Minnesota State
Saint Paul College
East Façade Repair & Enhancement Predesign

100%
November 19, 2018

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

Name:
Date: November 19, 2018
Registration No. 180730
November 19, 2018

Dr. Rassoul Dastmozd, President  
Saint Paul College  
235 Marshall Avenue  
Saint Paul, Minnesota 55102

SAINT PAUL COLLEGE EAST FAÇADE ENHANCEMENT PREDESIGN

Dear President Dastmozd,

LHB is pleased to submit this pre-design for the East Façade Repair and Enhancement (HEAPR) project for Saint Paul College. The document to the best of our knowledge has been prepared with input from Saint Paul College in accordance with the state’s prescribed guidelines for predesigns, and input from Minnesota State’s Planning Office.

As we have discussed, the advantages of this project are clear, be that it is a unique project that will both ensure the preservation of valuable facility assets while at the same time greatly enhance the aesthetics of the college. Additionally, this project employs smart money management, since it applies the efficient use of funds by bundling three projects into one.

The scope of our work for this predesign has been to provide professional expertise, analysis and guidance to Saint Paul College as required to help establish project scope and rationale, determine the relative complexity of the project to develop probable construction costs, and to establish a schedule for final design through construction. Please note, portions of this predesign were compiled with information provided by two previous predesigns completed by TKDA on your behalf in 2015.

We are grateful to have been included as a valued member of your design team and look forward to seeing the implementation of this project.

Best of luck,

[Signature]

R. BRUCE CORNWALL, AIA  
MN Registration No. 18730

c: LHB File 150637.02  
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# Table of Contents

**LETTER FROM LHB** ..................................................................................................... III

**TABLE OF CONTENTS** .................................................................................................... V

## SECTION 1: SUMMARY
- Project Description ........................................................................................................ 1-1
- Funding ............................................................................................................................. 1-1
- Participants ....................................................................................................................... 1-2
- Major Facility Issues Affected by the Project ............................................................... 1-2
- Cost and Schedule by Phase ......................................................................................... 1-2
- Past Appropriations ......................................................................................................... 1-2

## SECTION 2: PROJECT BACKGROUND NARRATIVE
- Comprehensive Facilities Plan Alignment ..................................................................... 2-1
- Facilities Impact .............................................................................................................. 2-1
- List of Statutory Requirements ....................................................................................... 2-1
- Proposed Project Area .................................................................................................... 2-3
- Floor Plans of Affected Spaces ....................................................................................... 2-4

## SECTION 3: PROJECT DESCRIPTION
- Design Intent and General Scope .................................................................................. 3-1
- Bibliography .................................................................................................................... 3-1
- Building Information ...................................................................................................... 3-2
- Existing Building Floor Plans ......................................................................................... 3-3
- Building Photos .............................................................................................................. 3-5
- Aerial Maps .................................................................................................................... 3-6
- Conceptual Building Plans & Renderings .................................................................... 3-7

## SECTION 4: SUSTAINABILITY & ENERGY
- Campus B3 Benchmarking Data .................................................................................... 4-1
- Sustainability: General Summary .................................................................................. 4-2
- Waste Management and Recycling Program ............................................................... 4-2
- Statutory Requirements for Energy for Projects Receiving State Funding .................. 4-2

## SECTION 5: CAPITAL EXPENDITURES
- Estimated Capital Expenditures .................................................................................... 5-1
- Project Procurement and Delivery ................................................................................ 5-1
- Scope Breakdown .......................................................................................................... 5-3

## SECTION 6: FINANCIAL INFORMATION ONGOING OPERATING EXPENDITURES
- Total Ownership Cost of the Project ............................................................................ 6-1
- Ongoing Building Repair, Replacement, and Maintenance Budget .......................... 6-1
- Alternative Funding Sources ......................................................................................... 6-1
- COPE Findings .............................................................................................................. 6-1
SECTION 7: SCHEDULE
Project Options and Phasing ................................................................. 7-1
Proposed Funding Sequence ................................................................. 7-1
Schedule by Project Stage ................................................................. 7-3

