



MINNESOTA STATE

Finance Division

DATE: January 27, 2020

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

FROM: William Maki 
Interim Vice Chancellor – Chief Financial Officer

SUBJECT: Capital Improvement Program Report – December 31, 2019

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

The CIP report is also available digitally:

<http://www.minnstate.edu/system/finance/facilities/design-construction/cip/index.html>.

Please let us know if you have any questions.

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



January 2020
Finance Division – Facilities Unit

Capital Improvement Program Report

July 1, 2019 – December 31, 2019

MINNESOTA STATE

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Capital Improvement Program (CIP) Report

The Capital Improvement Program (CIP) Report provides an overview of the major capital projects active during the last six months and their status as of December 31, 2019.

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

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

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

State Funded Major Capital Projects

There were 15 active major capital projects funded by the State of Minnesota during this six month reporting period. These active projects represent a total of \$181.4 million in GO bond funding by the state.

The Board of Trustees has requested \$271.2 million in GO bond funding for Minnesota State in the 2020 legislative session. This request includes \$121.2 million for individual major capital projects at 15 colleges and universities. The Minnesota State 2020 Capital Budget Request is included in the **Attachment B**.

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

State Funded Major HEAPR Projects

A total of \$70 million was appropriated for HEAPR from 2015 to 2019. There has been \$1.8 million in GO funding from three major capital projects converted to HEAPR after the GO projects were substantially complete. The converted HEAPR funds were used for projects at the college or university where the original GO projects occurred.

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

Revenue Fund Bond Sale Funded Major Capital Projects

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

College and University Funded Major Capital Projects

There were 4 college and university funded projects with contracts more than \$1 million approved by the Board of Trustees active during this reporting period. These contracts total \$10.7 million and are funded by college or university general fund, and/or revenue or auxiliary fund proceeds. Revenues come from tuition and fees, state general fund appropriation, donations and gifts.

Guaranteed Energy-Savings Program

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

Active Major Capital Projects Summary

Major Capital Project Summary: The following major capital projects (sorted by FY of funding) were active during this CIP reporting period.

College/University	Project	Funding Year	Status	Funding
South Central College	North Mankato STEM and Healthcare Renovation	2017	Construction	\$9,600,000
St. Cloud State University	Student Health and Academic Renovation, Eastman Hall	2017	Closeout	\$18,572,000
Winona State University	Education Village - Phase 2	2017	Closeout	\$25,306,000
NHED-Hibbing Community College	Campus Renovation and Rightsizing	2017	Closeout	\$11,223,000
Minnesota State Community and Technical College	Fergus Falls Center for Student and Workforce Success	2017	Construction	\$978,000
Anoka-Ramsey Community College	Coon Rapids Business and Nursing	2018	Design	\$569,000
Bemidji State University	Academic Learning Center,	2018	Construction	\$22,512,000
Century College	Applied Technology Center	2018	Design	\$6,362,000
Fond du Lac Tribal & Community College	Maajiigi (Start to Grow)	2018	Construction	\$1,157,000
Inver Hills Community College	Technology and Business Center	2018	Design	\$698,000
Minnesota State University, Mankato	Clinical Science Phase 2 Renovation, Solar and Roof	2018	Closeout	\$6,478,000
Minnesota State University Moorhead	Weld Hall	2018	Design	\$628,000
Normandale Community College	Classroom and Student Services, Phase I & 2	2018	Design	\$12,636,000
Riverland Community College	Albert Lea Transportation, Trade and Industrial Education Center	2018	Construction	\$10,122,000
Rochester Community and Technical College	Memorial and Plaza Halls	2018	Construction	\$22,853,000

Major Capital Project Funding: This table provides an overview of GO bond funding for major capital projects.

Year	Appropriation Amount	Number of Projects	Spent Percentage	Encumbrance Percentage	Uncommitted Percentage
2015	\$30,155,470	5	99%	1%	0%
2015C*	\$1,787,527	2	21%	79%	0%
2017	\$67,304,571	7	92%	7%	1%
2017C*	\$20,429	1	99%	0%	1%
2018	\$84,015,000	13	40%	47%	13%

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

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

<http://minnstate.edu/system/finance/facilities/design-construction/projectstatus/index.html> .

Large HEAPR Project Summary

Large HEAPR Project Summary: The following HEAPR projects with costs greater than \$1 million were active during this CIP reporting period.

College/University	Project	Funding Year	Status	Funding
Bemidji State University	Phase 1 Energy Controls Replacement	2017	Closeout	\$2,650,000
Inver Hills Community College	Science Building Roof Replacement	2017	Completed	\$1,403,707
Lake Superior College	Main Building A-2 & 4 Roof Replacement & HVAC upgrade	2017	Closeout	\$2,904,537
Northland Community and Technical College	Main A2, A3, E1; B1, B2, B3 Roof Replacement – East Grand Forks	2017	Completed	\$1,035,499
South Central College	Building B C2, C4, & K1 Roof Replacement	2017	Construction	\$1,824,316
Southwest Minnesota State University	Link B Curtain Wall Replacement	2017	Closeout	\$1,153,596
Minnesota State University Mankato	Memorial Library Addition Roof Replacement	2017	Closeout	\$1,046,933
Alexandria Technical and Community College	Phases 2 & 3 HVAC Replacement	2018	Closeout	\$4,379,602
Bemidji State University	Phase 1 Energy Controls Replacement	2018	Closeout	\$1,600,000
Century College	East & West Campus Exterior Wall Restoration	2018	Ph. 2 Bidding/Award	\$2,601,975
Inver Hills Community College	Phase 3 Electrical upgrade	2018	Closeout	\$1,692,770
Minneapolis Community and Technical College	Hennepin Avenue Skyway Repair	2018	Closeout	\$3,788,787
Normandale Community College	Tunnel Repair	2018	Closeout	\$5,635,150
Itasca Community College	Media Center Roof Replacement & Int/Ext Renovation	2018	Construction	\$1,025,430
Dakota County Technical College	Pod 6 AHU Replacement	2018	Closeout	\$1,450,000
Hennepin Technical College	EP-Main Bldg Area F Roof Replacement	2018	Closeout	\$1,052,656

