## St. Paul Student Center



### CAMPUS PLAN – St. Paul

Campus website: [www.metrostate.edu](http://www.metrostate.edu)



### PROJECT DESCRIPTION

This Project designed, constructed, and equipped a new Student Center on the Metropolitan State University campus. The Student Center building is a two story glass and masonry building located along East 7th Street, between Maria Avenue to the west and Bates Avenue to the east. The Student Center provides students a unique set of services and spaces that previously did 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.



# MINNEAPOLIS COMMUNITY AND TECHNICAL COLLEGE

## Workforce Program Phase 2 Renovation



### CAMPUS PLAN - Minneapolis

Campus website: [www.minneapolis.edu](http://www.minneapolis.edu)



### PROJECT DESCRIPTION

This project enhanced the learning environment with improved outside air delivery and increased the overall human comfort in the Workforce Program and Athletics spaces. This project provide air conditioning for the lower levels of the T Building and Bowman Hall. The project also included security system upgrades at the lower level access points, repaired deteriorating masonry planters around the exterior of the building, and replaced the deteriorated receiving dock drive, walkway, and masonry retaining wall and made improvements to receiving dock security and drainage.

This project addressed a significant amount of deferred maintenance in the two buildings.

# PROJECT STATUS

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

August 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

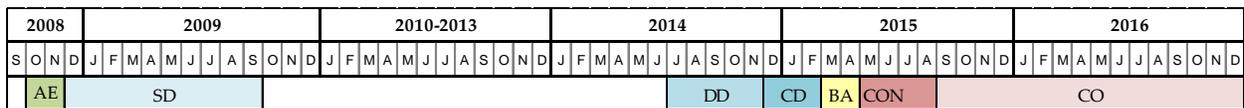
# PROJECT HIGHLIGHTS

Area: Renovate 90,470 GSF  
 Estimated Construction Cost: \$2,900,000  
 Construction Bid Award: \$2,836,467  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

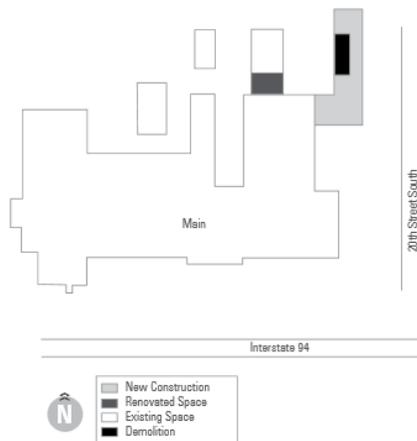
Campus Project Manager: Roger Broz  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Cunningham Group  
 Construction Manager: Mortenson  
 Owner's Representative: Pegasus Group

# PROJECT SCHEDULE



# MINNESOTA STATE COMMUNITY AND TECHNICAL COLLEGE

## Moorhead Transportation Center Addition, Renovation and Demolition



### CAMPUS PLAN - Moorhead

Campus website: [www.minnesota.edu](http://www.minnesota.edu)



### PROJECT DESCRIPTION

The Transportation Center project provides a necessary expansion 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 and renovation of existing laboratory space. The two new laboratories have high bays and specialty equipment to accommodate modern larger diesel agriculture, construction, and transportation equipment in the diesel technology program and relieves unsafe congestion in the existing laboratories.

## PROJECT STATUS

Close Out

## PROJECT CONSTRUCTION COMPLETION DATE

July 2016

## PROJECT FUNDING

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

## PROJECT HIGHLIGHTS

Area: Renovation 1,017 GSF  
New 21,191 GSF

Estimated Construction Cost: \$ 4,882,657

Construction Bid Award: \$4,111,000

Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Robin Mattson

SO Program Manager: Terry Olsen

Architect/Engineer: JLG Architects

Contractor: Gast General Contractors

Owner's Representative: CPMI

## PROJECT SCHEDULE

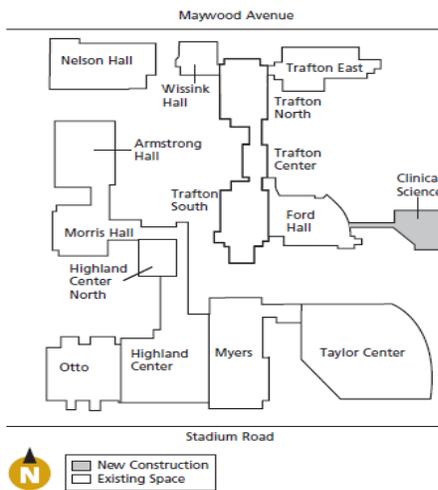
2014					2015					2016													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD	DD	CD	BA	CON							CO							

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# MINNESOTA STATE UNIVERSITY, MANKATO

## Clinical Sciences Facilities – Phase 1 New Construction

### Phase 2 Renovations



## CAMPUS PLAN - Mankato

Campus website: [www.mnsu.edu](http://www.mnsu.edu)



