

August 22, 2018

Facilities

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# Capital Improvement Program Report

January 1, 2018 – June 30, 2018

Minnesota State



**MINNESOTA STATE**

**Finance Division**

**DATE:** August 22, 2018

**TO:** Roger Moe, Chair, Finance and Facilities Committee

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

**SUBJECT:** **Capital Improvement Program Report**

Attached is the semi-annual Capital Improvement Program (CIP) Report for the period of January 1, 2018 through June 30, 2018. It is also available online at <http://www.minnstate.edu/system/finance/facilities/design-construction/cip/index.html>.

Please let me know if you have any questions.

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

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# EXECUTIVE SUMMARY

As of June 30, 2018, funding appropriated in 2013-2017 and available for major capital projects at colleges and universities of Minnesota State totaled \$415.3 million.\*

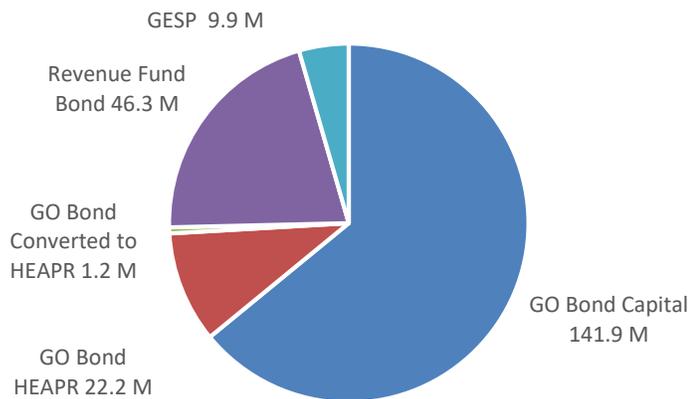
- \$193.6 million (47% of appropriated funding) of the projects have been completed
- \$211.7 million (53% of appropriated funding) of the projects are active in either design, construction or closeout. This amount has decreased by \$24.2 million from the last CIP report.

\*This does not include the \$127 million provided in the 2018 bonding bill.

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

- **General Obligation (GO) Bond Capital Projects**  
 Total appropriation for years 2013-2017 is \$215,161,110.  
 Total amount of active project funding is \$141,879,494 (57% of appropriated funding).
- **General Obligation (GO) Bond Higher Education Asset Preservation and Replacement (HEAPR) Projects**  
 Total appropriation for years 2013-2017 is \$67,500,000.  
 Total amount of active project funding \$22,248,380 (33% of appropriated funding).
- **General Obligation (GO) Bond Capital converted to Higher Education Asset Preservation and Replacement (HEAPR) Projects**  
 Total appropriation for years 2013-2017 is \$4,749,136.  
 Total amount of active project funding \$1,241,120 (26% of appropriated funding).
- **Revenue Fund Bond Projects**  
 Total appropriation for years 2013-2017 is \$118,162,839.  
 Total amount of active project funding \$37,810,933 (32% of appropriated funding).
- **Guaranteed Energy Savings Projects (GESP)**  
 Total appropriation for years 2013-2017 is \$11,791,425.  
 Total amount of active project funding is \$9,941,784 (84% of appropriated funding).

Active 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 January 1, 2018 through June 30, 2018. The next CIP reporting period is July 1, 2018 through December 31, 2018 and will include impacts of the 2018 bonding bill. This report is separated 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 list of projects that reached substantial completion and projects that have been closed out during this reporting period are at the end of this section.

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

- GO Bond projects
- GO Bond HEAPR projects (includes GO Bond converted to HEAPR)
- Revenue Fund Bond projects
- Guaranteed Energy Savings Program projects

The financial tables within each of the five program summaries includes total appropriation, number of projects 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. For projects that are managed in e-Builder project management system, a financial status and construction/change order status are included.

**Section 3 Project Summary** includes 16 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://minnstate.edu/system/finance/facilities/design-construction/cip/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, along with bid results, electronic files are posted at Minnesota State Construction Bid Opportunities on 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). To further promote ease in bidding along with improved accuracy, on-line bidding is planned to occur at this site in Fiscal Year 2019. The report appendix includes eight capital projects in design, construction or closeout.

**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 the Guaranteed Maximum Price is established in the design development phase, bid documents are completed and issued to subcontractors that were pre-qualified by the construction manager.

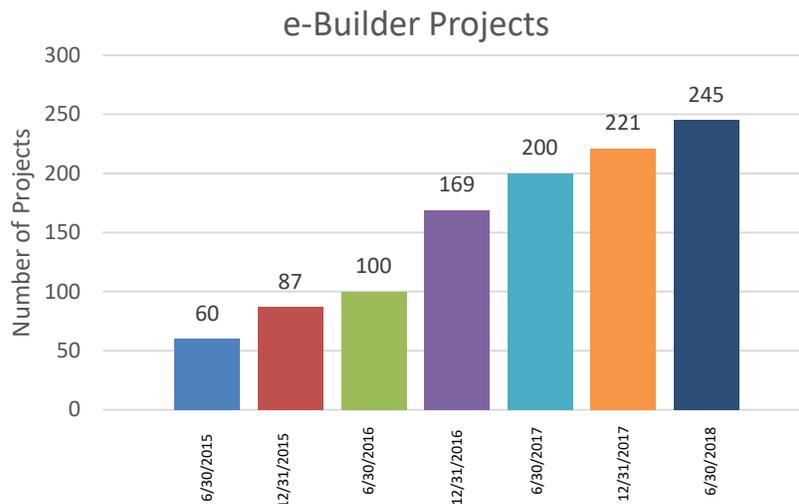
Although there is additional work up front for the selection of the construction manager, the benefits of their involvement in the design phase makes this method preferable to use on some of our significant capital projects. Since CM@r was implemented in 2012, over 50 projects have used this delivery method in the last six years. The report appendix includes seven capital 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. 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 set period of time. The report appendix includes one capital project in closeout.