Large HEAPR Project Summary (Continued):

College/University	Project	Funding Year	Status	Funding
Minnesota State Community and Technical College	Main Bldg Campus Boiler Replacement – Detroit Lakes	2018	Closeout	\$1,136,190
Minnesota West Community and Technical College	LARC Roof Replacement	2018	Closeout	\$1,077,343
Metropolitan State University	Restroom Upgrade	2018	Closeout	\$1,321,500
North Hennepin Community College	Campus Center Envelope Restoration	2018	Bidding/Award	\$1,532,546
Rochester Community and Technical College	Heintz Center Phase 2 AHU Replacement	2018	Closeout	\$1,730,520

HEAPR Project Funding: This table provides an overview of HEAPR funding.

Year	Appropriation Amount	Number of Projects	Spent Percentage	Encumbrance Percentage	Uncommitted Percentage
2015C*	\$1,787,527	2	21%	79%	0%
2017	\$25,000,000	40	3%	92%	5%
2017C*	\$20,429	1	99%	0%	1%
2018	\$45,000,000	35	5%	69%	26%

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

College and University Funded Projects

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

College/University	Project	Service and Delivery Method	Vendor Name Contract Amount
Minnesota State University, Mankato	Scheels Field at Maverick All-Sports Dome	Construction, CM@R	Kraus-Anderson \$5,510,635
Minneapolis Community and Technical College	Student Affairs Remodel Phase 1	Construction, CM@R	Donlar Construction \$1,193,211
St Paul College	East Façade Repair & Enhancement	Construction, CM@R	Terra General Contractors LLC \$3,833,631
Anoka-Ramsey Community College, Coon Rapids	College Services and Library Renovation	Construction, CM@R	Terra General Contractors LLC \$4,205,266.00

Guaranteed Energy-Savings Program

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

College/University	Service and Delivery Method	Vendor Name Contract Amount
Hennepin Technical College	Construction	Ameresco \$3,289,713

General Information

Project Delivery Methods

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

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

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

Project Delivery Resources

A series of tools and resources is available for college and university project managers to effectively and efficiently delivery projects and meet standards and expectations set out in state statue and board policy and procedure. They include Minnesota State Design Standards, eManual documents, Facilities P/T Master Contract Program and Enterprise Project Management System for a variety of project delivery methods.

eManual: The eManual is a ready resource for college and university project managers as well as vendors and contractors doing business with Minnesota State college and universities. It includes contract templates, forms, instructions, white papers, and other documents reflecting requirements of state statutes and laws, and board policies and system procedures. The eManual is available to college and university project managers through Sharepoint.

The eManual is available to vendors and contractors via the internet at:

http://www.minnstate.edu/system/finance/facilities/design-construction/pm_emanual/index.html.

Facilities Professional Technical Master Contract (FPTMC): To streamline selection and hiring of design and specialty professional/technical (P/T) consultants for small projects, the Facilities P/T Master Contract was created. The Facilities PTMC program presents college and university project managers with a database of approved consultants under a 5-year master contract with a set of minimum qualifications and experience. Project managers competitively execute purchase orders against the master contract for individual projects with fees under \$100,000. The program is reopened each spring to vendors.

To promote and afford access to facilities work, project managers are to obtain a quote from a vendor that they have not yet worked with that can be combined with any vendor(s) that they have previously hired. To promote more diversity, project managers are to obtain a quote from Targeted Group/ Economically Disadvantaged/Veteran’s Owned vendors, if one is available for a particular specialty service.

Enterprise Project Management System (EPMS/e-Builder): In 2013, “e-Builder” was competitively selected as the system’s project management platform and system of record. This program includes workflows aligned with requirements set out in state statute and board policy and procedure as well as best practices.

Definitions

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

**Uncommitted
Percentage**

Percentage of the total appropriation amount that is not encumbered or spent in ISRS in relation to the total project appropriation amount.

