

# Inver Hills Community College TECHNOLOGY AND BUSINESS CENTER



100% Predesign Report  
October 12, 2018

architecture  
A D V A N T A G E

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## Section 1 Predesign Summary Statement

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Predesign Update Summary

Technology & Business Center	2018 Capital Budget Request - Design Funding	2020 Capital Budget Request - Construction Funding
Request Total:	\$698,000	\$14,572,000
<b>GENERAL</b>		
Project Cost	\$15,270,000	
Project Delivery	Construction Manager at Risk	
Program	15 Classrooms, STEM Resource Center, Faculty Offices, Informal Computing	
<b>SQUARE FOOTAGE</b>		
New Construction	1000 gsf	
Renovation	25,200 gsf existing, 6,600 gsf infill of existing excess building volume	
Renewal	0 gsf	
Total gsf	33,800 gsf	
Demolition	No demolition included	
<b>SCHEDULE</b>		
Design Documents	February 2019 to February 2020	
Construction	August 2020 - August 2021	
Occupancy	August 2021	
	2018 Capital Budget Request	2020 Capital Budget Request

The project cost and project schedule have been updated due to escalation and the two year period between the budget requests. Narratives within the document have been edited and enhanced to more accurately describe the need for the Technology and Business Center as well as Inver Hills Community College’s commitment to the Minnesota State Strategic Framework. IHCC’s 2016 Bonding request was \$1,000,000 for design compared to our current 2018 Bonding request for \$698,000. In 2016, \$1,000,000 was a negotiated sum at a later date, breaking the project into two phases: design and construction funding. \$698,000 accurately depicts the amount required to complete the design phase of this important project. The Capital Budget Funding Request, for 2020, will be for construction. The total cost will include construction costs, escalation to the mid construction, facility costs and design costs. The total 2020 request will be for \$14,572,000.00.



Location:  
 Inver Hills Community College  
 2500 80th Street East  
 Inver Grove Heights, MN 55076

Schedule:  
 Legislative Funding: July 2018  
 Design Start: March 2019  
 Legislative Funding: July 2020  
 Construction Start: August 2020  
 Occupancy: August 2021

2018 Appropriation:  
 Total Design Funding:  
 \$698,000

2020 Appropriation:  
 Total Construction Funding Request:  
 \$14,572,000

Project Scope:  
 Renovated Square Footage: 31,800  
 New Square Footage: 1,000  
 Construction Cost: \$9,363,000



### Summary Statement

The Technology and Business Center unites various technology intensive programs into one flexible, sustainable facility at Inver Hills Community College. This project consists of a major renovation to the existing Business Building and a new connection between it and Heritage Hall. This project is located on the southwest end of the campus.