SECTION 8: TECHNOLOGY PLAN
Existing Technology Plan and Information Technology Infrastructure ......................................................... 8-1
Improvements to Existing and Future Infrastructure ................................................................. 8-1
Technology Alternatives ................................................................. 8-1

SECTION 9: APPENDIX
Comprehensive Facilities Plan Sections
FRRM Data
B3 Benchmarking Data
Related Studies
Prior HEAPR Predesigns
PROJECT DESCRIPTION

TITLE
East Facade Repair and Enhancement

LOCATION
Saint Paul College - East Tower
235 Marshall Avenue
St. Paul, Minnesota 55102

SCOPE
The project includes three distinct scopes: window replacement, brick repair, and facade enhancement on the east elevation of the East Tower at Saint Paul College. The project will address deferred maintenance issues and improve the exterior aesthetics of the College. The area impacted by the scope of the project is highly visible from John Ireland Boulevard and Interstate 94, creating an opportunity to improve the visual image of the campus.

PROJECT JUSTIFICATION

Imminent Facility System Failure
The existing brick facade has been deteriorating over the years. Water penetration and freeze-thaw cycles have caused spalling, which requires that in addition to mortar tuck-pointing and caulking, several portions of brick will need to be replaced. Given the difficulty in finding matching brick to replace the spalled brick, the expanded window openings and introduction of cast stone elements will allow brick to be salvaged and reused, replacing deteriorated sections.

The existing windows are small, inefficient and uncomfortable. They show signs of UV fading, condensation, missing gaskets and other indications of existing failure. The building can continue to withstand these issues but with the potential for more serious issues to arise. Replacing them with energy efficient windows will provide increased campus efficiency, decreasing the demand on mechanical systems. Replacing some of the windows with larger windows will not only allow for a larger area from which to salvage brick, but also increase the amount of daylight into existing spaces. The three scopes together will protect the College’s and Minnesota State’s investment and allow for the future use of the building with minimal maintenance for years to come.

Integral Part of State System Needs and/or Leverage Other Funds
Saint Paul College will leverage the timing of the three scopes of the project to see efficiencies in construction time, labor, staging, and overhead leading to reduced overall costs for each scope. The financial information laid out in Section 5 assumes all three scopes are simultaneous.

PROJECT DELIVERY

It is recommended that a Construction Manager at Risk delivery method be used for the East Facade Repair and Enhancement project. A construction manager will be able to best coordinate the work of the project, and offer assistance to minimize disruptions for the College during construction.

SCHEDULE

<table>
<thead>
<tr>
<th>Activity</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predesign Complete</td>
<td>November 2018</td>
</tr>
<tr>
<td>Consultant Hired</td>
<td>December 2018</td>
</tr>
<tr>
<td>Design</td>
<td>January - June 2019</td>
</tr>
<tr>
<td>Funding Available</td>
<td>July 2019</td>
</tr>
<tr>
<td>Construction Start</td>
<td>August 2019</td>
</tr>
<tr>
<td>Midpoint of Construction</td>
<td>January 2020</td>
</tr>
<tr>
<td>Completion</td>
<td>July 2020</td>
</tr>
</tbody>
</table>

FUNDING
HEAPR funds from the State of Minnesota will be used for first two asset preservation items: brick repair and window replacement. The third portion of the project, facade enhancement, will be campus funded. Completing the design and construction of the three portions together results in construction efficiencies and cost savings over performing the work as three separate projects.
PARTICIPANTS

SAINT PAUL COLLEGE
LEADERSHIP TEAM
Rassoul Dastmozd  President
Scott Wilson  Vice President, Finance & Operations
Daniel Kirk  Director of Facilities

LHB
R. Bruce Cornwall, AIA  Director of Campus Planning
Sara Phillips, AIA*  Architect, Project Manager
Stuart Shrimpton  Associate Planner

*CPrimary Contact

COST CONSULTANT
Loeffler Construction & Consulting
Jonathan Murray  Senior Cost Consultant

MAJOR FACILITY ISSUES
AFFECTED BY THE PROJECT
Campus utilization allows for other classrooms to be used during construction. No major facility issues anticipated.