Minnesota State 2020 Capital Budget Request

2020 Priority	Institution	Project Title	City	Requested Amount
1	State-wide - HEAPR	HEAPR		\$150,000,000
2	Anoka-Ramsey -- Coon Rapids	Business and Nursing Renovation	Coon Rapids	\$16,282,000
3	Normandale Community College	Classroom and Student Services Phase II	Bloomington	\$26,634,000
4	Minnesota State University Moorhead	Weld Hall Renovation	Moorhead	\$17,290,000
5	Inver Hills Community College	Technology and Business Center	Inver Grove Heights	\$14,653,000
6	Saint Paul College	Academic Excellence	Saint Paul	\$937,000
7	Minneapolis College	Management Education Center	Minneapolis	\$10,254,000
8	NHED - Vermilion Community College	Classroom Building Renovation	Ely	\$2,576,000
9	Central Lakes College	Student Services Renovation	Brainerd	\$8,275,000
10	Northland Community and Technical College	Effective Teaching and Learning Labs	East Grand Forks	\$2,220,000
11	Minnesota State University, Mankato	Armstrong Hall Replacement	Mankato	\$6,691,000
12	Winona State University	Center for Interdisciplinary Collab., Engagement, & Learning	Winona	\$3,218,000
13	Lake Superior College	Integrated Manufacturing Workforce Labs	Duluth	\$985,000
14	North Hennepin Community College	Center for Innovation & the Arts @ Brooklyn Park*	Brooklyn Park	\$6,598,000
15	Metropolitan State University	Cyber Security Program	Saint Paul	\$3,923,000
16	Pine Technical and Community College	Technical/Trades Lab Addition and Renovation	Pine City	\$635,000
			Total	\$271,171,000

Individual major capital project data sheets.



Anoka-Ramsey Community College

Business and Nursing Renovation

CAMPUS FACTS

Students

4,504 Full Year Equivalent
21% Diverse backgrounds

Facility

419,337 Gross Square Feet
.17 Facility Condition Index

Campus website

www.anokaramsey.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Increasing the nursing cohort to 120 students over time,
- Creating modernized classrooms, code compliant restrooms, centralized offices, and flexible multi-purpose labs,
- Enhancing internal circulation and wayfinding, and
- Removing \$4,902,000 in deferred maintenance.

Project Description

The scope of this project includes:

- Creating contemporary and flexible learning environments,
- Renovating approximately 35,000 square feet or more of existing space for laboratory, classroom and office space, and
- Transforming existing 1960's interior space into a modern, sustainable, and collaborative environment.

Project Funding

\$ 569,000 2018 G.O. Bonds (Design)
\$ 16,091,000 2020 Planned G.O. Bonds
\$ 16,660,000 Total

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection by	March 2019
Design	April – January, 2020
Bidding & Award	February, 2021
Construction begins	March, 2021
Substantial Completion	April, 2022
Close-out	September, 2022

Project Highlights

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

Project Progress



Figure 2 Proposed Floor Plan



Bemidji State University

Academic Learning Center, Campus Renovation and Hagg Sauer Demolition

CAMPUS FACTS

Students

4,319 Full Year Equivalent
21% Diverse backgrounds

Facility

925,103 Gross Square Feet
.13 Facility Condition Index

Campus website

www.bemidjistate.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

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

Project Description

The scope of this project includes:

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

Project Funding

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

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	April, 2015 October, 2018
Bidding & Award	December, 2018
Construction begins	January, 2019
Substantial Completion	August, 2020
Close-out	June, 2021

Project Team

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

Project Highlights

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

Project Progress



Figure 2 Rendering of new Academic Learning Center

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



Century College

Engineering and Applied Technology Center Renovation

CAMPUS FACTS

Students

5,983 Full Year Equivalent
43% Diverse backgrounds

Facility

739,917 Gross Square Feet
.19 Facility Condition Index

Campus website

www.century.edu



Figure 1 Campus Context Plans for 1st and 2nd floors

Impact for students and faculty as a result of this project includes:

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

Project Description

The scope of this project includes:

- Designing, renovating and equipping the Engineering and Applied Technology Center, welding lab, fabrication lab, auto, and related student support and university partnership space on the east campus.

Project Funding

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

Project Status & Schedule

Activity	Milestone
A/E Selection	August 2018 - January 2019
Design	February 2019 – March 2020
Bidding & Award	April - May, 2020
Construction begins	June, 2020
Substantial Completion	May, 2021
Close-out	June - August, 2021

Project Team

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

Project Highlights

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

Project Progress



Figure 2 Current cramped welding booths

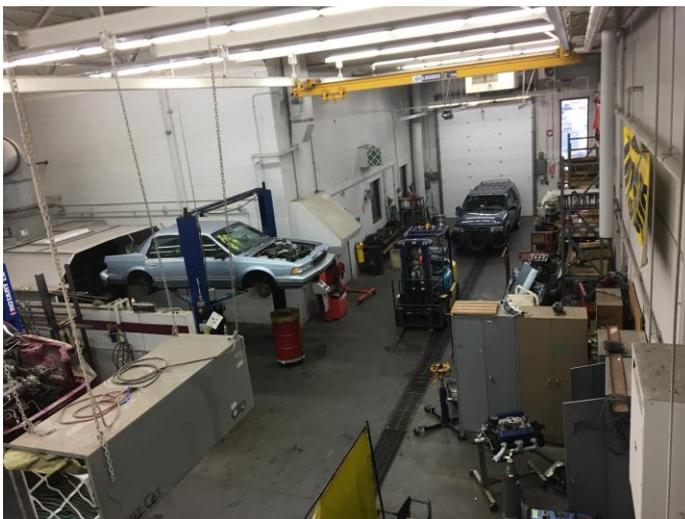


Figure 3 Current Auto Disassembly



Fond du Lac Tribal & Community College

Maajiigi Project

CAMPUS FACTS

Students

1,026 Full Year Equivalent
40% Diverse backgrounds

Facility

188,122 Gross Square Feet
.08 Facility Condition Index

Campus website

www.fdlccc.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

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

Project Description

Maajiigi is an Ojibwe word that means “starting to grow.” The project will create space to support the Elementary Teacher Education program as it expands into a four year program. The scope of this project includes:

- Renovation approximately 2,000 square feet,
- Fully functioning kitchen and food shelf.
- Remodeling three classrooms including new furniture, technology and storage, and
- Creating an outdoor classroom to conduct some of the Environmental Institute’s classes.