## Enterprise Project Management System

In 2013, “e-Builder” became the system’s project management platform. Rollout for all new projects funded HEAPR was completed in 2014 and GO bond fund completed in 2015. In 2016, all new projects using other funds were strongly encouraged to be managed in e-Builder. At the end of this reporting period, project amounts totaled \$222 million, which is an increase of \$63 million.

The 221 total projects managed in e-Builder is an increase of 10.5% from previous reporting period.



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 Capital 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.

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.

No capital projects reached substantial completion during this reporting period from January 1, 2018 – June 30, 2018. They were in Closeout Phase as of June 30, 2018.

## List of Capital Projects that are completed

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

The following four capital projects were completed during this reporting period from January 1, 2018 – June 30, 2018. Because these projects were not active as of June 30, 2018, they are not included in Project Summaries in the Appendix at the end of this report.

<b>College/University</b>	<b>Project Name</b>
Dakota County Technical College	Transportation & Emerging Technologies Phase II
Minnesota West Community and Technical College, Canby	Geothermal HVAC System
Minnesota West Community and Technical College, Jackson	Powerline Technician Training Facility
NHED -Vermilion Community College	Student Housing

## SECTION 2 PROGRAM SUMMARIES

### General Obligation (GO) Bond 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. Supplemental funding for these major capital projects may come from private donors, federal and state grants, and campus general operating funds.

GO Bond Funds for 10 capital projects totaling \$84,015,000 was appropriated May 30, 2018. At the end of this reporting period, these projects were delegated to Presidents to start selection of designers or contractors, and are not included in this report.

#### GO Bond Capital Program Financial Spending Summary

Year	Appropriation Amount	Number of Projects	Encumbrance Percentage	Spent Percentage	Uncommitted 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%	99.92%	0%
2011C	\$467,113	3	100%	100%	0%
2012	\$108,793,754	22	100%	99.99%	0%
2012C	\$3,332,246	17	100%	100%	0%
2014	\$116,117,205	25	1.51%	98%	0%
2014C	\$1,194,795	7	6%	16%	78%
2015	\$31,943,000	5	3.15%	91%	5.81%
2017	\$67,325,000	7	35.5%	1.13%	26.68%

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 Capital Project List

The following is a list of 13 General Obligation bond fund capital projects that were active during this reporting period of January 1, 2018 – June 30, 2018. Status of each project as of June 30, 2018 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.

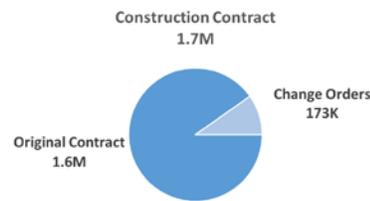
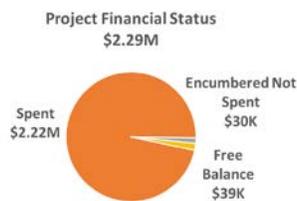
### Minnesota State College/University Campus/Project

**Status** \_\_\_\_\_.

#### Anoka Technical College

Manufacturing and Automotive Technical Lab Renovation

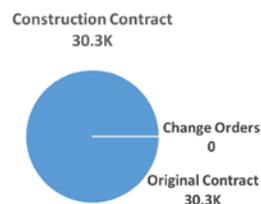
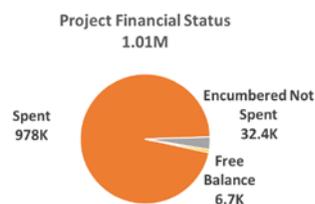
Closeout\*



#### Bemidji State University

Academic Learning Center, Campus Renovation and Hagg Sauer

*Design*



#### Minnesota State Community and Technical College

Fergus Falls Center for Student and Workforce Success

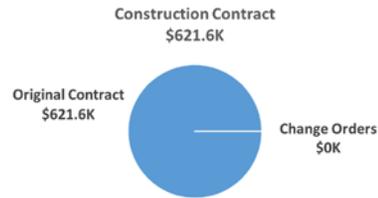
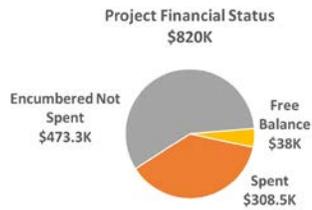
*Schematic Design*



**Minnesota State Community and Technical College**

Wadena Library and Student Development Renovation

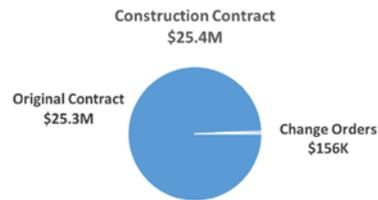
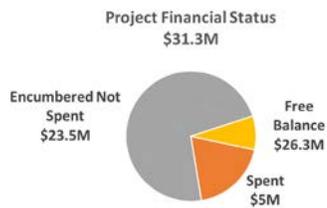
*Construction*



**Minnesota State University, Mankato**

Clinical Science Facility -Phase 1 New Construction

*Completed*



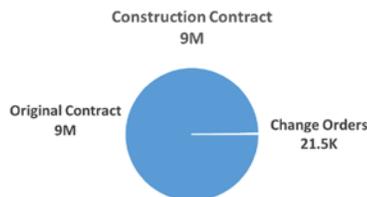
Clinical Science Facility -Phase 2 Renovation

*Design*

**NHED-Hibbing Community College**

Campus Renovation and Rightsizing

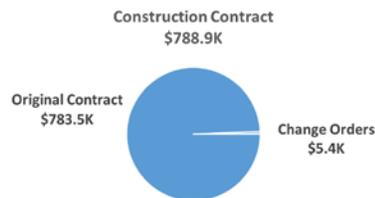
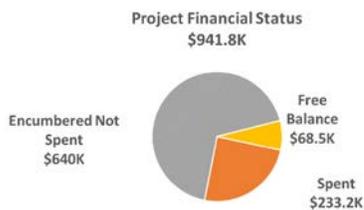
*Construction*