DEFERRED MAINTENANCE AND RENEWAL
This project will address deferred maintenance items related to the building exteriors. Window components will be replaced, joints resealed, spalling brick will be replaced, and the existing brick will be repointed.

SUSTAINABILITY AND B3 GUIDELINES ADHERENCE - RENEWABLE ENERGY OPTIONS
The most sustainable building is one that lasts for a long time, is well used and has low energy consumption. This project proposes to repair existing brick, increasing the longevity of the building. It also proposes to replace windows, curtain wall, and sealants, which collectively contribute towards reducing energy consumption in the existing campus buildings. Enhancing the appearance of the facade contributes to attracting students to the college lowering the energy consumption per person in the building.

COST AND SCHEDULE BY PHASE
The project will not be phased.

PAST APPROPRIATIONS
There have been no previous appropriations for this project.
COMPREHENSIVE FACILITIES PLAN ALIGNMENT
This HEAPR project is mentioned in Section 5 of the college’s comprehensive facilities plan. In addition, the project aligns with top three strategies for development laid out by the CFP, which center around the creation of elements to support way-finding and welcoming. Saint Paul College is pursuing other projects to increase welcoming, but repairing and updating the facade is a large piece to keeping the college’s facility condition healthy and visually appealing to prospective students in the highly competitive state of student recruitment.

FACILITIES IMPACT
EXISTING FACILITIES SYSTEMS SUMMARY

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<th></th>
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<td>$5,909</td>
<td>$12,514</td>
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<tr>
<td>(Good)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Building</td>
<td>0.00</td>
<td>$0</td>
<td>$1,231</td>
</tr>
<tr>
<td>(Excellent)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Addition 2001</td>
<td></td>
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<tr>
<td>Campus Total</td>
<td></td>
<td>$5,909</td>
<td>$13,745</td>
</tr>
</tbody>
</table>

BUILDING DEFICIENCIES
In a stakeholder meeting, it was stated that the existing curtain wall along the cafeteria leaks. Puddles of water appear along the exterior wall after rains with an easterly wind. This further supports the previous predesign assessments that the aluminum storefront is dated, an energy sink, and the glazing seals are likely broken. Spalling brick appears along the top band of the eastern facade.

SUSTAINABILITY HIGHLIGHTS
The project will replace and repair existing exterior wall assemblies and curtainwall to allow for the continued use of the building and a better thermal performance. In addition, the addition of solar screens on the east elevation will help with glare and heat gain issues.

LIST OF STATUTORY REQUIREMENTS
The following statutory requirements apply. See https://www.revisor.leg.state.mn.us/pubs for current requirements:

- §16B.323 Solar Energy in State Buildings
  - Subd 2 Energy Conservation Goals (may participate in Program – not mandatory)
- §16B.326 Written plan with predesign to consider providing Geothermal & Solar Energy Heating & Cooling Systems on new or replacement HVAC systems
- §16B.327 Recycle 50% of Construction and Demolition Waste (B3-MSBG requires 75%)
- §16B.33 State Designer Selection Board
- §16B.335
  - Subd 1, Notification to House & Senate Committees
  - Subd 3, Predesign Submittal—See Statute for exempted projects
  - Subd 3c, consider the use of MINNCOR products www.minncor.com
- §16B.35 % for Art: When considered in original legislative request & when construction is $500K or greater
- §177.42-44 Prevailing Wages Rates: Contractor must pay prevailing wages (https://www.revisor.mn.gov/statutes/?id=177)
- Laws 2014, Chapt 294, Sec 22 and Chapt 295, Sec 21 American Made Steel
- §16A.633 Jobs Reporting. Must report to
legislature on jobs created or retained as a result of capital project funding by the state.