Project Funding

\$ 1,157,000 2018 State G.O. Bonds
\$ 1,157,000 Total

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	November, 2018 December – March, 2019
Bidding & Award	April, 2019
Construction begins	May, 2019
Substantial Completion	September, 2019
Close-out	January, 2020

Project Highlights

- 2,960 GSF Renovation
- 600 GSF Renew
- 1,000 GSF Demolish
- \$12,036,000 Est. Construction Cost
- Design/Bid/Build, Project Delivery

Project Progress



Figure 2 Classroom



Figure 3 Terrazzo - adjacent HEAPR project

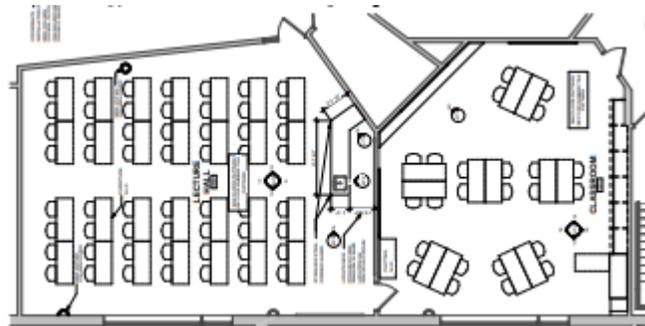


Figure 4 Classroom Layout



Inver Hills Community College

Technology and Business Center

CAMPUS FACTS

Students

3,017 Full Year Equivalent
31% Diverse backgrounds

Facility

325,845 Gross Square Feet
.34 Facility Condition Index

Campus website

www.inverhills.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

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

Project Description

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

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

Project Funding

\$ 698,000 2018 G.O. Bonds (Design)
\$14,653,000 Planned 2020 GO Bond
Funds (Construction)
\$15,351,000 Total

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection by	February, 2019
Design	March, 2018 – March, 2020
If funded...	
Design Completion	November, 2020
Bidding & Award	January, 2021
Construction begins	March, 2021
Substantial Completion	August, 2022
Close-out	December, 2022

Project Highlights

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

Project Progress



Figure 2 Rendering showing new link to Heritage Hall and new entry element and roof dormers



Minnesota State Technical and Community College – Fergus Falls

Center for Student & Workforce Success (CSWS) Renovation

CAMPUS FACTS

Students

899 Full Year Equivalent
24% Diverse backgrounds

Facility

165,849 Gross Square Feet
.12 Facility Condition Index

Campus website

www.minnesota.edu/fergus-falls

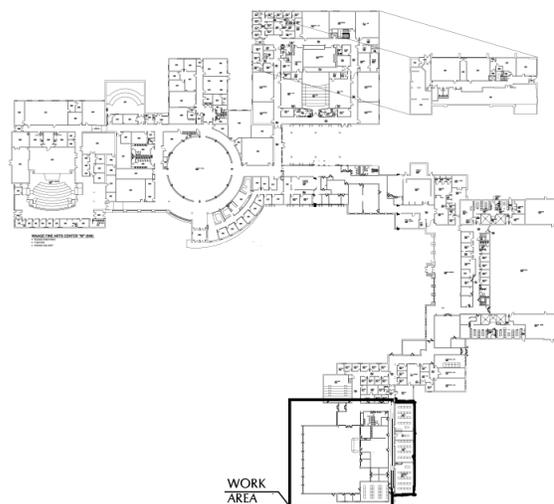


Figure 1 Campus plan highlighting area of work

Impact for students as a result of this project includes:

- Combining the college's access, career and transfer services with services offered by the Regional Workforce Center and its participating federal, state and local partners, and
- Expanding community access to both education and employment options, better fulfilling the mission of each organization.

Project Description

The scope of this project includes:

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

Project Funding

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

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection	February – April, 2018
Design	May, 2018 – April, 2019
Bidding & Award	May - June, 2019
Construction begins	July - December, 2019
Substantial Completion	December, 2019
Close-out	January - April, 2020

Project Highlights

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

Project Progress

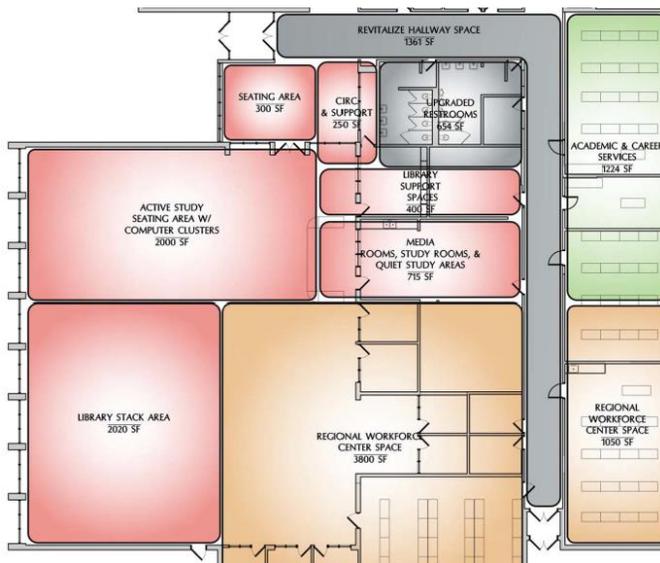


Figure 2 Area of work enlarged. Library in red, Regional Workforce Center in gold, Academic & Career Services in green