**Northland Community and Technical College**

East Grand Forks Laboratory Renovation

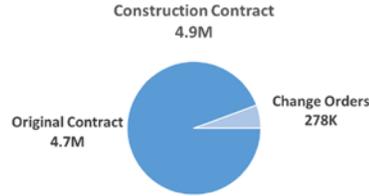
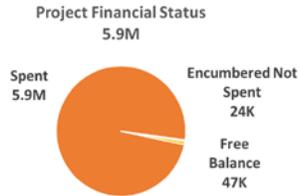
*Construction*



**Northland Community and Technical College**

Thief River Falls Aviation Maintenance Facility Addition  
and Demolition

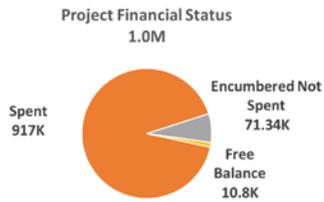
*Closeout/Art*



**Rochester Community and Technical College**

Memorial and Plaza Halls Demolition Design and Renovation

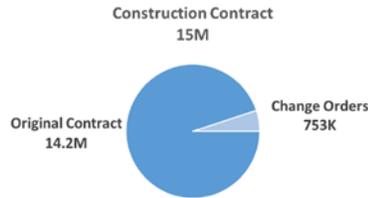
*Design*



**Saint Paul College**

Health and Science Alliance Center Addition

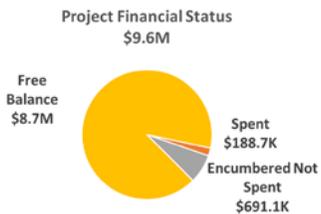
*Closeout/Art*



**South Central College**

STEM and Healthcare Renovation

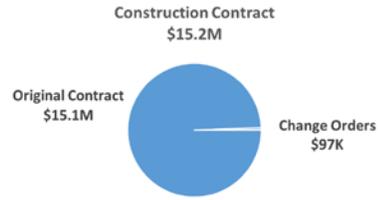
*Design Development*



**St. Cloud State University**

Student Health and Academic Renovation, Eastman Hall

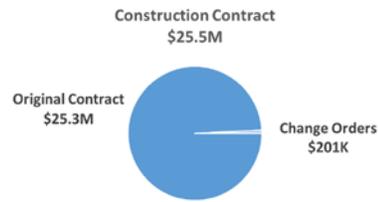
*Construction*



**Winona State University**

Education Village

*Construction*



**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.

**HEAPR Program Financial Spending Summary**

<b>Year</b>	<b>Appropriation Amount</b>	<b>Number of Projects</b>	<b>Encumbrance Percentage</b>	<b>Spent Percentage</b>	<b>Uncommitted Percentage</b>
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%	100%	0%
2014	\$42,300,278	83	99%	99%	1%
2014C	\$1,194,795	7	6%	16%	78%
2017	\$5,756,927	22	36%	16%	39%

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, ad campus general operating funds. There were no new projects authorized with Revenue Funds in this reporting period.

### Revenue Fund Financial Spending Summary

Year	Appropriation Amount	Number of Projects	Encumbrance Percentage	Spent Percentage	Uncommitted 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	100.0%	100.0%	0%
2015	\$45,642,106	4	99.0%	99.0%	1.0%
2017	\$9,280,000	1	84.0%	66.42%	<b>16.07%</b>

Note: The final percentage of expenditures on Revenue Fund projects may be greater than 100% due to accruing investment interest.

## Revenue Fund Program Project List

The following is a list of two Revenue Fund Program Projects that were active during this reporting period of January 1 – June 30, 2018. The status of each project as of June 30, 2018 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

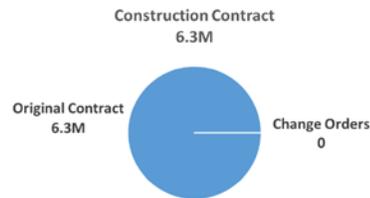
**Status** .

**Minnesota State University, Mankato**  
Dining Services Building

*Closeout*

**Minnesota State University Moorhead**  
Snarr Hall East Renovation

*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.

### **Guaranteed Energy Savings Program Spending Summary**

<b>Year</b>	<b>Appropriation Amount</b>	<b>Number of Projects</b>	<b>Encumbrance Percentage</b>	<b>Spent Percentage</b>	<b>Uncommitted Percentage</b>
2015	\$1,849,641	1	100%	100%	0%
2016	\$9,941,784	2	100%	99%	1%

## Guarantee Energy Savings Program Project List

The following is the list of the Guarantee Energy Savings Program Project that was active during this reporting period of January 1, 2018 – June 30, 2018. The status of this project as of June 30, 2018 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.

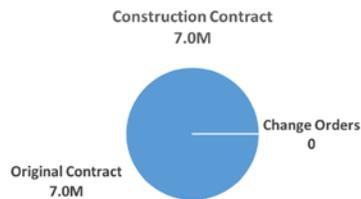
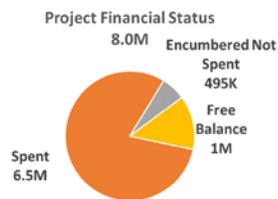
### Minnesota State College/University Campus/Project

*Status* .

#### Minnesota State University, Mankato

Lighting, building control values, and boiler control systems

*Closeout*



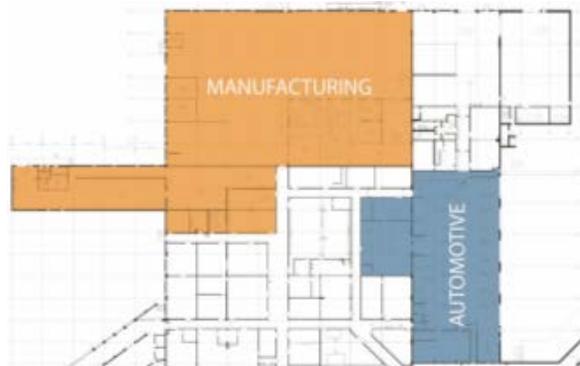
## SECTION 3 PROJECT SUMMARIES

### Appendix

The following 16 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 June 30, 2018. Project summaries are updated monthly and available at <http://minnstate.edu/system/finance/facilities/design-construction/projectstatus/index.html> .