## PROJECT DESCRIPTION

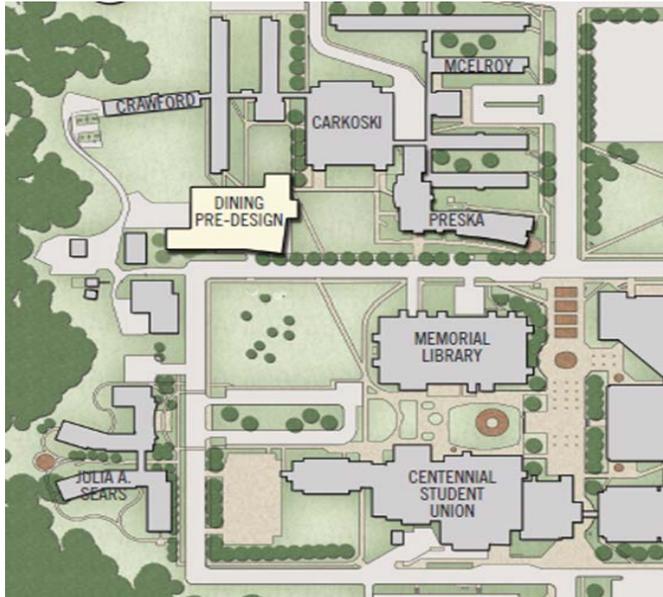
This project designs, constructs, furnishes and equips a new Clinical Science Building to support the programs of the college of Allied Health and Nursing. Phase 1 of the project includes new classroom and laboratory building spaces. The project will consolidate portions of academic programs from five separate buildings across the campus into a new building to improve working and learning relationships among multiple related departments in the University. The Phase 1 new building will provide faculty and administrative offices, teaching laboratories, clinics, classrooms, student/faculty interaction spaces, and some new space types not currently available.

Phase 2 of the project includes remodeling of vacated and occupied spaces after construction of the new facility. During Phase 2, 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 project plan will complete the design of both the new facility and the remodeled areas with funds appropriated from the 2012 legislative session. Phase 1 new building construction was funded from a 2014 legislative appropriation. Phase 2 renovations are pending due to future legislative funding.



# MINNESOTA STATE UNIVERSITY, MANKATO

## Dining Services Building



### CAMPUS PLAN - Mankato

Campus website: [www.mnsu.edu](http://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.

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.

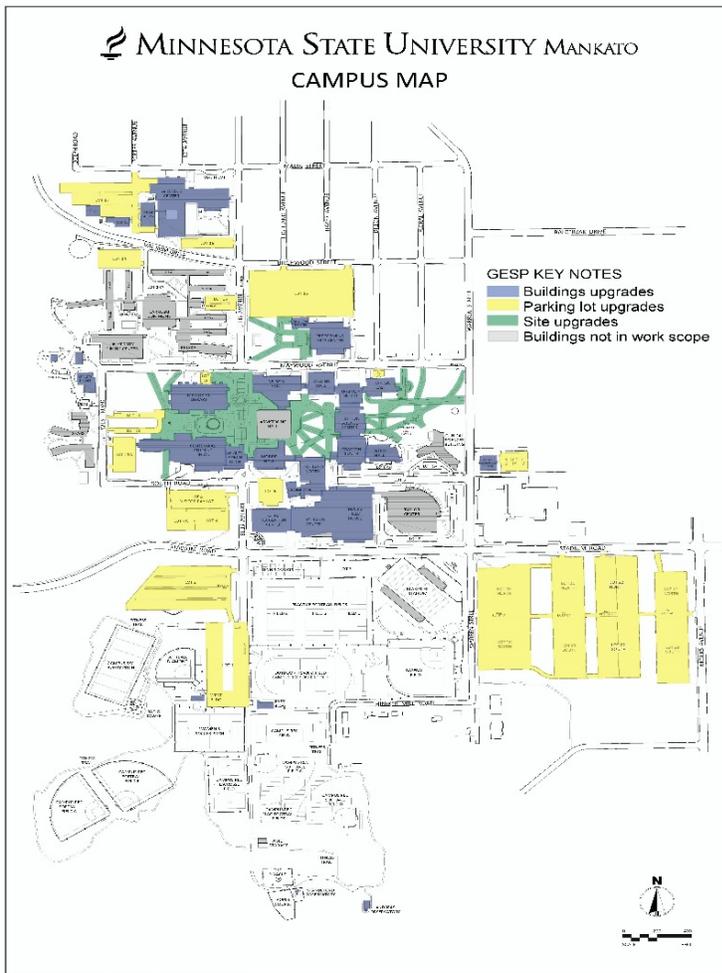


# MINNESOTA STATE UNIVERSITY, MANKATO

## Guaranteed Energy Savings Program

### CAMPUS PLAN - Mankato

Campus website: [www.mnsu.edu](http://www.mnsu.edu)



### PROJECT DESCRIPTION

The state of Minnesota established the Guaranteed Energy Savings Program as a performance-based procurement and financing mechanism to accomplish facility energy-use related improvements. Energy use and operational savings are achieved through retrofit installations of higher efficiency and renewable energy equipment and systems. Projected utility cost savings are used to finance and construct the improvements initially. An Energy Savings Performance Contract leverages the energy and operational savings to finance the retrofits at no net cost to the facility. At this University the major improvements will be retrofits of highly efficient LED light fixtures and some improvements to boiler and chiller equipment, heating/cooling valves and building control systems.