Figure 3 Library Furniture Installation



Minnesota State University, Mankato

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

CAMPUS FACTS

Students

13,456 Full Year Equivalent
17% Diverse backgrounds

Facility

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

Campus website

<https://mankato.mnsu.edu>

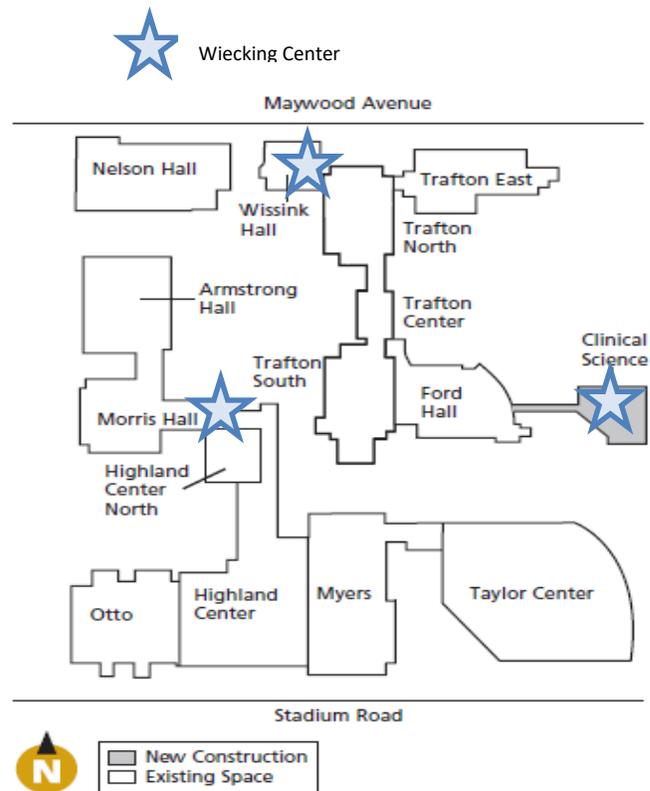


Figure 1 Partial Campus Plan

Impact for students as a result of this project:

- Renovated and enhanced classrooms & laboratories including several active learning classrooms,
- Additional student collaboration spaces,
- Improved access to faculty, and
- Accessible toilet rooms.

Project Description

Phase 1 scope included a new Clinical Science Building to support the programs of the College of Allied Health and Nursing and is complete.

Phase 2 scope addresses the tails of Phase 1 and is divided into three separate projects:

- Remodeling of 3 buildings (Wissink Hall, Wiecking Center and Morris Hall) that were vacated when occupants moved into Clinical Sciences building (Phase 1),
- Roofing Replacement and minor exterior repair of Wissink Hall, and
- New solar panels on the Clinical Sciences building roof.

Project Funding (shown for both Phase 1 and 2)

\$ 2,065,000	2012 State G.O. Bonds (Design –Phase 1 & Phase 2)
\$25,818,000	2014 State G.O. Bonds (Construction – Phase 1)
\$ 1,000,000	Campus Funds (Design & Construction – Phase 1)
\$ 6,478,000	2018 State G.O. Bonds (Design & Construction – Phase 2)
\$35,361,000	Total

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	March 2015
Bidding & Award	July – August, 2018
Construction begins	October, 2018
Substantial Completion	November, 2018
Close-out	August, 2019
	December, 2019

Project Team (Remodeling)

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

Project Team (Wissink Roof)

Inspec, Architect/Engineer
Brennan Construction, Contractor

Project Team (Solar Panels)

Dolejs & Associates, Engineer
Apadena Solar, Contractor

Project Highlights

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

Project Progress



Figure 2 Morris Hall Classroom



Figure 3 Morris Hall Corridor



Figure 4 Clinical Science Solar Panels



Minnesota State University Moorhead

Weld Hall Renovation

CAMPUS FACTS

Students

5,297 Full Year Equivalent
20% Diverse backgrounds

Facility

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

Campus website

www.mnstate.edu

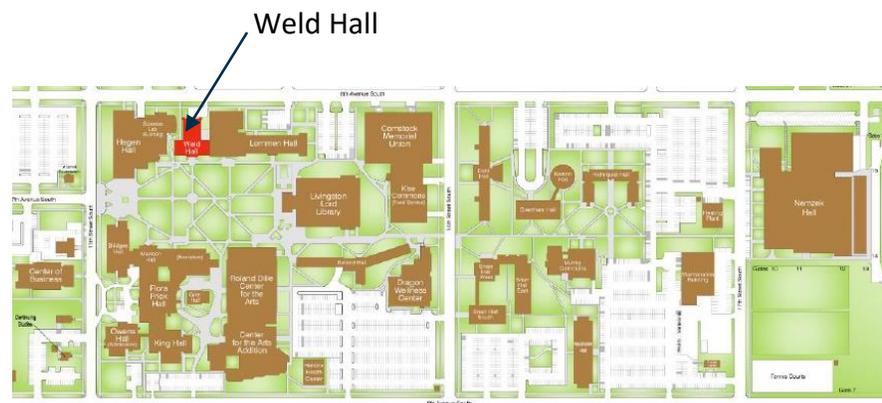


Figure 1 Campus map pointing out Weld Hall

Impact for students as a result of this project includes:

- Adding stair/elevator and stage access additions to serve student accessibility needs and,
- Creating state-of-the-art teaching environments,
- Providing flexible learning studios, and
- Improving technology throughout the building.