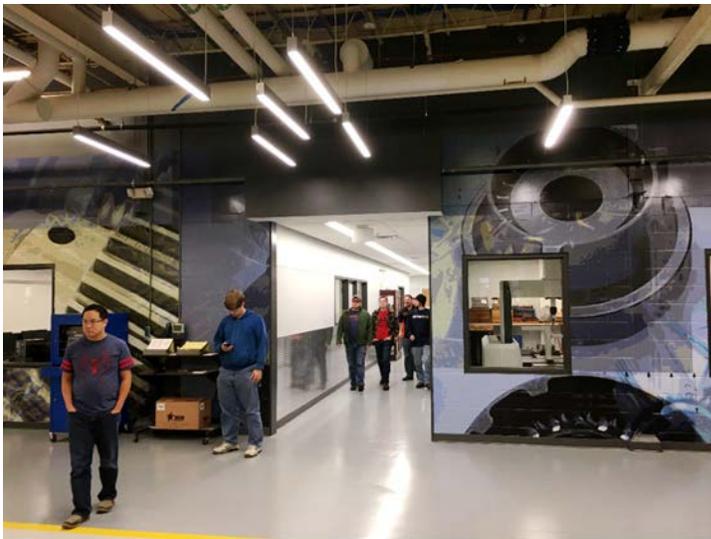
# ANOKA TECHNICAL COLLEGE

## 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					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	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)

### PROJECT DESCRIPTION

The scope of this project includes:

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

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

- Reducing the FCI from .10 to .09,
- Eliminating more than \$8.8 million in deferred maintenance,
- Create more flexible teaching spaces and active learning classrooms
- Create student study, gathering and collaboration spaces,
- Provide ADA compliant restrooms,
- Upgrade technology infrastructure,
- Create and upgrade faculty offices and flexible multi-purpose labs,
- 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 STATUS

Design

# PROJECT CONSTRUCTION COMPLETION DATE

October 2020

# PROJECT FUNDING

\$ 1,013,000 2014 State G.O. Bonds (Design)  
\$ 21,512,000 2018 State G.O. Bonds (Design/Demo/Construction)  
 \$ 22,525,000

# PROJECT HIGHLIGHTS

Area: Remodel 54,883 GSF  
 New 27,739 GSF  
 Demolition 82,500 GSF

Estimated Construction Cost: \$ 16,900,000  
 Construction Bid Award: \$ TBD  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Karen Snorek  
 SO Program Manager: Jim Morgan  
 Architect/Engineer: Bentz / Thompson / Rietow Architects  
 Contractor: Terra General Contractors  
 Owner's Representative: AFO Consultants

# PROJECT SCHEDULE

2014 Design

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

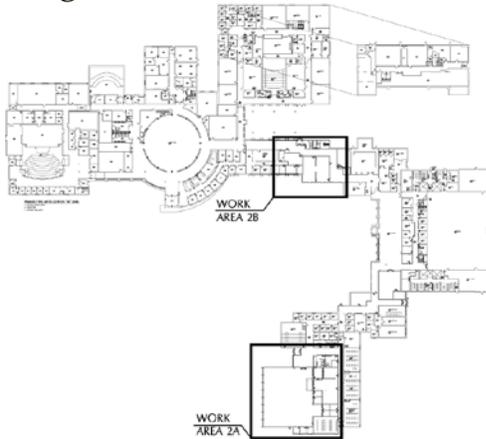
2018 Design/Construction

2018					2019					2020					2021																											
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	
												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		

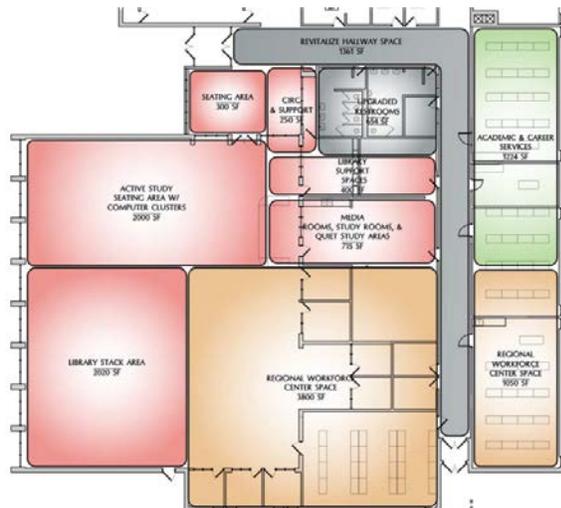
# MINNESOTA STATE COMMUNITY AND TECHNICAL COLLEGE

## Fergus Falls Center for Student and Workforce Success



### CAMPUS PLAN

Campus website: <http://www.minnesota.edu/fergus-falls/>



### 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.

Impact for students and faculty 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 STATUS

Schematic Design  
Funding Match

## PROJECT CONSTRUCTION COMPLETION

December 2019

## PROJECT FUNDING

\$978,000 2017 State G.O. Bonds (Design and Construction)  
\$750,000 Partner Funds (Design and Construction)  
 \$1,728,000

## PROJECT HIGHLIGHTS

Area: Renovation 14,362 GSF  
 Estimated Construction Cost: \$ 1,135,000  
 Construction Bid award: N/A  
 Project Delivery Method: Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Pat Nordick  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: YHR Partners  
 Contractor: TBD  
 Owner's Representative: CPMI

## PROJECT ACTUAL/FORECAST SCHEDULE

2017					2018					2019					2020																				
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	CON	CON	CON	CON	CO																		

### KEY:

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 COMMUNITY AND TECHNICAL COLLEGE

## Wadena Library and Student Development Renovation



### CAMPUS PLAN

Campus website: <http://www.minnesota.edu/wadena/>



### PROJECT DESCRIPTION

The scope of this project includes:

- Renovating the space adjacent to the areas renovated due to the June 17, 2010 tornado,
- Returning two off-line classrooms into usable space,
- Creating a highly visible, welcoming location to be readily identifiable to students, and
- Providing new, more attractive finishes for the Library in its new location.