# PROJECT STATUS

Construction

# PROJECT CONSTRUCTION COMPLETION DATE

October, 2017

# PROJECT FUNDING

\$ 8,092,143 Funding approved through projected energy savings

\$ 8,092,143 Total

# PROJECT HIGHLIGHTS

Area: 1,725,000 GSF in several campus buildings and site areas  
 Estimated Construction Cost: \$8,092,143  
 Construction Bid Award: \$8,092,143  
 Project Delivery Method: Guaranteed Energy Savings Program

# PROJECT TEAM

Campus Project Manager: Paul Corcoran  
 SO Program Manager: Barry Schaub  
 Energy Services Company: Ameresco

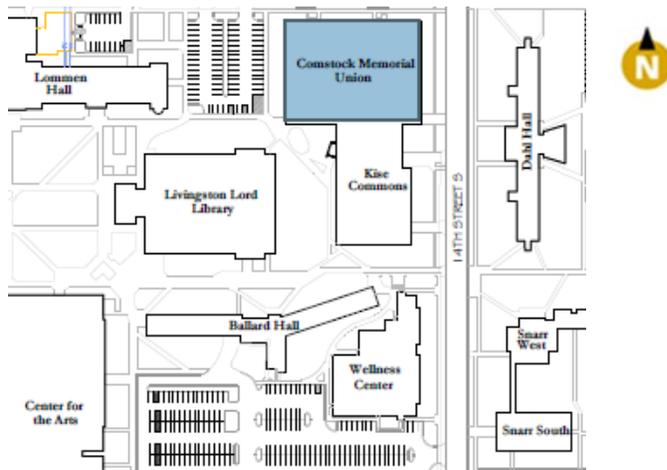
# PROJECT SCHEDULE

2014												2015												2016												2017																																			
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																								
																								Design/Financing												BA												CON												CO											

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# MINNESOTA STATE UNIVERSITY MOORHEAD

## Comstock Memorial Union Addition and Renovation



### CAMPUS PLAN - Moorhead

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



### PROJECT DESCRIPTION

This project designs, furnishes and equips an addition and renovation of Comstock Memorial Union. While providing gathering and socializing spaces, the new and renovated spaces improve visual connections throughout the building to student involvement programs, updates finishes, lighting, HVAC, fires alarm systems and improves ADA accessibility throughout.

# PROJECT STATUS

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

April 2016

# PROJECT FUNDING

\$4,500,000 2015 Revenue Bonds (Design & Construction)  
\$4,384,808 Campus Funds (Design & Construction)  
 \$8,884,808 Total

# PROJECT HIGHLIGHTS

Area: Remodel 37,000 GSF  
 New 5,500 GSF  
 Estimated Construction Cost: \$6,549,995  
 Construction Bid Award: \$6,319,372  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Jeff Goebel  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: Cuningham Group  
 Construction Manager: Terra Construction  
 Owner's Representative: CPMI

# PROJECT SCHEDULE

2014					2015					2016					2017																							
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
AE		SD		DD		CD	BA	CON					CO																									

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# MINNESOTA STATE UNIVERSITY MOORHEAD

## Snarr Hall East Renovation



### CAMPUS PLAN - Moorhead

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



### PROJECT DESCRIPTION

To improve the student experience and provide accessibility, this project designs, renovates, furnishes and equips the East Snarr residence hall, completing the Snarr Residence Hall Triad. It consists of a major renovation to refresh common areas and substantially improves student and staff rooms, including upgraded finishes, lighting, fire alarm, sprinkler and HVAC systems. Updated bathroom facilities and student amenities will be provided.

## PROJECT STATUS

Design Development

## PROJECT CONSTRUCTION COMPLETION DATE

June 2018

## PROJECT FUNDING

\$9,280,000 Residential Life Reserves

**\$9,280,000 Total**

## PROJECT HIGHLIGHTS

Area: Remodel 38,941 GSF  
 Estimated Construction Cost: \$6.600,000  
 Construction Bid Award: GMP  
 Project Delivery Method: Construction Manager at Risk

## PROJECT TEAM

Campus Project Manager: Heather Phillips  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: BTR  
 Contractor: McGough  
 Owner's Representative: Hansen Consulting

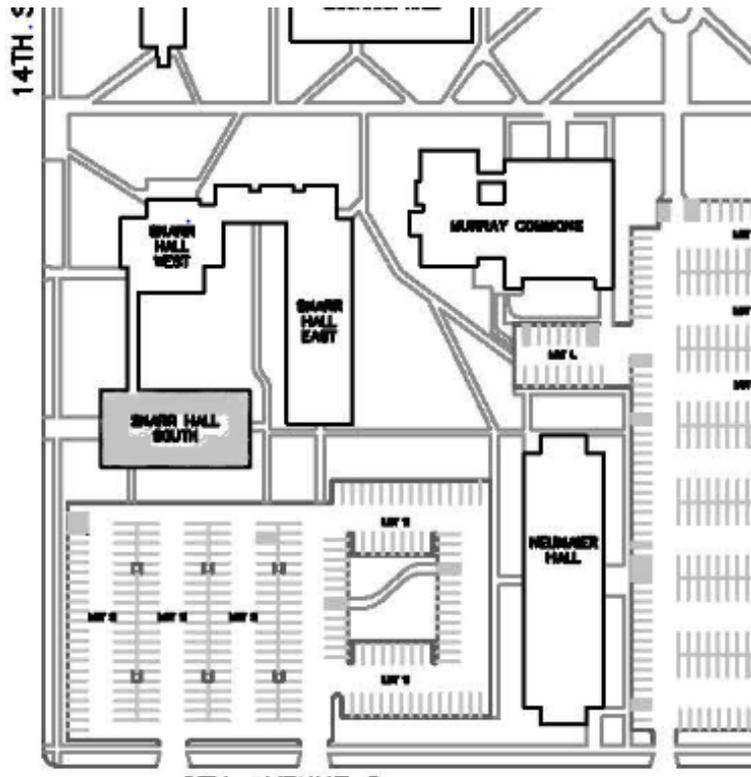
## PROJECT SCHEDULE

2016					2017					2018					2019																							
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
				AE			SD			DD	CD	B	CON					CO																				