Project Description

The scope of this project includes:

- Renovation of historic Weld Hall and increasing space utilization,
- Reducing office space and adjusting mix of classrooms and labs, and
- Removing more than \$8 million of deferred maintenance, including tuck-pointing, window replacement, providing sprinkler coverage and updating plumbing and HVAC.

Project Funding

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

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection	July 2018 - February 2019
Design	March 2019 – July, 2020
Bidding & Award	August-September, 2020
Construction begins	October, 2020
Substantial Completion	December, 2021
Close-out	January, 2022

Project Highlights

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

Project Progress



Figure 2 Weld Hall proposed north entrance elevation

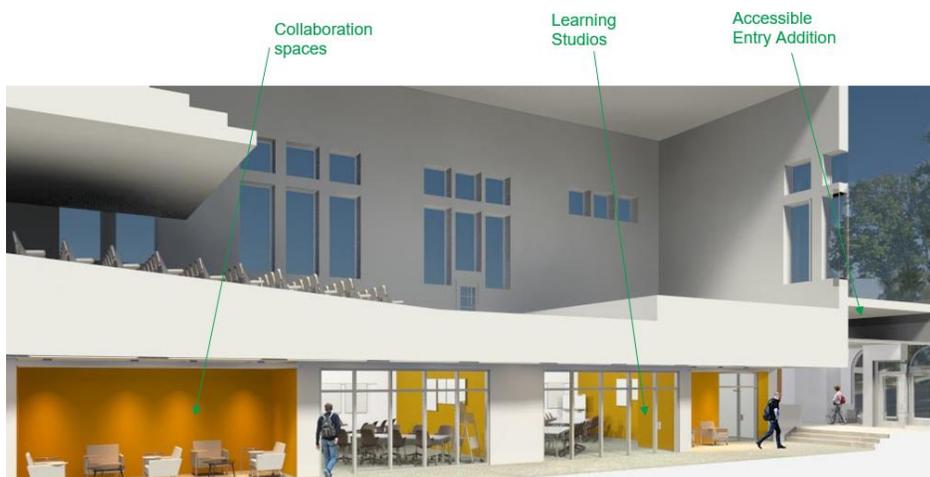


Figure 3 Proposed section through Glasrud Auditorium, realigned lower level and new north entrance



Normandale Community College

Classroom and Student Services Center, Phases 1 and 2

CAMPUS FACTS

Students

6,843 Full Year Equivalent
42% Diverse backgrounds

Facility

811,997 Gross Square Feet
.05 Facility Condition Index

Campus website

www.normandale.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

Phase 1

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

Phase 2

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

Project Description

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

Phase 1

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

Phase 2

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

Project Funding

\$ 12,636,000 2018 State G.O. Bonds
\$ 26,634,000 2020 Planned State G.O. Bonds
\$ 39,270,000 Total

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection by	September, 2018
CM@r Selection by	October, 2019
Design	October–May, 2019
Ph. 1 Bidding & Award	September, 2019
Ph. 1 Construction	October–July, 2020
Ph. 1 Sub. Completion	August, 2020
Ph. 2 Bidding & Award	August, 2020
Ph. 2 Construction	September–Feb., 2022
Ph. 2 Sub. Completion	March, 2022
Close-out	December, 2022

Project Highlights

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

Project Progress



Figure 2 Rendering of Student Services Center

NHED - HIBBING COMMUNITY COLLEGE

Campus Renovation and Rightsizing

CAMPUS FACTS

Students

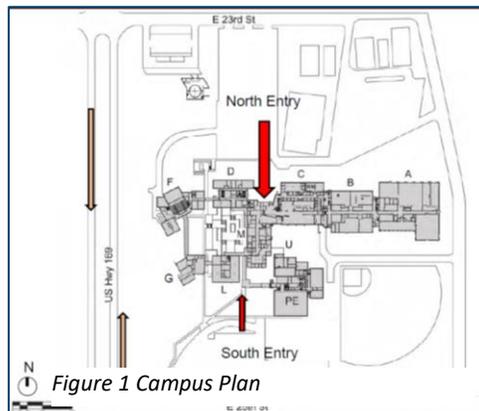
922 Full Year Equivalent
15% Diverse backgrounds

Facility

342,427 Gross Square Feet
.09 Facility Condition Index

Campus website

www.hibbing.edu



Impact for students as a result of this project:

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

Project Description

The scope of this project includes:

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

Project Funding

\$ 387,000 2014 State G.O. Bonds (Design)
\$ 11,223,000 2018 State G.O. Bonds
(Design/Demo/Construction)
\$ 11,610,000 Total

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection by	March, 2015
Design	October, 2017
Bidding & Award	December, 2017
Construction begins	January, 2018
Substantial Completion	June, 2019
Close-out	January, 2020

Project Highlights

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

Project Progress



Figure 2 New campus entry



Riverland Community College, Albert Lea

Transportation, Trade and Industrial Education Center

CAMPUS FACTS

Students

495 Full Year Equivalent
20% Diverse backgrounds

Facility

146,322 Gross Square Feet
.11 Facility Condition Index

Campus website

www.riverland.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Improved learning labs,
- New student lounge,
- Convenient bathrooms, and
- Safer site circulation at the South end of the building.