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

- Relocating student services previously within administration, creating a more accessible, centrally located Student Services Center,
- Relocating office area for employees from Perham, tying administrative and student functions, and
- Updating the Library to serve current student needs.

# PROJECT STATUS

Construction

# PROJECT CONSTRUCTION COMPLETION

February 2019

# PROJECT FUNDING

\$820,000 2017 State G.O. Bonds (Design and Construction)  
 \$820,000

# PROJECT HIGHLIGHTS

Area: Renovation 7,256 GSF  
 Estimated Construction Cost: \$ 535,000  
 Construction Bid award: \$ 621,600  
 Project Delivery Method: Design/Bid/Build

# PROJECT TEAM

Campus Project Manager: Pat Nordick  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: YHR Partners  
 Construction Manager: Gopher State Contractors, Inc.  
 Owner's Representative: Hansen Construction Consulting, Inc.

# PROJECT ACTUAL/FORECAST SCHEDULE

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	BA										CON		CO									

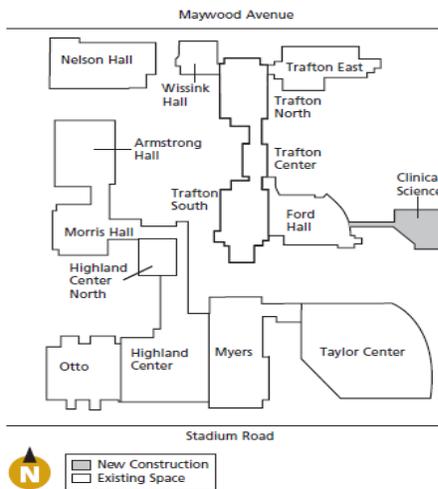
**KEY:**

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 & NEW CLINICAL SCIENCES BUILDING- Mankato

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

## PROJECT DESCRIPTION

This project designed, constructed, furnished and equipped a new Clinical Science Building to support the programs of the college of Allied Health and Nursing. Phase 1 of the project is complete and included:

- new classroom and laboratory building spaces,
- faculty and administrative offices,
- clinics and student/faculty interaction spaces.

Phase 2 of the project includes remodeling of vacated spaces in three buildings after the construction of the new facility: Wissink Hall, Wiecking Center and Morris Hall. The scope of the remodeling includes:

- Classrooms & laboratories including a Telepresence Room in Wissink Hall for distance learning,
- Student Collaboration spaces,
- Faculty offices, and
- Toilet rooms and other building support spaces.

Phase 2 also funds the installation of solar panels on the Clinical Sciences Building roof and the re-roofing of Wissink Hall.

## PROJECT STATUS

Phase 1 – Close out

Phase 2 – Construction

## PROJECT CONSTRUCTION COMPLETION DATE

Phase 1 - December 2016

Phase 2 – August 2019

## PROJECT FUNDING

\$ 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 University Funds

\$ 6,478,000 2018 State G.O. Bonds (Construction – Phase 2)

\$35,361,000 Total

## PROJECT HIGHLIGHTS

Areas: New - 79,022 GSF with full basement shell space  
Remodeled – 17,900 GSF in three buildings

Estimated Construction Cost: Phase 1 - \$23,493,820  
Phase 2 – 6,478,000

Construction Bid Award: Phase 1 - \$22,747,000  
Phase 2 - TBD

Project Delivery Method: Phase 1 - Design/Bid/Build  
Phase 2 - Design/Bid/Build

## PROJECT TEAM

Campus Project Manager: Paul Corcoran

SO Program Manager: Justine Pliska

Architect/Engineer: Perkins and Will

Contractor (Phase 1) Shaw-Lundquist Associates, Inc.

Contractor (Phase 2) TBD

## PROJECT SCHEDULES

### Phase 1 (Design)

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																														

### Phase 1 (Construction)

2014		2015												2016												2017												2018												2019				
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	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M		
	BA																																																					

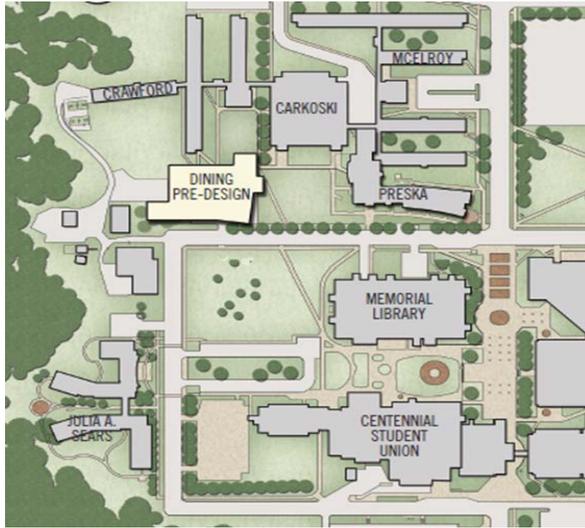
### Phase 2 (Design and Construction)

2015												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	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																					

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

# 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.

# PROJECT STATUS

Close-out

# PROJECT CONSTRUCTION COMPLETION DATE

November 2016

# PROJECT FUNDING

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

# PROJECT HIGHLIGHTS

Area: New 60,600 GSF  
 Estimated Construction Cost: \$27,402,000  
 Construction Bid Award: \$25,176,442  
 Project Delivery Method: Construction Manager at Risk

# PROJECT TEAM

Campus Project Manager: Richard Wheeler  
 SO Program Manager: Justine Pliska  
 Architect/Engineer: Bentz, Thompson, Rietow, Inc.  
 Construction Manager: McGough Construction  
 Owner's Representative: NA