- 16C.285 Laws 2014, Chapt 253 Responsible Contractor
- Appropriation Language: Regarding requirement for matching funds. See appropriation.
Project Background Narrative

PROPOSED PROJECT AREA

Existing Signage

Exterior

Exterior

Exterior

Exterior

Interior

Exterior
FLOOR PLANS OF AFFECTED SPACES

LEVEL 1

LEVEL 2
**DESIGN INTENT AND GENERAL SCOPE**

The intent is to: repair existing brick to preserve the exterior, enhance the building energy efficiency through work on the windows including selective replacement, and renew the facade to support wayfinding and the campus’ visual presence for student recruitment.

As previously described, the three scopes are broken down into: brick repair, window replacement and facade enhancement, only the first two are proposed to be funded with HEAPR money.

The project will increase the life-span of the building through the repair and replacement of facade elements. No other infrastructure effects are anticipated.

**PAST ACTIONS AFFECTING THE PROJECT**

Two previous predesigns were completed by TKDA related to the proposed scope of work to solicit funding in 2016: Facade Restoration - Brick Replacement and Tuckpointing Predesign Study and Cafeteria Curtainwall Replacement - Predesign Study. In addition, LHB provided early conceptual work for the facade enhancement component, images of which appear in this predesign.

Adjacent to the project area for this project, plans are underway to improve the site design of the east lawn. This project will be implemented in the future, either coordinated with or occurring after completion of the East Facade Enhancement project.

**COPE**

Not Applicable.

**PROJECT PHASING**

There are operational, financial and construction efficiencies to doing all three scope items at the same time. No phasing is proposed.

**SPECIAL ISSUES**

No security issues affect the operations or scope of the project. For safety reasons, the construction team will limit access to the grounds under which they work, and control any openings in the exterior wall assembly made to accommodate construction.

**BIBLIOGRAPHY**

**CAMPUS STANDARDS**

There are no formal campus standards impacting this project. However, the cast stone and curtainwall selections for this project should respond to existing finishes.

**SPECIALTY REQUIREMENTS**

The following documents are available on the Construction Services website of the Department of Administration (formerly the State Architect’s Office) website and should be referenced and followed throughout the project:

- Design Guidelines
- Space Guidelines
- Applicable sections of the B3 Minnesota Sustainable Building Guidelines (B3-MSBG).

The following documents are available from the facilities department at Minnesota State and should be referenced and followed throughout the project:

- Facilities Design Standards
- Project Management Manual for Design and Construction
- Space Planning Guidelines
- Signage Handbook

**APPLICABLE CODES**

The current editions of the following codes and standards, including any State amendments:

- International Building Code (IBC)
- Minnesota Accessibility Code
- International Mechanical Code
- National Electrical Code
- International Fire Code
- Minnesota Plumbing Code
- Applicable State of Minnesota Statutory Requirements
- Minnesota Energy Code
<table>
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<tr>
<th>BUILDING INFORMATION</th>
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<tr>
<td><strong>Occupancy Group(s) (existing)</strong></td>
<td>B, A-3</td>
</tr>
<tr>
<td><strong>Primary Space Types</strong></td>
<td>Library, classrooms, offices, cafeteria</td>
</tr>
<tr>
<td><strong>Building Name</strong></td>
<td>Main Building</td>
</tr>
<tr>
<td><strong>Building Number</strong></td>
<td>206T0164</td>
</tr>
<tr>
<td><strong>Building Size</strong></td>
<td>231,582 GSF</td>
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<tr>
<td><strong>Number of Floors</strong></td>
<td>4</td>
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<table>
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<tr>
<td><strong>Current CRV</strong></td>
<td>$597,443,000</td>
</tr>
<tr>
<td><strong>Current Backlog</strong></td>
<td>$5,909,000</td>
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<tr>
<td><strong>Current FCI</strong></td>
<td>0.06, Good</td>
</tr>
<tr>
<td><strong>Current Space Utilization</strong></td>
<td>Classrooms 65.61%, Labs 51.88%</td>
</tr>
<tr>
<td><strong>Proposed Space Utilization</strong></td>
<td>Project does not impact classroom use</td>
</tr>
<tr>
<td><strong>Current Renewal</strong></td>
<td>$12,514,000 (5-year)</td>
</tr>
</tbody>
</table>
EXISTING BUILDING FLOOR PLANS