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# MINNESOTA STATE UNIVERSITY MOORHEAD

## Snarr Hall South Renovation



### CAMPUS PLAN - Moorhead

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



### PROJECT DESCRIPTION

To enhance the student experience, this project designs, renovates, furnishes and equips South Snarr residence hall. Consisting of major renovation, it introduces new common areas and substantially improves student and staff rooms, including upgraded finishes, lighting, fire alarm and HVAC systems. Bathroom facilities and student amenities will also be updated.

# PROJECT STATUS

Construction

# PROJECT CONSTRUCTION COMPLETION DATE

July 2017

# PROJECT FUNDING

\$8,780,000 Residential Life Reserves

**\$8,780,000 Total**

# PROJECT HIGHLIGHTS

Area: Remodel 39,883 GSF  
 Estimated Construction Cost: \$6,294,406  
 Construction Bid Award: GMP  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Heather Phillips  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: BTR  
 Contractor: McGough  
 Owner's Representative: Hansen Consulting

# PROJECT SCHEDULE

2016					2017					2018													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
AE	SD	DD	CD	BA	CON					CO													

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# MINNESOTA WEST COMMUNITY AND TECHNICAL COLLEGE

Canby Campus Englund Hall HVAC Upgrades

## CAMPUS

Campus website: [www.mnwest.edu](http://www.mnwest.edu)



## PROJECT DESCRIPTION

This project provides for the design and construction of a geothermal HVAC system for Englund Hall at the Canby Campus. The project will remove existing obsolete HVAC systems and install new water-to-air replacement heating and cooling systems. The project addresses deferred maintenance at the Canby Campus due to the replacement of these obsolete mechanical systems. Funds were appropriated for the design and construction work by the 2015 special legislative session.



# MINNESOTA WEST COMMUNITY AND TECHNICAL COLLEGE

Jackson Powerline Technician Training Facility

## CAMPUS

Campus website: [www.mnwest.edu](http://www.mnwest.edu)



## PROJECT DESCRIPTION

This project provides for the demolition of the existing obsolete Building B wing on the Jackson Main campus and the subsequent design and construction of a new Powerline Technician Training Facility on the same location. The new training facility will house indoor training spaces to teach and train students in power pole installation and removal, pole climbing techniques, installation and removal of pole hardware, safe operation of auger/derrick and bucket trucks, and other maintenance techniques used by powerline workers. This indoor facility will replace the current outdoor training facility, located off campus. The project also addresses deferred maintenance at the Jackson Main Campus from the demolished Building B wing and removes under-utilized spaces.

# PROJECT STATUS

Construction

# PROJECT CONSTRUCTION COMPLETION DATE

June 2017

# PROJECT FUNDING

\$ 2,410,000 2015 State G.O. Bonds  
 \$ 145,000 2014 HEAPR Funds  
 \$ 2,555,000 Total

# PROJECT HIGHLIGHTS

Area: Demolition 18,500 GSF  
 New 7,666 GSF  
 Remodel 2,143 GSF

Estimated Construction Cost: \$1,640,000  
 Construction Bid Award: \$2,037,000  
 Project Delivery Method: Design/Bid/Build

# PROJECT TEAM

Campus Project Manager: Lori Voss  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Hay Dobbs  
 Contractor: Salonek Concrete and Construction  
 Owner's Representative: CMPI

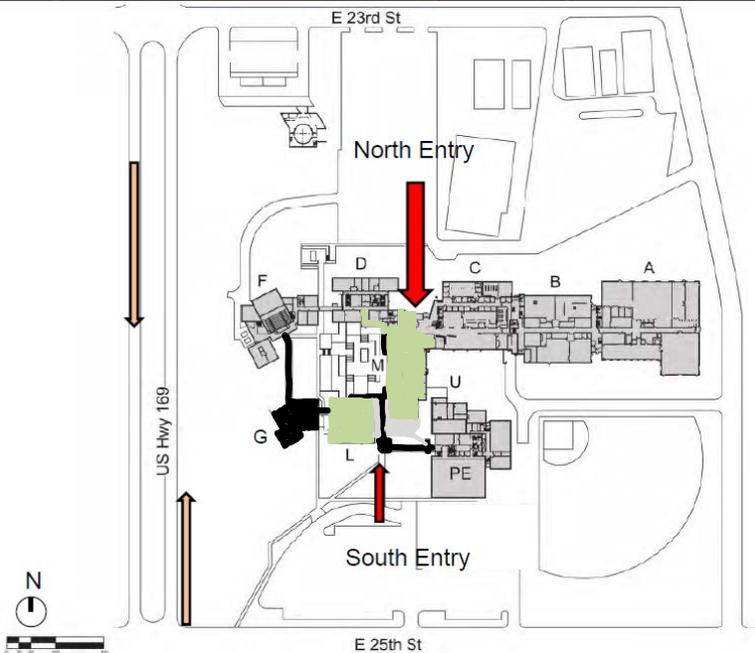
# PROJECT SCHEDULE

2015					2016					2017													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD	DD	CD	BA	CON					CO									

