



July 16, 2019

Facilities

Capital Improvement Program Report

January 1, 2019 – June 30, 2019

Minnesota State




MINNESOTA STATE

Finance Division

DATE: July 16, 2019

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

FROM: Bill Maki 
Interim 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, 2019 through June 30, 2019. 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, 2019, funding appropriated in 2014-2019 available for major capital projects at colleges and universities of Minnesota State totaled \$536,157,612.

Active projects total \$289,996,762 and are in A/E selection, design, bidding, construction or closeout phase. This amount decreased by \$2,595,923 from the last CIP report, in part due to not receiving bonding funds in 2019.

There are four primary funding sources of capital improvements for college and university facilities.

General Obligation (GO) Bond Capital Projects

\$296,482,349*	Total amount of appropriation for years 2014-2019
\$207,458,473	Total amount of active projects (70% of total appropriated funding)
	*Does not include \$3,004,761 of GO Bond Capital converted to HEAPR Projects.

General Obligation (GO) Bond Higher Education Asset Preservation and Replacement (HEAPR) Projects

\$115,504,761*	Total amount of appropriation for years 2014-2019
\$67,003,194	Total amount of active projects (58% of total appropriated funding)
	*Includes \$3,004,761 of GO Bond Capital converted to HEAPR Projects

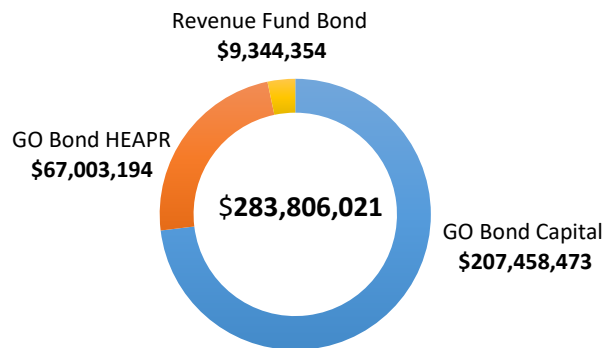
Revenue Fund Bond Projects

\$ 114,975,000	Total amount of appropriation for years 2014-2019
\$9,344,354	Total amount of active projects (8% of total appropriated funding)

Guaranteed Energy Savings Program Projects

\$9,195,502	Total amount of funding for years 2014-2019
\$0	Total amount of active project (0% of total appropriated funding)

Active Capital Project Funding Sources



PREFACE

This Capital Improvement Program (CIP) report summarizes the status of Minnesota State funded major capital projects that are active during the period January 1, 2019 - June 30, 2019. The next CIP reporting period is July 1, 2019 – December 31, 2019. Previous CIP reports are available at <http://minnstate.edu/system/finance/facilities/design-construction/cip/index.html>

This CIP report is separated into three sections.

Section 1 Background begins with an overview of project management resources, followed by the list of contracts over one million dollars utilizing GO Bond Funds, Revenue Fund Bonds, and local campus funds that were executed during this reporting period. Next is a list of projects that reached substantial completion and final completion during this reporting period.

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

1. GO Bond Fund Capital projects
2. GO Bond Fund HEAPR projects (includes GO Bond converted to HEAPR)
3. Revenue Fund Bond projects
4. Guaranteed Energy Savings Program projects

The financial tables within each of the four program summaries includes total appropriation, number of projects and financial status. Financial definitions in these tables are as follows:

Encumbrance Percentage	Percentage of the total appropriation amount that is encumbered and not spent in ISRS in relation to the total project appropriation amount
Spent Percentage	Percentage of the total appropriation amount that is encumbered and spent in ISRS in relation to the total project appropriation amount
Uncommitted Percentage	Percentage of the total appropriation amount that is not encumbered or spent in ISRS in relation to the total project appropriation amount

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 Capital Project summaries that are active during this reporting period. These project summaries are in the appendix 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 Project Summaries, which are updated quarterly and available at:

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

SECTION 1 BACKGROUND

Project Management Resources

Resources for colleges and universities project management are provided by the system office. They include Minnesota State Design Standards, eManual documents, Facilities P/T Master Contract Program and Enterprise Project Management System for a variety of project delivery methods.

eManual Documents

Laws, policies and procedures are incorporated in the eManual documents that include contract templates, forms, instructions, white papers, matrixes, general conditions, etc.