# PROJECT SCHEDULE

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

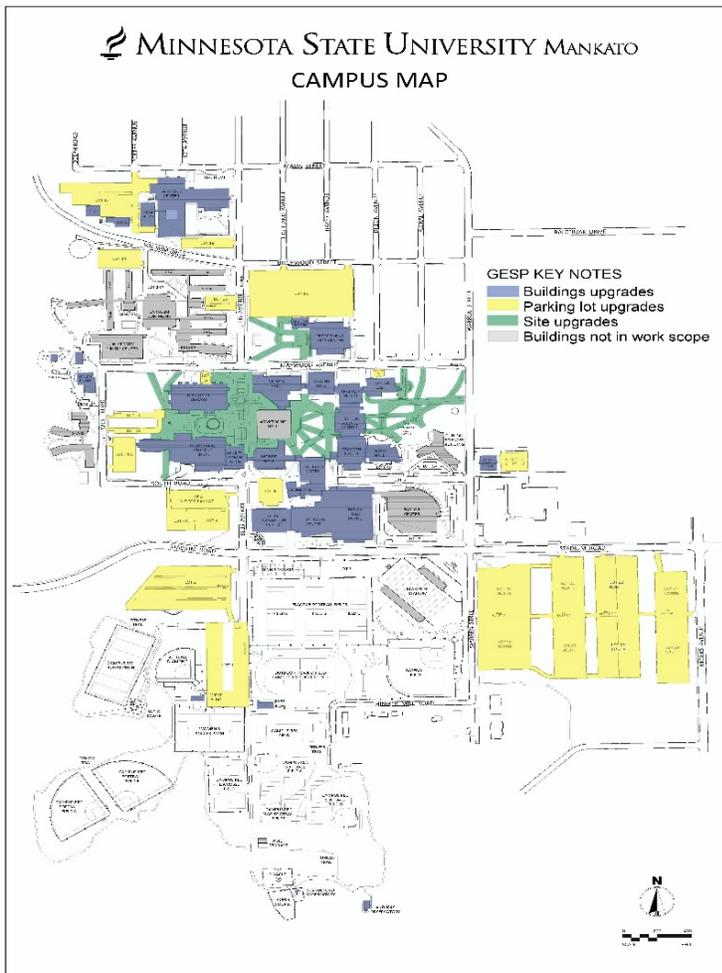
AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

# MINNESOTA STATE UNIVERSITY, MANKATO

## 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 in several campus buildings and site areas. 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

Closeout

# PROJECT CONSTRUCTION COMPLETION DATE

October, 2017

# PROJECT FUNDING

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

\$ 8,092,143 Total

# PROJECT HIGHLIGHTS

Area: 1,938,000 GSF  
 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: Justine Pliska  
 Energy Services Company: Ameresco

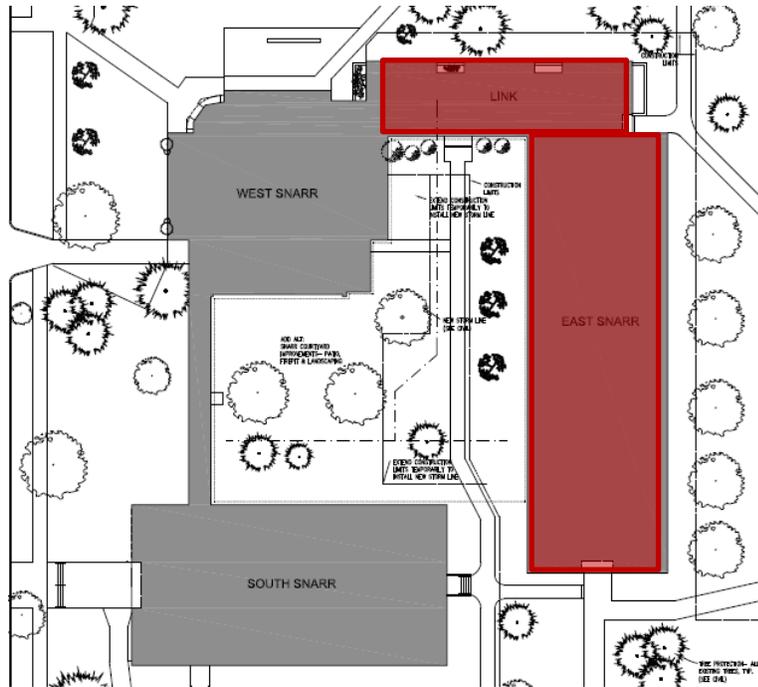
# PROJECT SCHEDULE

2015					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	J	F	M	A	M	J	J	A	S	O
					Design/Financing	BA	CON					CO	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

The scope of this project includes:

- Improving the student experience and providing accessibility in the three-story, dormitory-style residence hall constructed in 1963, and
- Designing, renovating, furnishing and equipping the East Snarr residence hall, completing the Snarr Residence Hall Triad.

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

- Refreshing common areas and substantially improving student and staff rooms, including upgraded finishes, lighting, fire alarm, sprinkler and HVAC systems, and
- Housing 204 beds, updating bathroom facilities, and rejuvenating lounge, study, and kitchenette support spaces.

# PROJECT STATUS

Construction

# PROJECT CONSTRUCTION COMPLETION DATE

June 2018

# PROJECT FUNDING

\$9,300,000 2017 Revenue Bonds

**\$9,300,000 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

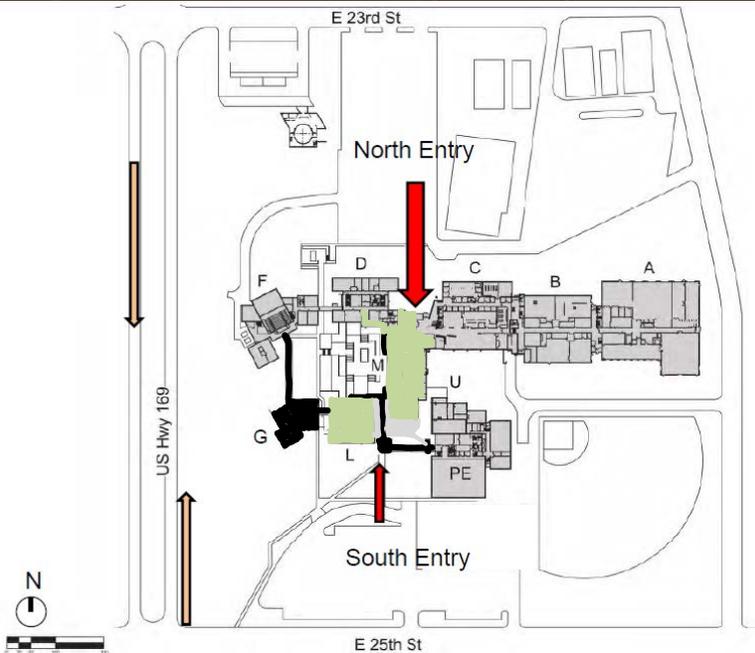
# PROJECT SCHEDULE

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		

# 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

Construction

## PROJECT CONSTRUCTION COMPLETION DATE

December 2018

## PROJECT FUNDING

\$ 387,000 2014 State G.O. Bonds (Design)  
\$11,222,800 2017 State G.O. Bonds (Design/Construction)  
 \$11,609,800 Total