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# NHED - HIBBING COMMUNITY COLLEGE

## Campus Renovation and Rightsizing



### CAMPUS PLAN – Hibbing, MN

Campus website: [www.hibbing.edu](http://www.hibbing.edu)



Demolition



South Entry Addition

## PROJECT DESCRIPTION

This project will 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

Design on hold pending funding

# PROJECT CONSTRUCTION COMPLETION DATE

TBD

# PROJECT FUNDING

\$ 387,000 2014 State G.O. Bonds (Design)  
\$11,665,000 Planned 2017 State G.O. Bonds (Construction)  
 \$12,052,000 Total

# PROJECT HIGHLIGHTS

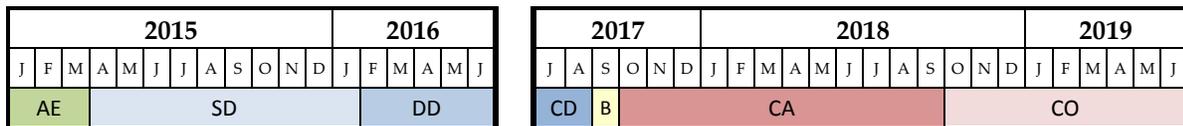
Area: New 5,100 GSF  
 Renovation 33,321 GSF  
 Demolition 17,120 GSF

Estimated Construction Cost: \$8,165,000  
 Construction Bid Award: TBD  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Karen Kedrowski  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: RRTL Architects  
 Contractor: Max Gray Construction  
 Owner's Representative: Hansen Construction Consulting

# PROJECT SCHEDULE



# NHED - ITASCA COMMUNITY COLLEGE

## Biomass Boiler System

### CAMPUS PLAN – Grand Rapids, MN

Campus website: [www.itasca.edu](http://www.itasca.edu)



### PROJECT DESCRIPTION

This project designed and installed 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 replaced the outdated wood boiler with "state of the art" woody biomass energy conversion biomass boiler. ICC serves as a regional and national model for the effective use of woody biomass. This project developed educational opportunities and training in renewable energies, and serves as a potential applied research lab for evaluating woody biomass fuel products.

The timing of the project allowed for the timely replacement of the boiler plant's 48 year old steam boiler, with two energy efficient gas condensing hot water boilers using HEAPR funding. This simplified the central plant operations by converting everything to hot water verses partial hot water boiler and partial steam boilers with converter to change steam to hot water and provided updated controls for the biomass and modular gas boilers.

# PROJECT STATUS

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

December 2016

# PROJECT FUNDING

\$ 965,000 2014 State G.O. Bonds (Design & Construction)

\$ 778,757 HEAPR (Design & Construction)

\$1,743,757 Total

# PROJECT HIGHLIGHTS

Area: Remodel 1,859 GSF  
 Estimated Construction Cost: \$1,500,000  
 Construction Bid Award: \$1,460,900  
 Project Delivery Method: Design/Bid/Build

# PROJECT TEAM

Campus Project Manager: Chad Haatvedt  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Stanley Consultants  
 Contractor: JK Mechanical Contractors, Inc.

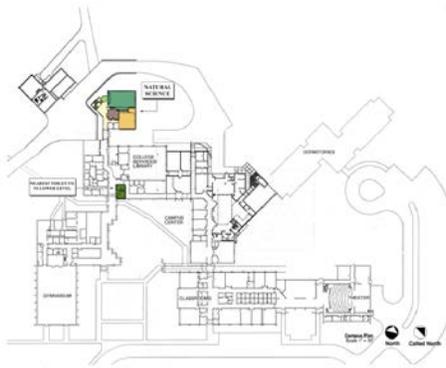
# PROJECT SCHEDULE

2014				2015					2016					2017									
J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
	AE			DSN							BA			CON							CO		

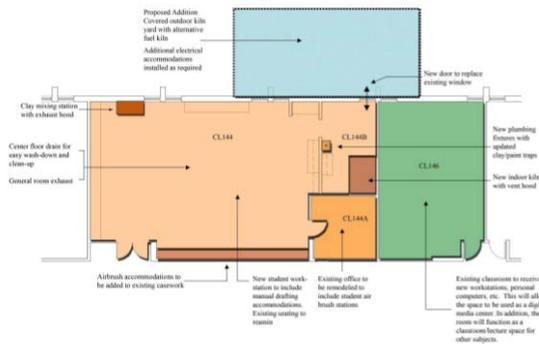
AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# NHED - VERMILION COMMUNITY COLLEGE

## Art Classroom Renovation Natural Science Labs Renovation



**CAMPUS PLAN – Ely, MN**  
Campus website: [www.vcc.edu](http://www.vcc.edu)



## PROJECT DESCRIPTION

This project designed and renovated the Fine Arts studio and adapts an adjacent classroom to a media design center and renovates three laboratories, four adjacent prep spaces, and two offices in the Natural Science (NS) building.

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

The existing GIS lab was 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) was converted to a specialized computer mapping station allowing for collaborative work across the disciplines. Another vacant office (NS 118) was converted to a mini (2-3 stations) AUTOCAD lab for Natural Science student use. These areas, along with the adjacent lobby, created an informal learning community space for students in the Natural Science programs (over 70% of full time students). The NS 111, a natural science lab that also served as a lecture classroom, was reconfigured to increase room capacity to 80. Document cameras were installed, along with a projection podium and dual screens/projectors. A fire suppression system was installed along with new ceilings and HVAC controls. A new “slop” room allows students a space to clean equipment, clothing, and themselves after coming in from field work. This room doubles as a unisex restroom.