Version 2.0 is posted in two areas, as defined by users:

- Documents for Vendors are available on public website at http://www.minnstate.edu/system/finance/facilities/design-construction/pm_emanual/index.html
Includes only documents needed by vendors to perform their work
- Documents only pertinent for Campus Staff are available at Finance Connect at <https://mnscu.sharepoint.com/sites/finance/SitePages/topic.aspx?topicID=122&state=about>.

Facilitates P/T Master Contracts

To meet campus needs to expedite selection and hiring process for Professional/ Technical (P/T) consultants for small projects, Facilities P/T Master Contract Program was created. The program requires minimum qualifications for 33 specialty services to execute a five year master contract. Purchase orders are created against the master contract for individual projects with fees under \$100,000. The program is reopened annually each spring and the guidelines are available at <https://mnscu.sharepoint.com/sites/finance/Pictures/Lists/Topics/AllItems/FPT.10%20Facilities%20PT%20Master%20Contract%20Guidlines%2005012019.pdf>

This year, 9 master contracts were added to raise the total to 166, which is an increase of 5.7%. Accordingly, the 34 specialty services were added to raise the total to 588, which is an increase of 6.1%.

To promote rotation, campuses are directed to obtain a quote from a vendor that they have not yet worked with that can be combined with any vendor(s) that they have previously hired. To promote use of preference vendors, campuses are required to obtain a quote from Targeted Group/ Economically Disadvantaged/Veteran's Owned vendors if one is available for a particular specialty service. Preference vendors with preferences compose 10.2 % of the total specialty services.

Enterprise Project Management System

In 2013, “e-Builder” was chosen to be the system’s project management platform. Pilot projects were rolled out in 2014 and e-Builder is now required to be used for all design and construction projects. In addition, campuses have found it beneficial to use e-Builder for predesigns, studies and some maintenance work.

The number of projects managed in e-Builder increased 29% this reporting period.

- 279 total projects at end of last reporting period
- 360 total projects at the end of this reporting period (81 additional projects)

The number of commitments processed in e-Builder increased 21% this reporting period. Commitments includes processing payments and execution of contracts, purchase orders, amendments and change orders.

- 1,651 total commitments at the end of last reporting period
- 2000 total commitments at the end of this reporting period (349 additional commitments)

To ensure that Certificates of Substantial Completion with punchlist (list of outstanding work) occurs, a new workflow was created in e-Builder that incorporates checklists for campuses to readily review deliverables. By using this workflow, notices will occur to campuses to schedule 10 month review prior to one year warranty expiration that might have been overlooked in the past. During this reporting period, two projects used this new work flow.

In this report, donut pie charts generated by e-Builder were added to the Capital Project List for both GO Bond Fund Capital Program and Revenue Fund Program. The two charts and definitions are as follows:

Project Financial Status includes both past and current funding

Encumbered	Total funding-encumbered but not spent in relation to the total project funding amount
Spent	Total appropriation encumbered and spent in relation to the total project funding amount
Not Allocated	Total appropriation not encumbered or spent in relation to the total project funding amount
Center of chart	Total Project amount

Total Project Funding is separated into funding types

GO	General Obligation Bond Funds amount
HEAPR	General Obligation Bond – Higher Education Asset Preservation and Replacement amount
Revenue	Revenue Funds amount
Campus	Campus Funds that supplement GO and Revenue Capital Projects amount
Other	Other funds that supplement GO and Revenue Capital Projects (i.e. donations, grants) amount
Future	Funding that is planned
Center of chart	Total Project amount

Additional detail can be found in individual project summaries in Appendix.

Project Delivery Methods

Project delivery methods are typically identified in Predesign and each uses unique selection process and contracting documents.