### Project Need:

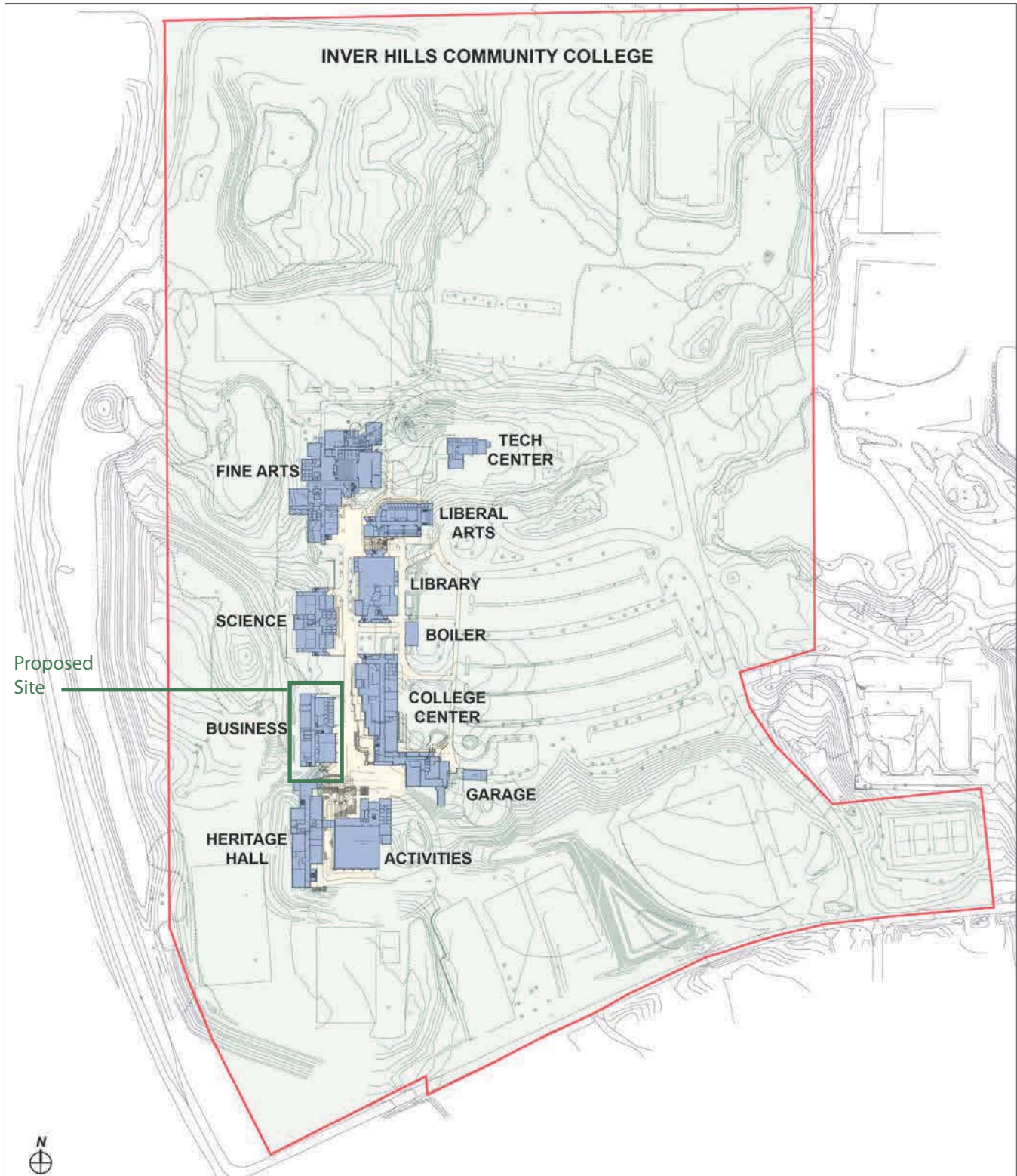
- Technology intensive programs have grown and require digitally responsive space which the existing Business Building can not provide
- The existing Business Building is detrimental to the College’s operation with \$6,536,000 Deferred Maintenance Cost in 2016
- The ratio of building volume to net square footage is unsustainable for College’s long-term operating budget.
- The existing 17 classrooms are poorly sized in both footprint and cubic volume with little access to daylight

### Project Delivery:

- Create 15 flexibly sized and technologically adept classrooms for the College’s growing programs including:
  - Information Technology Careers (ITC) and Security
  - Paralegal
  - Business
- Four of these spaces are specialized ITC classrooms that connect to the shared ITC Networking Lab
- Create a connection between the Technology and Business Center and Heritage Hall that also improves access to stand alone computer stations (for independent study) and STEM space.
- Make modest renovations to the existing Business Building’s envelope to create 6,600 additional square footage within its excess volume