## PROJECT STATUS

Closeout

## 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: \$769,000  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Dave Marshall  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Architectural Resources, Inc.  
 Contractor: T.L. Construction, Inc.  
 Owner's Representative: NA

## PROJECT SCHEDULE

2014												2015												2016											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
								AE			DSN									BA			CON												CO

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

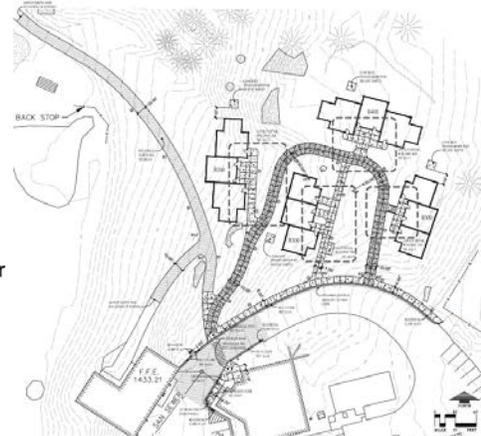
# NHED - VERMILION COMMUNITY COLLEGE

## Student Housing



### Institution Buildings

- 1 - Residence Hall
- 2 - Modular Units
- 3 - Boiler Plant/Maintenance
- 4 - Natural Sciences
- 5 - Learning Resource Center
- 6 - Administrative Offices
- 7 - Food Service
- 8 - Connecting Link
- 9 - General Classrooms
- 10 - Performing Arts
- 11 - Physical Education



## CAMPUS PLAN – Ely, MN

Campus website: [www.vcc.edu](http://www.vcc.edu)



## PROJECT DESCRIPTION

This project is to design and construct student housing to replace 11 existing modular housing units that have exceeded their useful lifecycle. The new Student Housing will consist of 12 townhouses, and each townhouse will have the capacity for 10 students. Three townhouses are combined to form a building and there are four buildings that make up the total complex, with a total bed count of 120.

The entire project is structural wood framing placed on a cast in place concrete foundation wall and the first floor is slab on grade. A typical townhouse will have a kitchen/dining area, living room, four double occupancy bedrooms, two bathrooms (with the exception of ADA units which will have an additional bathroom off the bedroom), coat closet and a storage room. A mechanical room for each townhouse will be accessible from the exterior only.

## PROJECT STATUS

Construction

## PROJECT CONSTRUCTION COMPLETION DATE

June 2017

## PROJECT FUNDING

\$4,500,000 2015 Revenue Bonds (Design & Construction)  
 \$1,100,000 MFHA Grant - GO BOND (Design & Construction)  
 \$ 500,000 2015 Campus Funds (Design & Construction)  
\$ 350,000 IRRRB Grant (Design & Construction)  
 \$6,450,000 Total

## PROJECT HIGHLIGHTS

Area: Remodel 25,760 GSF  
 Estimated Construction Cost: \$5,462,167  
 Construction Bid Award: \$5,546,600  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

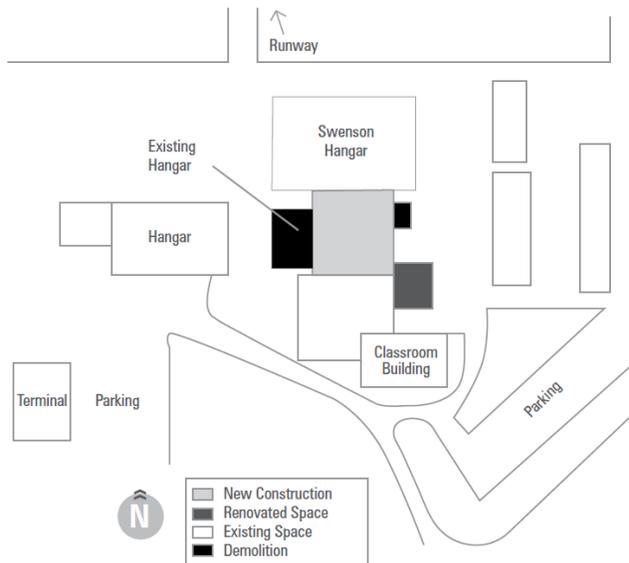
Campus Project Manager: Dave Marshall  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Rafferty Rafferty Tollefson Lindeke Architects  
 Contractor: Kraus-Anderson Construction  
 Owner's Representative: NA

## PROJECT SCHEDULE

2014					2015					2016					2017																				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
																			</																

# NORTHLAND COMMUNITY AND TECHNICAL COLLEGE

## Thief River Falls Aviation Maintenance Facility Addition and Demolition



### CAMPUS PLAN – Thief River Falls

Campus website: [www.mnstate.edu](http://www.mnstate.edu)



### PROJECT DESCRIPTION

This project designs and renovates the existing Aviation Maintenance Technology (AMT) facilities at the NCTC airport campus. The existing facility was inadequately designed to support the future needs of the Unmanned Aerial Systems (UAS) and Imagery Analyst (IA) programming and needed to be replaced. Additionally, campus airport facilities were 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 were demolished. A new multi-purpose structure connecting the Aviation Classroom Building with the Swenson Hangar was constructed. The existing Recip Hangar was renovated into consolidated storage space. This project allows for training and partnerships within the industry and ultimately ensures that NCTC will have a significant influence in the UAS and aviation industry.