Project Description

The scope of this project includes:

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

Project Funding

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

Project Team

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

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	September, 2018 October, 2018 – September, 2019
Bidding & Award	September, 2019
Construction begins	October, 2019
Substantial Completion	August, 2020
Close-out	December, 2020

Project Highlights

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

Project Progress



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



Figure 3 Construction progress



Rochester Community and Technical College

Memorial and Plaza Halls Demolition and Renovation

CAMPUS FACTS

Students

3,703 Full Year Equivalents
29% Diverse backgrounds

Facility

855,203 Gross Square Feet
.06 Facility Condition Index

Campus website

www.rctc.edu



Figure 1 Campus Plan

Impact for students as a result of this project:

- Modernizing of dated classrooms and the incorporation of active learning environments, and
- Addition of exterior gathering and activity areas

Project Description

The scope of this project includes the demolishing of the existing Memorial and Plaza Halls, Grounds Storage Garage, and related site work. The new work includes:

- An addition added to Endicott Hall for Classrooms, Faculty Offices and Student Support spaces,
- Renovations to existing classrooms, accessibility upgrades,
- Campus infrastructure improvements including a new central chiller plant, and
- Creation of an exterior plaza to the South for outdoor learning and student use.
- Creating contemporary and flexible learning environments,
- Renovating approximately 35,000 square feet of existing 1960's interior space for laboratory, classroom and office space, and collaborative environments.

Project Funding

\$ 1,000,000 2014 G.O. Bonds (Design)
\$ 22,853,000 2018 G.O. Bonds (Construction)
\$ 23,853,000 Total

Project Status & Schedule

Activity	Milestone
A/E Selection by	June 2015
Design	July 2015 – September, 2018
Bidding & Award	October, 2018
Construction begins	November, 2018
Substantial Completion	August, 2020
Close-out	December, 2020

Project Team

Shayn Jenison, Campus Project Manager
Justine Pliska, SO Program Manager
BTR, Architect/Engineer
Market & Johnson, Contractor

Project Highlights

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

Project Progress



Figure 2 Project rendering



Figure 3 Construction progress



South Central Community College

STEM and Healthcare Renovation

CAMPUS FACTS

Students

1,822 Full Year Equivalent
25% Diverse backgrounds

Facility

302,315 Gross Square Feet
.15 Facility Condition Index

Campus website

www.southcentral.edu

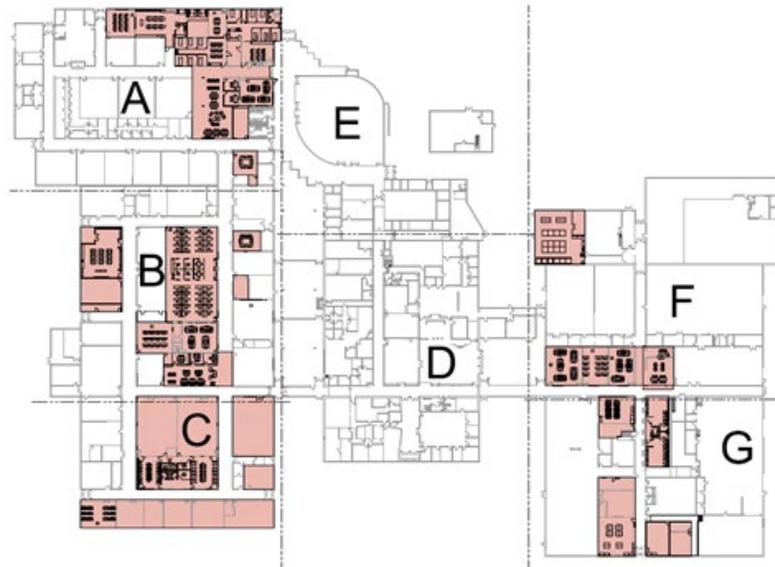


Figure 1 North Mankato Campus Plan

Impact for students as a result of this project:

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

Project Description

The scope of this project includes:

- Creating student and faculty environments which simulate real life technical experiences or modern university labs and classrooms, and to prepare students to enter the workforce or transfer to a university with the skills they need to be successful,
- Transforming existing 1960's interior space into a modern, sustainable, and collaborative environment.

Project Funding

\$ 9,600,000 2017 State G.O. Bonds
\$ 910,000 Campus funds
\$ 10,510,000 Total

Project Status & Schedule

Activity	Milestone
A/E Selection by Design	September, 2017 October–March, 2019
Bidding & Award	May, 2019
Construction	June-April, 2020
Substantial Completion	May, 2020
Close-out	December, 2020