## PROJECT HIGHLIGHTS

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

Estimated Construction Cost: \$9,000,000  
 Construction Bid Award: \$8,085,000  
 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

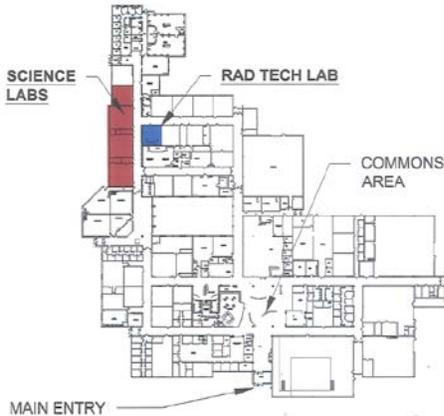
## PROJECT SCHEDULE

2015					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					CD					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		

# NORTHLAND COMMUNITY AND TECHNICAL COLLEGE

## East Grand Forks Laboratory Renovation



### CAMPUS PLAN

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



### PROJECT DESCRIPTION

The scope of this project includes:

- Renovating three existing outdated, unsafe, and cramped science laboratories and the radiologic technology laboratory,
- Replacing benches in anatomy and microbiology to improve interaction,
- Removing the old dark room, upgrading radiologic laboratory, complementing new digital imaging equipment procured through the 2012 Leveraged Equipment Program,
- Allowing incorporation of new technologies and an improved teaching area, and
- Increasing storage space to mitigate fire code violations and allow use of the prep area for lab exercises, allowing labs more flexibility for lab courses and lecture-based classes.

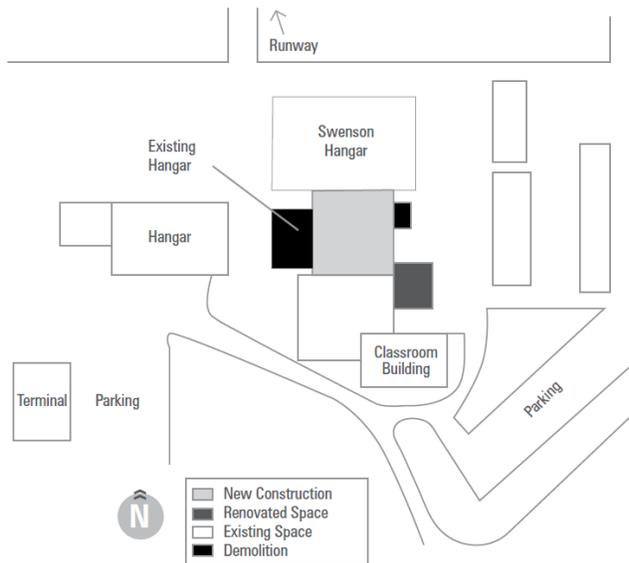
Impact for students and faculty as a result of this project includes:

- Allowing the chemistry laboratory to schedule 24 students instead of 18 due to safety concerns using hazardous materials, flames and hot plates in close working conditions,
- Increasing usable lab space, improving student and instructor ADA accessibility and eliminating safety risks from tripping hazards and improperly vented fume hoods,
- Renovating to resemble exam rooms and x-ray imaging station at one of the partner agency clinical sites, for real world relevance,
- Supporting a potential new lab technician program with new technologies, and
- Allowing 4 additional students to the Program.



# 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

The scope of this project includes:

- Designing and renovating 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,
- Bringing campus airport facilities in line with today's technology standards to properly interface with the equipment needed for the AMT, UAS and IA training programs,
- Demolishing both the Arctic and Composite hanger,
- Constructing a new multi-purpose structure connecting the Aviation Classroom Building with the Swenson Hangar, and
- Renovating the existing Recip Hanger into consolidated storage space.

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

- Allowing for training and partnerships within the industry, ensuring that NCTC will have a significant influence in the UAS and aviation industry.

# PROJECT STATUS

Close Out

# PROJECT CONSTRUCTION COMPLETION DATE

June 2016

# PROJECT FUNDING

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

# PROJECT HIGHLIGHTS

Area: Remodel 5,500 GSF  
 New 20,400 GSF  
 Estimated Construction Cost: \$4,710,000  
 Construction Bid Award: \$4,690,000  
 Project Delivery Method: Design/Bid/Build

# PROJECT TEAM

Campus Project Manager: Clinton Castle  
 SO Program Manager: Terry Olsen  
 Architect/Engineer: Foss Architects  
 Contractor: Terra Construction  
 Owner's Representative: Widseth Smith & Nolting

# PROJECT SCHEDULE

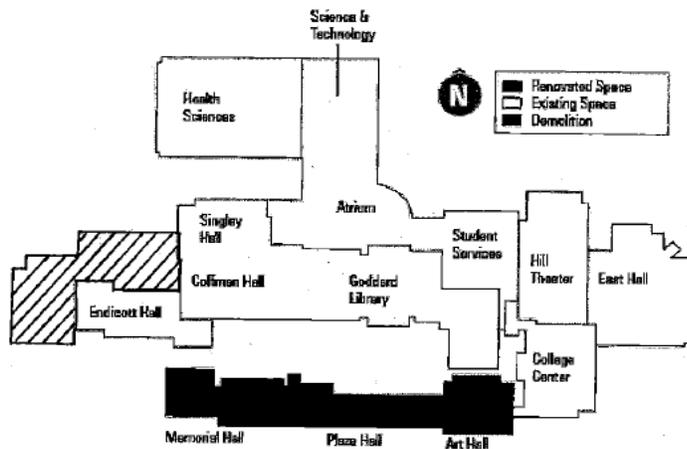
2012					2013												
J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
AE					SD					DD					CD		