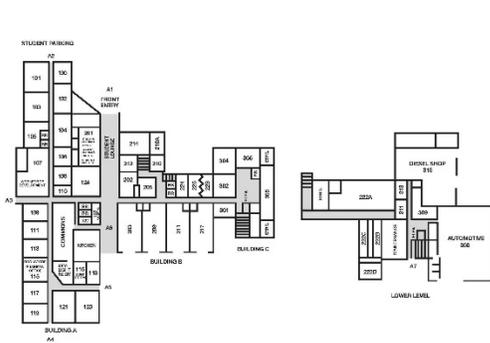


# RIVERLAND COLLEGE

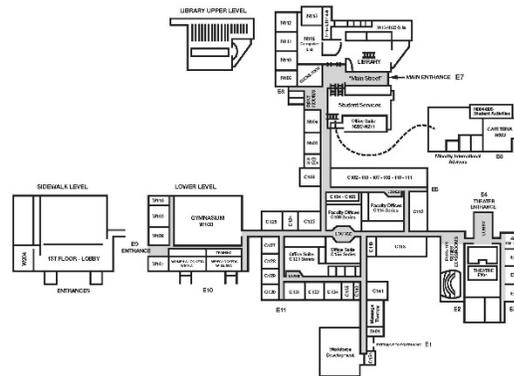
## Guaranteed Energy Savings Program

### CAMPUS PLAN - Riverland

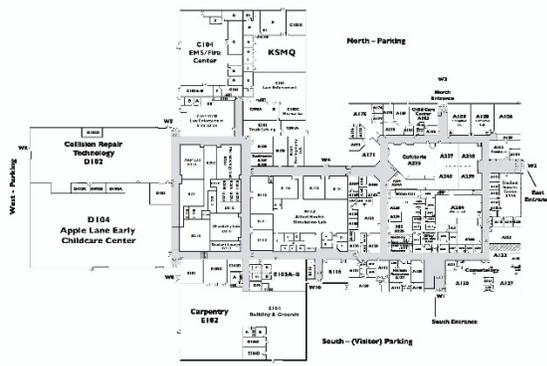
Campus website: [www.riverland.edu](http://www.riverland.edu)



Riverland Albert Lea Campus  
COMMUNITY COLLEGE



Riverland Austin Campus - East Building  
COMMUNITY COLLEGE



Riverland Austin Campus - West Building  
COMMUNITY COLLEGE



Riverland Owatonna Campus  
COMMUNITY COLLEGE

## PROJECT DESCRIPTION

The state of Minnesota established the Guaranteed Energy Savings Program as a performance-based procurement and financing mechanism to accomplish facility energy-use related improvements. Energy use and operational savings are achieved through retrofit installations of higher efficiency and renewable energy equipment and systems. Projected utility cost savings are used to finance and construct the improvements initially. An Energy Savings Performance Contract leverages the energy and operational savings to finance the retrofits at no net cost to the facility. At this college the major improvements will be retrofits of highly efficient LED light fixtures and some improvements with the building envelope and building control systems.

# PROJECT STATUS

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

December, 2016

# PROJECT FUNDING

\$ 1,849,641 Funding approved through projected Energy Savings

\$ 1,849,941 Total

# PROJECT HIGHLIGHTS

Area: 389,000 GSF at the Austin and Owatonna campuses  
 Estimated Construction Cost: \$1,849,641  
 Construction Bid Award: \$1,849,641  
 Project Delivery Method: Guaranteed Energy Savings Program

# PROJECT TEAM

Campus Project Manager: Brad Doss  
 SO Program Manager: Barry Schaub  
 Energy Services Company: Honeywell

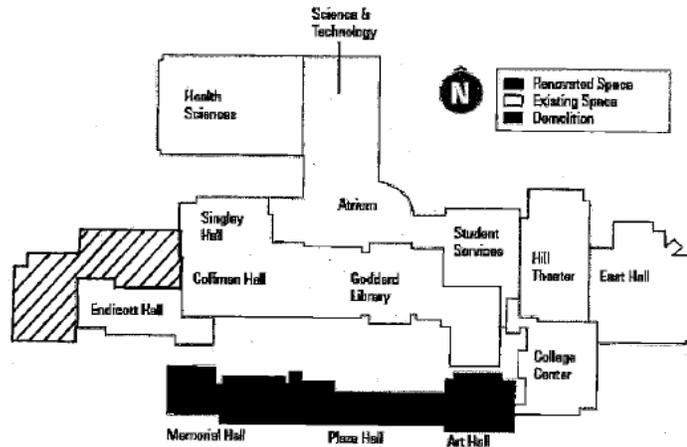
# PROJECT SCHEDULE

2014					2015					2016					2017																				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
																	Design/Financing	BA	CON	CO															

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# ROCHESTER COMMUNITY AND TECHNICAL COLLEGE

## Memorial and Plaza Halls Demolition Design and Renovation



### CAMPUS PLAN - Rochester

Campus website: [www.rctc.edu](http://www.rctc.edu)



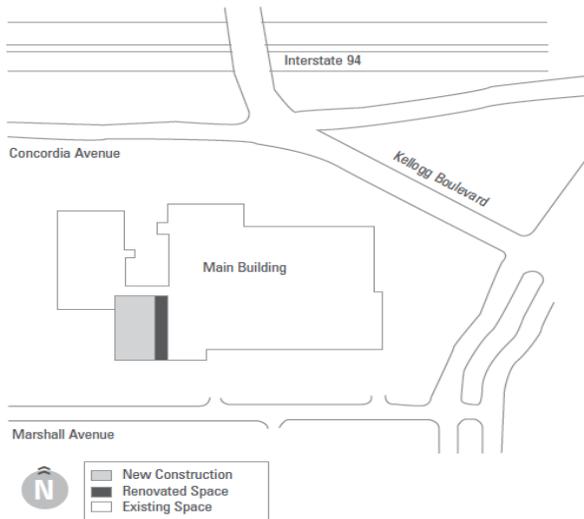
### PROJECT DESCRIPTION

This project provides for the demolition 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.