LEVEL 1

LEVEL 2

East & Select Portions of North & South Elevations

East & Select Portions of North & South Elevations

SPACE USE
- Classroom
- Classroom Support
- Lab
- Open Lab
- Lab Support
- Office
- Restroom
- Circulation
- Vertical Circulation
- Gathering
- Student Support
- Building Support

ROOM TYPE
- Classroom
- Classroom Support
- Lab
- Open Lab
- Lab Support
- Office
- Restroom
- Circulation
- Vertical Circulation
- Gathering
- Student Support
- Building Support
LEVEL 3

LEVEL 4
BUILDING PHOTOS

Existing Signage

Exterior

Exterior

Exterior

Exterior

Interior

Exterior
CONCEPTUAL BUILDING PLANS & RENDERINGS
Facade Study was engaged in 2015, the drawings have had minor updates to reflect changes and separate out 3 scopes for cost-estimating.
ST. PAUL COLLEGE FACADE STUDY
Saint Paul College East Façade Enhancement Pre-design

Project Description

ST. PAUL COLLEGE

PROJECT COPY

150637 Saint Paul College Facade A18 HEAPR_scshrim.rvt

11/19/2018 2:15:29 PM

ENTRY TRELLIS (OUTSIDE OF HEAPR)

SITE PLAN - CALLOUT 3 - TRELLIS ABOVE, HIDDEN FOR CLARITY, SEE 5 EAST ELEVATION - CALLOUT 2

EXISTING AND VERIFY DIMENSION IN FIELD.

REPLACE EXISTING WINDOW WITH 6" CURTAIN WALL WINDOWS

EXISTING WINDOWS TO REMAIN.

EXISTING CONCRETE PLANTER.

EXISTING CAST STONE, RE-CAULK EXPANSION JOINTS.

EXISTING BRICK, NO WORK.

PREFINISHED ALUMINUM SUNSCREENS.

SRCNICHOLS CLOSE MESH BAR GRATING SCREENING AND INTERNAL ELECTRONIC KEY FOB

REMOVE EXISTING SPALLING BRICK.

EXISTING WINDOWS TO REMAIN.

HIGH-PERFORMANCE GLAZING (PAINTED FINISH) WITH 4" DEEP MULLION CAPS; INSULATED,

REPLACE EXISTING WINDOW WITH 6" CURTAIN WALL WINDOWS PERIMETER SEALS AND JOINTS.

EXISTING WINDOWS AND CAST STONE SILL TO REMAIN; RESEAL EXISTING CAST STONE.

INSTALL DECORATIVE CAST STONE CORNER ELEMENTS.

REMOVE EXISTING BRICK AND EXISTING CAST STONE AS REQ'D TO EAST ELEVATION.

REPOINT EXISTING BRICK AT LEVELS 2, 3, 4 AND ROOF PARAPET AT REMOVE EXISTING BRICK AND INSTALL SCHEDULED CAST STONE SILL.

REPLACE WITH HIGH-PERFORMANCE GLAZING.

REPLACE EXISTING WINDOW WITH SCHEDULED 6" (BRONZE ANODIZED) AND CAST STONE SILL.

CURTAINWALL WINDOW

INSTALL SCHEDULED 6" (BRONZE ANODIZED) AND CAST STONE SILL.

SILL CURTAINWALL WINDOW

REPLACE EXISTING WINDOW AND MASONRY WALL AS REQUIRED TO EAST ELEVATION.

REMOVE EXISTING WINDOW AND INSTALL SCHEDULED CAST STONE SILL.

EXISTING METAL ROOF COPING TO REMAIN.

EXISTING METAL CLADDING.

EXISTING ROOF; PATCH AS REQUIRED TO ACCOMMODATE TRELLIS

EXISTING CONCRETE SIDEWALK.

EXISTING CONCRETE PLANTER.

EXISTING CAST STONE, RE-CAULK EXPANSION JOINTS.