2014					2015					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	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
												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 and Percent for Art
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

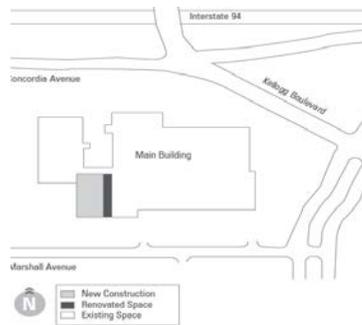
This project provides for the demolishing of the existing Memorial and Plaza Halls, Grounds Storage Garage, and related site work. The new work includes:

- 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.



# SAINT PAUL COLLEGE

## Health and Science Alliance Center Addition



### CAMPUS PLAN – St. Paul

Campus website: [www.saintpauledu](http://www.saintpauledu)



### PROJECT DESCRIPTION

The scope of this project includes:

- Designing, constructing, furnishing and equipping a new classroom and laboratory building located on the westerly end of the existing campus facilities,
- Addressing 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, and
- Including a walkway/entry component to connect to the new west end parking ramp to serve as a major entry to the campus.

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

- Providing new faculty and administrative offices, teaching laboratories, classrooms and student/faculty interaction spaces,
- Addressing issues of life safety, air quality, deferred maintenance, sustainability and energy efficiency, preservation of assets, space shortages and space use constraints, and
- Completing the design with funds appropriated from the 2012 legislative session and bidding and construction funds from the 2015 special legislative session.

# PROJECT STATUS

Close out

# PROJECT CONSTRUCTION COMPLETION DATE

July 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 / BTR  
 Construction Manager: Knutson Construction  
 Owner's Representative: Hansen Construction Consulting

# PROJECT SCHEDULE

2012					2013					2014					2015																				
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											CD		BA										

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
					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 / Public Art
CD	Construction Document Phase		

# SOUTH CENTRAL COLLEGE

## STEM and Healthcare Renovation

### EXISTING SITE PLAN



### CAMPUS PLAN – North Mankato

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

## 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,
- Renovating approximately 48,650 square feet or more of existing space for laboratory, classroom and office space, and
- Renew approximately 11,350 square feet of circulation and support space.

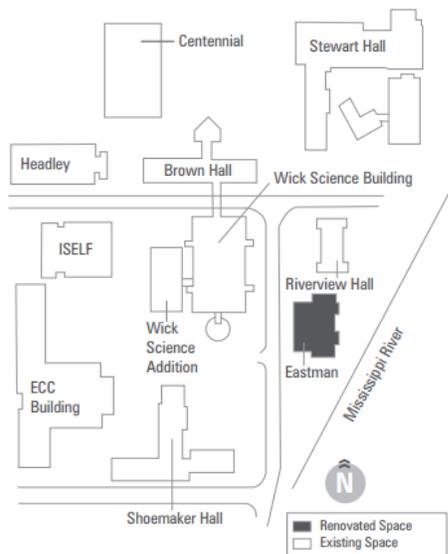
Impact for students and facility as a result of this project includes:

- 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.



# 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 scope of this project includes:

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

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

- Co-locating 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 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 will 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.



# WINONA STATE UNIVERSITY

## Education Village, Phase 1 & 2 Renovation



**CAMPUS PLAN** - Winona

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



## PROJECT DESCRIPTION

Phase 1 funding includes the design of both phases with partial exterior renovation of Wabasha Hall and Cathedral School. Phase 2 funding includes the majority of the renovation and new construction in Cathedral School, Net Gym and Wabasha Hall. The scope of the projects include:

### Phase 1

- Exterior window replacements
- Roof replacement
- Masonry restoration

### Phase 2

- Demolishing the Annex and a portion of Wabasha Rec,
- Renovating existing buildings that include more than 20 classrooms/labs, observation rooms, and faculty offices,
- Constructing three new distinct entries and purposefully-designed specialty labs, and
- Creating a modern, integrated space that supports a truly transformative educational program.

The impact for students and the facility as a result of the projects include:

### Phase 1

- Eliminating \$3 million of deferred maintenance backlog

### Phase 2

- Improving building accessibility,
- Creating a holistic learning and mentoring environment.
- Eliminating \$5 million of deferred maintenance backlog

## PROJECT STATUS

Phase 1 - Close out

Phase 2 - Construction

## PROJECT CONSTRUCTION COMPLETION DATE

Phase 1 - November 2017

Phase 2 - March 2019

## PROJECT FUNDING

\$ 5,902,000 2014 State G.O. Bonds (Phase 1 & 2 Design/ Phase I Construction)

\$25,306,000 2017 State G.O. Bonds (Phase 2 Construction)

\$31,208,000 Total

## PROJECT HIGHLIGHTS

Areas:

Phase 1 – Exterior envelope only

Phase 2 – New 6,450 GSF, renovate 82,696 GSF, demolish 28,600 GSF

Estimated Construction Cost:

Phase 1 – \$ 3,191,464

Phase 2 – \$21,994,052

Construction Bid Award:

GMP

Project Delivery Method:

Construction Manager at Risk

## PROJECT TEAM

Campus Project Manager:

Tim Matthees

SO Program Manager:

Karen Huiett

Architect/Engineer:

Leo A. Daly Architects

Construction Manager at Risk:

Kraus-Anderson Construction Company

Owner's Representative:

CPMI

## PROJECT SCHEDULE

Phase 1

2014	2015					2016					2017					2018																						
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																								

Phase 2

2014	2015					2016					2017					2018					2019																													
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	J	F	M	A	M	J	J	A	S	O	N	D
AE	SD					DD					CD	BA	CON					CO																																

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