# SAINT PAUL COLLEGE

## Health and Science Alliance Center Addition



## CAMPUS PLAN – St. Paul

Campus website: [www.saintpauledu](http://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. 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 design was largely complete with the funds appropriated from the 2012 legislative session. Bidding and construction funds were appropriated from the 2015 special legislative session.

## PROJECT STATUS

Construction

## PROJECT CONSTRUCTION COMPLETION DATE

June 2017

## PROJECT FUNDING

\$ 1,500,000 2012 State G.O. Bonds (Design)  
 \$ 18,829,000 2015 State G.O. Bonds (Construction)  
 \$ 20,329,000 Total

## PROJECT HIGHLIGHTS

Area: New 39,037 GSF; Remodel 5,630 GSF  
 Estimated Construction Cost: \$14,250,000  
 Construction Bid Award: \$14,250,000  
 Project Delivery Method: Construction Management at Risk

## PROJECT TEAM

Campus Project Manager: Scott Wilson  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: Oliver and Associates  
 Construction Manager: Knutson Construction  
 Owner's Representative: Hansen Construction Consulting

## PROJECT SCHEDULE

2012												2013												2014											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
							AE					SD						DD			CD														

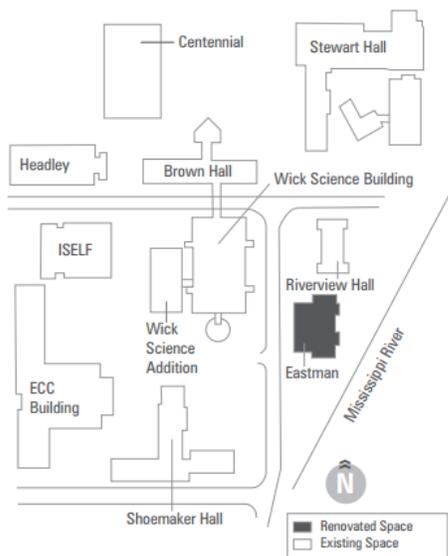
  

2015												2016												2017											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
							CD					BA	CON						CO																

AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# ST. CLOUD STATE UNIVERSITY

## Student Health and Academic Renovation, Eastman Hall



### CAMPUS PLAN – St. Cloud

Campus website: [www.stcloudstate.edu](http://www.stcloudstate.edu)



### PROJECT DESCRIPTION

The renovation of Eastman Hall will create greater integration of academic and student service programs. The location of the School of Health and Human Services, Human Performance Lab, Student Health Services, and the U-Choose Program into currently empty space at 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.

This project co-locates 4 student health services programs in a facility currently not in use with an extensive renovation, and constructs a significant infill mezzanine area while keeping the building's footprint the same. In addition to new work, this eliminates \$3.8 million of deferred maintenance backlog. The program consolidation strengthens 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 STATUS

Design on hold pending funding

## PROJECT CONSTRUCTION COMPLETION

TBD

## PROJECT FUNDING

\$ 865,000 2014 State G.O. Bonds (Design)  
 \$20,568,000 Planned 2018 State G.O. Bonds (Design & Construction)  
 \$21,433,000

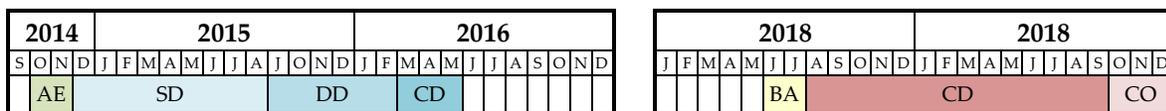
## PROJECT HIGHLIGHTS

Area: Renovation 43,291 GSF;  
 New 15,562 GSF  
 Estimated Construction Cost: \$ 14,713,000  
 Construction Bid Award: TBD  
 Project Delivery Method: Construction Manager at Risk

## PROJECT TEAM

Campus Project Manager: Phil Moessner  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: RSP Architects  
 Construction Manager: Terra General Contractors  
 Owner's Representative: Pegasus Group

## PROJECT SCHEDULE



# WINONA STATE UNIVERSITY

## Education Village, Phase I & II, Renovation

Campus website: [www.winona.edu](http://www.winona.edu)



### PROJECT DESCRIPTION

The WSU Education village 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 includes the design of both phases with partial exterior renovation of Wabasha Hall and Cathedral School. Phase II includes the majority of the renovation and new construction in Cathedral School, Net Gym and Wabasha Hall. The project eliminates \$8 million of deferred maintenance backlog by demolishing the Annex and a portion of Wabasha Rec.

The project impacts more than 20 classrooms/labs, improves accessibility, and includes observation rooms, and faculty offices to create a holistic learning and mentoring environment.