EXISTING BRICK, NO WORK.

PREFINISHED ALUMINUM SUNSCREENS.

SRCNICHOLS CLOSE MESH BAR GRATING SCREENING AND INTERNAL ELECTRONIC KEY FOB

REMOVE EXISTING SPALLING BRICK.

EXISTING WINDOWS TO REMAIN.

HIGH-PERFORMANCE GLAZING (PAINTED FINISH) WITH 4" DEEP MULLION CAPS; INSULATED,

REPLACE EXISTING WINDOW WITH 6" CURTAIN WALL WINDOWS PERIMETER SEALS AND JOINTS.

EXISTING WINDOWS AND CAST STONE SILL TO REMAIN; RESEAL EXISTING CAST STONE.

INSTALL DECORATIVE CAST STONE CORNER ELEMENTS.

REMOVE EXISTING BRICK AND EXISTING CAST STONE AS REQ'D TO EAST ELEVATION.

REPOINT EXISTING BRICK AT LEVELS 2, 3, 4 AND ROOF PARAPET AT REMOVE EXISTING BRICK AND INSTALL SCHEDULED CAST STONE SILL.

REPLACE WITH HIGH-PERFORMANCE GLAZING.

REPLACE EXISTING WINDOW AND MASONRY WALL AS REQUIRED TO EAST ELEVATION.

REMOVE EXISTING WINDOW AND INSTALL SCHEDULED CAST STONE SILL.

EXISTING METAL ROOF COPING TO REMAIN.

EXISTING METAL CLADDING.

EXISTING ROOF; PATCH AS REQUIRED TO ACCOMMODATE TRELLIS

EXISTING CONCRETE SIDEWALK.

EXISTING CONCRETE PLANTER.

EXISTING CAST STONE, RE-CAULK EXPANSION JOINTS.

EXISTING BRICK, NO WORK.

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REMOVE EXISTING BRICK AND EXISTING CAST STONE AS REQ'D TO EAST ELEVATION.

REPOINT EXISTING BRICK AT LEVELS 2, 3, 4 AND ROOF PARAPET AT REMOVE EXISTING BRICK AND INSTALL SCHEDULED CAST STONE SILL.

REPLACE WITH HIGH-PERFORMANCE GLAZING.

REPLACE EXISTING WINDOW AND MASONRY WALL AS REQUIRED TO EAST ELEVATION.

REMOVE EXISTING WINDOW AND INSTALL SCHEDULED CAST STONE SILL.
**CAMPUS B3 BENCHMARKING DATA**
The Minnesota B3 Benchmarking tool contains monthly energy data from Minnesota State campuses since mid-2006. The information available on https://minnstate.b3benchmarking.com related to Saint Paul College is included in this predesign, but impacts from this project on energy use are limited to improved thermal performance of the exterior wall assembly. Due to its scope, this project will not be required to comply with the MN B3 guidelines.
SUSTAINABILITY: GENERAL SUMMARY

Note: The information in this section was extracted from the 2015 predesign reports completed by TKDA

Replacing low performance curtainwall with newer systems will help the college with its sustainability practices. Current curtainwall and glazing system technologies can reach much lower thermal conductivities compared with the existing in-place systems. While the thermal performance of the existing systems is not known and can only be assumed, current glazing systems can easily achieve roughly three times the performance.

A rough estimate of 228,000 kbtu/year in energy savings, or roughly $2,100 in energy cost savings, was calculated for replacement of the cafeteria curtainwall at the east tower. This reduction in energy use has the potential to reduce 19,500 lbs. of carbon dioxide emissions annually.

Maintaining the brick façade is the sustainable choice for the longevity of the Saint Paul College campus structure. Brick is strong and durable, making it ideal for long-term use in building envelopes as it resists extreme Minnesota weather events. Maintaining the brick façade rather than replacing the brick would have the greatest environmental benefit in terms of embodied energy reduction, as well as the least cost option, compared to replacement.