### Accomplishment of Campus Goals:

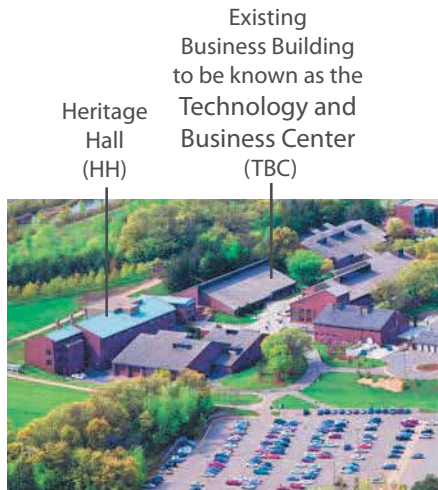
- Aligns with the Minnesota State Strategic Framework by renovating to improve campus space utilization
- Aligns with the Campus Master Plan to consolidate STEM offerings
- Aligns with the Campus Technology Plan to improve instructional technology availability and increase mobile computing access for students
- Improve programs’ current long term partnerships with:
  - American Bar Association
  - Accreditation Council for Business Schools and Programs
  - Cisco Networking Academy
  - Comp TIA Authorized Academy
  - Concordia College
  - CSSIA
  - Minnesota State - IT Center of Excellence
  - National Cyberwatch Center
  - National Science Foundation
  - National Security Agency



CAMPUS PLAN

The campus plan above illustrates the existing Business Building to be renovated.

Project Description



Existing Aerial View

The strategic planning for the Technology and Business Center (TBC) calls for the complete renovation of the 25,200 SF sub-standard Business Building, the infilling of 6,600 SF within the existing volume of the building and the addition of a 1,000 SF single level connection to Heritage Hall (HH). All of these actions are an integral part of the campus 2012 Facilities Master Plan for Inver Hills Community College, which is currently under Minnesota State Review. Given that Dakota County is the fastest growing county in the State of Minnesota, our Facility Master Plan lays the foundation for expanding STEM and programs that meet workforce needs, including; business, paralegal, and information technology careers (ITC).

The TBC renovation will provide 15 flexibly sized and technologically advanced classrooms for Technology, Business, and Paralegal programs as well as accommodate new programs in agriculture, and expanding STEM programs. This renovation will also create more technology-enhanced spaces for new student orientation and PSEO orientations. Showcasing the renovation during new student orientation and recruitment will help promote the college as an attractive facility for learning.

Technology programs in the TBC will be connected to the Science and Math components of STEM in Heritage Hall by a single level connection between the two buildings. The addition will not only physically connect the two buildings but will house a STEM Resource and advising center and a casual computing lab. The resulting collaborative work and learning environment will in turn allow the Division to work with truly increased efficiency to address the STEM workforce needs of Minnesota.

The existing Business Building has notable flaws and deferred maintenance concerns that are estimated to cost up to \$6M for the corrections; however, its primary short coming is the physical space available for the STEM, Business programs, and the College’s key partnerships. 30% of the buildings unusually large cubic volume is unusable and approximately 50% of the interior spaces do not have access to natural light. In addition, the existing plan configurations for technology and business classes cannot adapt to their evolving functional needs. Renovation would eliminate these major concerns.

This renovation will create additional space as well as significantly improve the sustainable logic for the building within the total construction funding request outlined in this report. Demolition and new replacement construction have also been evaluated and compared to renovation of the existing building. For a similar cost to completely new construction, the renovation can greatly improve the existing building and provide 6,600 additional square footage within the existing volume. It is also significantly wasteful to remove the existing building in order to replace it with a new building of comparable size. Renovation will change the detrimental flaws, while capturing previously unavailable space within the building for academic opportunities.

Guiding Design Principles

Minnesota State Strategic Framework



There are a number of important principles that this project will respond to when completed. Key are the Minnesota State Board of Trustees Strategic Framework principles:

1. Ensure access to an extraordinary education for all Minnesotans

This project is part of a concerted IHCC effort to focus on work force needs, existing partnerships and STEM education. Additionally, this project aligns academic pathways between the community college and four year baccalaureate programs in both Business and Accounting.