Project Team

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

Project Highlights

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

Project Progress

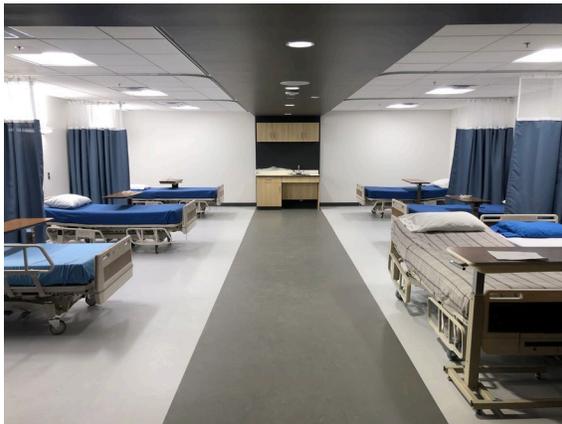


Figure 2 Nursing Lab



Figure 3 Machatronics Lab



Figure 4 Student Services One-Stop



Figure 5 Welding Lab



St. Cloud State University

Student Health and Academic Renovation, Eastman Hall

CAMPUS FACTS

Students

11,081 Full Year Equivalent
31% Diverse backgrounds

Facility

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

Campus website

www.stcloudstate.edu

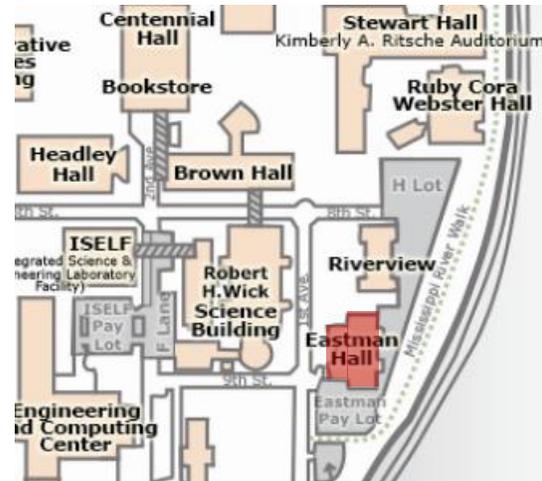


Figure 1 Enlarged campus plan highlighting Eastman Hall

Impact for students as a result of this project:

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

Project Description

The scope of this project includes:

- Renovating Eastman Hall to create greater integration of academic and student services,
- Constructing a significant infill mezzanine area while maintaining building footprint, and
- Eliminating \$3.8 million of deferred maintenance.

Project Funding

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

Project Status & Schedule

Activity	Milestone
A/E Selection	October-November 2014
Design	December 2014– November 2017
Bidding & Award	November 2017 – January 2018
Construction	February 2018
Substantial Completion	July 2019
Close-out	August -December, 2019

Project Team

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

Project Highlights

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

Project Progress



Figure 2 Mosaic art entitled "Ripples and Connections"



Figure 3 East Fireplace Lounge



Figure 4 Eastman Student Health West Entrance

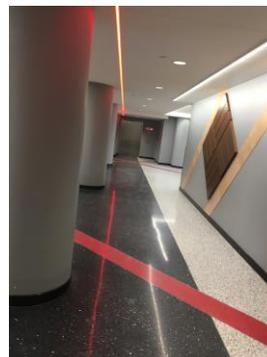


Figure 5 Eastman Student Health 1st Floor



Winona State University

Education Village, Phases 1 and 2

CAMPUS FACTS

Students

6,835 Full Year Equivalent
17% Diverse backgrounds

Facility

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

Campus website

www.winona.edu

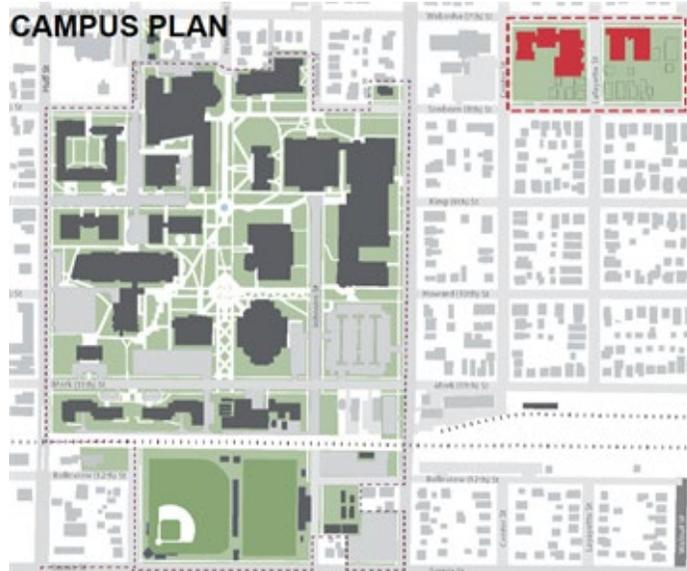


Figure 1 Campus Plan

Impact for students as a result of this project:

Phase 1

- Eliminating \$3 million of deferred maintenance backlog.

Phase 2

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

Project Description

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

Phase 1

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

Phase 2

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

Project Funding

\$ 5,902,000	2014 State G.O. Bonds
\$ 25,306,000	2017 State G.O. Bonds
\$ 506,207	HEAPR Construction Ph. 2
<u>\$ 500,000</u>	Campus Funds (Ph.2)
\$ 32,214,207	Total

Project Status & Schedule

Activity	Milestone
A/E Selection by	December, 2014
CM@r Selection by	March, 2015
Design Ph. 1	January-August, 2016
Ph. 1 Bidding & Award	October, 2016
Ph. 1 Construction	November–October, 2017
Ph. 1 Sub. Completion	November, 2017
Design Ph. 2	January-December, 2017
Ph. 2 Bidding & Award	February, 2018
Ph. 2 Construction	March–June, 2019
Ph. 2 Sub. Completion	July, 2019
Close-out	December, 2019

Project Team

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

Project Highlights

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

Project Progress



Figure 2 Exterior of Helble Hall (formerly Wabasha Hall)

Brian Yolitz
Associate Vice Chancellor for Facilities
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