WASTE MANAGEMENT AND RECYCLING PROGRAM

Recycling of construction debris and packaging will be a requirement of this project. While not required, the B3 Guidelines should be used as a benchmark for recycling efforts, with a goal of at least 75% of nonhazardous construction and demolition generated waste diverted from the landfill.

STATUTORY REQUIREMENTS FOR ENERGY FOR PROJECTS RECEIVING STATE FUNDING

The scope of this project is limited in nature and does not include the replacement of HVAC equipment.

MN §16B.32, SUBD 2: ENERGY CONSERVATION GOALS

Alternate energy source considerations are outside of the scope of the proposed project.

MN §16B.323: COST/BENEFIT ANALYSIS OF SOLAR ENERGY SYSTEM

The portion of the project on which repair work will be done is not optimal for solar energy systems.

MN §16B.325: SUSTAINABLE GUIDELINES (B3)

Project is not required to comply with B3 guidelines, but the project will endeavor to incorporate as many elements as applicable to the scope of the repair and renovation work.

MN §16B.326: GEOTHERMAL OR SOLAR ENERGY HEATING AND COOLING

Project proposed does not include any work on existing heating and cooling systems.
ESTIMATED CAPITAL EXPENDITURES

FUNDING SOURCE
HEAPR funding is requested for Scope 1, window replacement, and 2, exterior wall repair, items. Scope 3, facade enhancement, items will be paid for by the college through reserve funds.

A percentage will be drawn from the college’s Reserve Fund for the non-HEAPR related portions (Facade Enhancement); approximately $1.2 million will be transferred from excess GO bond funds from the recently completed Health Sciences project; and the balance of funding will be secured through HEAPR funds.

Breakdown of costs on following pages and more details of the cost breakdown can be found in the appendix.

COST HISTORIES AND ESTIMATIONS
The cost estimating consultant, Loeffler Construction & Consulting, has based the anticipated construction costs on recent experience within the Minnesota State system and other public institutions.

ATYPICAL CONSIDERATIONS
Given the schedule impacts of HEAPR funding being available in July 2019, the schedule and budget have been developed to indicate a gap in construction activities over the winter months between 2019 and 2020. The intent is to begin work in the late summer/fall of 2019, and complete installation of long-lead time items in the spring of 2020. While this extends the construction schedule, it avoids having heated enclosures and large openings in the exterior walls over the winter months.
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SCOPE BREAKDOWN

The approximate breakdown of anticipated construction costs is:

<table>
<thead>
<tr>
<th>SCOPE 1 (HEAPR)</th>
<th>SCOPE 2 (HEAPR)</th>
<th>SCOPE 3 (COLLEGE)</th>
<th>COMBINED SCOPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window replacement window sills, re-caulk existing windows, replace curtain wall</td>
<td>Remove and salvage existing brick where cast stone bands will be installed, remove existing signage, patch brick, re-point existing brick, re-caulk joints of existing brick, install control joint in brick to prevent future failure, re-caulk expansion joints, remove spalling brick and replace with salvaged.</td>
<td>New cast-stone banding, cast-stone panels, custom decorative light fixtures, new signage, mesh screening, and steel trellis.</td>
<td>There is a construction and cost efficiency to combining all 3 projects. The college would still be contributing to the Scope 3 items.</td>
</tr>
<tr>
<td>mullions, install energy solar screens</td>
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<td>$41,023</td>
<td>$80,514</td>
<td>$20,985</td>
<td>$679,448</td>
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<tr>
<td>Division 06 - Woods, Plastics, Composites</td>
<td>Division 07 - Thermal &amp; Moisture Protection</td>
<td>$46,800</td>
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<tr>
<td>$0</td>
<td>$20,985</td>
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<tr>
<td>Division 08 - Openings</td>
<td>Division 09 - Finishes</td>
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<td>$446,400</td>
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<tr>
<td>Division 10 - Specialties</td>
<td>Division 11 - Equipment</td>
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<tr>
<td>$0</td>
<td>$0</td>
<td></td>
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<tr>
<td>Division 12 - Furnishings</td>
<td>Division 13 - Conveying Equipment</td>
<td></td>
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<tr>
<td>$0</td>
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<tr>
<td>Division 21 - Fire Suppression</td>
<td>Division 22 - Plumbing</td>
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<tr>
<td>$0</td>
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<tr>
<td>Division 23 - HVAC</td>
<td>Division 24 - Electrical</td>
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<td>$0</td>
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<tr>
<td>Division 27 - Communications</td>
<td>Division 28 - Electronic Safety &amp; Security</td>
<td></td>
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<tr>
<td>$0</td>
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<tr>
<td>Division 31 - Earthwork</td>
<td>Division 32 - Exterior Improvements</td>
<td></td>
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<td>$15,000</td>
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Subtotal, Direct Costs $1,094,961 $642,825 $1,098,454 $2,299,378