- Provides the required facility support for combining the strengths of the existing Heritage Hall STEM programs with the Information Technology Careers programs
- Expanded opportunities across disciplines for degree or certification in the Paralegal, STEM, Business, and Accounting.
- As the only partially online/hybrid approved paralegal program in Minnesota, classrooms that are technology rich and accessible are essential for continued accreditation
- Improves the ability, by way of proximity, to support existing 4 year baccalaureate partnerships in the business and accounting disciplines
- Provides access to underserved, students of color, high school, and adult learners
- Inver Hills Community College is a partner in the MINNESOTA STATE IT Center of Excellence. This new space will improve the regional and collaborative system wide effort.
- The project aligns with IHCC long term planning including the Campus Master Plan and the Campus Technology Plan.

2. Be the partner of choice to meet Minnesota’s workforce and community needs

The diverse partnerships IHCC will maintain at the TBC with groups like Cisco Systems, Concordia University, and National Science Foundation creates an environment that is not only stimulating for students but also responsive to their career goals. Proof of the responsive aspects of this program is in the steadily increasing enrollment. The renovation will allow these programs to expand and grow. It will reconfigure the classrooms and labs for the course work required now and in anticipation of the future.

- Workforce growth in ITC is 21% and the Paralegal expected job growth is 15.6%.
- STEM programming will be greatly enhanced and better supported through space integration to provide for collaborative teaching, learning environments and career clusters.

3. Deliver to students, employers, communities and taxpayers the highest value / most affordable option.

We will significantly reduce energy costs and consumption by this project. By upgrading the space will save significant operating budget compared to existing facility. While we are adding additional square feet, we are not expanding the footprint in this project. We are capturing cubic volume space (unusable space) and making it functional thereby adding an additional 6,600 square feet.

1. Predesign Summary Statement

- Our Composite Financial Index will significantly improve with a reduction in depreciation as well as an increase in capital assets.
- This project reduces our deferred maintenance by \$6,536,000. This represents approximately 14% of the college’s total deferred maintenance, but only impacts 8% of the square footage.
- Our debt ratio is currently not negatively impacting our financial position and this project has little impact on long term debt analysis
- The design of the space will allow for flexible learning environments which increases our ability to optimize space utilization. Improve space utilization by creating appropriately-sized “smart” classrooms to optimize class size and curriculum delivery.

Diversity Enrollment

The new square footage for the connection between the Technology Business Center houses program to improve access for underrepresented students. The program includes a STEM Resource Center and informal computing area which cater to individual advising and access to technology.

Fall 2018 Diversity Enrollment – all admission statuses (includes PSEO):

Part time Enrollment	59%
Percent Student of Color	30%
Average age of Student	24 (FT21 - PT26)

Schedule

The schedule is depicted in a bar chart schedule in Section 7 of this Predesign. Key schedule points are highlighted on this schedule. The schedule anticipates using the CMAR Delivery Method to allow for a compressed timeline and a better finished project.

Construction Cost and Project Cost

This renovation provides 33,800 GSF of space yielding 21,055 SF of assignable space. The projected construction cost, which includes the deferred maintenance items as part of the total renovation expense is \$9.363 M. Projected non-construction expenses of approximately \$5.209 M bring the total Project Cost to \$14.572 M. CPMI has prepared the preliminary review of construction and it is based on comparable costs per square foot for renovations in this collegiate category.

Deferred Maintenance

The existing Business Building has a large deferred maintenance cost pending through 2018. The total is approximately \$ 6,536,000 taken from the FRRM Report. This includes:

HVAC	\$ 1,521,000
Electrical	\$ 433,000
Equipment	\$ 191,000
Interior Finishes	\$ 332,000
Building Exterior	\$ 1,814,000
Roof Replacement	\$ 1,612,000
Plumbing	\$ 530,000
Fire Detection	\$ 101,000

The corrections for these issues are a logical part of a total building renovation. Therefore, the efficiency of simultaneously correcting and improving the habitability and functionality of the building, while increasing available area, creates the most compelling case.