Design Contingency (15%) $104,176 $96,424 $164,768 $365,368

Construction Contingency (10%) $79,869 $73,925 $126,322 $280,116

Design Fee (8%) $70,284 $65,054 $111,163 $246,501

Owners Rep Fee (2%) $18,977 $17,565 $30,014 $66,556

MN State Plan Review/Inspection $20,000 $20,000 $40,000 $80,000

Abatement of Hazardous Materials $20,000 $40,000 $100,000

Material Testing $25,000 $25,000 $75,000

General Contractors OH & Profit $82,145 $76,032 $129,922 $288,099

Simultaneous Project Deduction ($38,324) ($36,989) ($61,098) ($136,411)

Total Construction Costs (2018 Dollars)* $1,056,637 $1,019,834 $1,684,546 $3,761,017

Total Construction Costs (2019 Dollars - assumes 5% increase**) $1,109,469 $1,070,826 $1,768,773 $3,949,068

*Figures provided by Loeffler - see appendix.

**Midpoint of Construction= December 2019
TOTAL OWNERSHIP COST OF THE PROJECT
Since this project is funded with HEAPR funds and Saint Paul College’s Reserve Fund, there will be no debt service for this project.

ONGOING BUILDING REPAIR, REPLACEMENT, AND MAINTENANCE BUDGET
This project will reduce the need for the college to divert funds and maintenance staff for nuisance clean-up in the cafeteria after heavy rains and will address maintenance backlog items related to exterior walls and curtainwall replacement.

ALTERNATIVE FUNDING SOURCES
The design fees for this project will be self-funded using funds from the transfer of GO funds remaining from a previous capital project. In addition, the facade enhancement portions of the project will be funded through campus repair and betterment dollars.

COPE FINDINGS
Not Applicable.
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PROJECT OPTIONS AND PHASING
The project schedule is indicated on the following page. The work is not intended to be phased, as doing so would increase the project cost and disruption on campus. A gap is indicated in the schedule to avoid winter conditions and allow for curtainwall fabrication after shop drawing approval.

To accommodate construction, some classes may need to be relocated to other rooms for a short time. This is due to the installation of new curtainwall and noise produced by exterior wall repairs. Given Saint Paul College’s classroom utilization rate, this is not expected to cause scheduling issues.

PROPOSED FUNDING SEQUENCE
If funding is delayed, the project will need to be postponed until the next funding cycle. If partial funding is received, a reduced scope would most likely include the masonry repair and facade enhancement portions of the project.
PROJECT SCHEDULE

1. Current Predesign
2. Previous Predesigns (TKDA)
3. Consultant Team Selection
4. Design Funding Available
5. Construction Funding Available
6. Schematic Design
7. Construction Manager (CMR) Selection
8. Design Development
9. Construction Documentation
10. Document Review
   (Saint Paul College & Minnesota State)
11. Bidding
12. Bid Review/Contract Award
13. Midpoint of Construction 1/2020
14. Construction
EXISTING TECHNOLOGY PLAN AND INFORMATION TECHNOLOGY INFRASTRUCTURE
Not Applicable.

IMPROVEMENTS TO EXISTING AND FUTURE INFRASTRUCTURE
Not Applicable.

TECHNOLOGY ALTERNATIVES
Not Applicable.
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