Design/Bid/Build is the traditional delivery method used for the majority of Minnesota State projects. Using this method, the lowest responsible bidder is awarded the project to act as General Contractor and they determine all subcontractors for the project. There are six active Design/Bid/Build projects in this report, which are identified in in the Appendix.

Construction Manager at Risk is an alternate delivery method to reduce risk for Minnesota State on large complex projects. The Construction Manager is selected during the early design phase and establishes a Guaranteed Maximum Price for construction prior to bidding. Subcontractors are prequalified prior to bidding on the project. There are 10 active Construction Manager at Risk projects in this report, which are identified in in the Appendix.

Guaranteed Energy Savings Program is an alternative means for financing and delivering energy efficiency, renewable energy and facilities renewal projects. Additional information on the program is available on page 18. There are no active projects in this report.



Contracts over One Million Dollars

Contracts over one million dollars require Board approval.

- Approval for GO and HEAPR funded contracts occur with Board’s overall program approval prior to the legislative appropriation.
- Approval for Revenue Fund funded contracts occur with Board’s overall program approval prior to bond sale.
- Approval for contracts funded by campus resources occurs on a project by project basis at a Board meeting.

Tables below shows eight contracts greater than one million dollars executed in this reporting period from January 1, 2019 – June 30, 2019:

Funded with GO bond fund, HEAPR and Revenue fund

College/University	Project Name	Type of Vendor	Vendor Name Contract Amount
Fond du Lac Tribal & Community College	Maajiigi and Interior Renovations	Construction	Four Star Construction \$1,366,159
Lake Superior College	Main Building Roof Replacement and HVAC Upgrade	Construction	Gardner Builders \$2,552,865
Dakota County Technical College	Pod 6 AHU Replacement	Construction	Derau Construction \$1,087,500
Inver Hills Community College	Phase 3 Electrical Upgrade	Construction	Premier Electric \$1,501,000
Minnesota State University, Mankato	Clinical Sciences Phase 2, Wissink Roof Replacement	Construction	Brennan Construction \$1,131,700
Minnesota State Community & Technical College, Fergus Falls	Center for Student and Workforce Success	Construction	Gast Construction Co. Inc. \$1,192,200
Rochester Community Technical College	Heitz Center HVAC Upgrades	Construction	Knutson Construction \$1,469,900

Funded with Campus Resources

College/University	Project Name	Type of Vendor	Vendor Name Contract Amount
Minnesota State University, Mankato	Scheels Field at Maverick All-Sports Dome	Construction	Kraus-Anderson \$5,510,635

Capital Projects in Closeout Phase

Substantial Completion is a key milestone date whereby the contractor releases the construction site to college/university to use for its intended purpose. This date occurs after the Occupancy Permit received from the building code official and establishes the starting date for the one year construction warranty period. The Punchlist identifying the outstanding work is attached to the substantial completion certificate that the contractor, architect/engineer and campus project manager sign.

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

The following two capital projects reached Substantial Completion during this reporting period of January 1, 2019 – June 30, 2019 and are in Closeout Phase as of June 30, 2019.

College/University	Project Name	Funding Source
NHED-Hibbing Community College	Campus Renovation and Rightsizing	GO Bond Fund
St. Cloud State Univerdity	Student Health & Academic Renovation Eastman Hall	GO Bond Fund

Final Completion occurs when all the punchlist items are addressed and contractor submits all deliverables (i.e. redline drawings, IC 134s, etc.).

Capital Projects Completed

Projects are considered completed after all of these events occurring:

- Construction has achieved Final Completion
 - Campus project manager is able to easily track by reviewing A/E's and Contractor's submittals of final completion checklists
- All contracts have no fund balances
- Remaining project fund balance is zero
 - HEAPR funds are returned to system office for distribution to other needs
 - GO funds are converted to HEAPR to be used at campus

Four capital projects were completed during this reporting period of January 1, 2019 – June 30, 2019.

College/University	Project Name	Funding Source
Minnesota State University, Moorhead	Snarr Hall East renovation	Revenue Fund
Minnesota State Community & Technical College, Wadena Campus	Library & Student Development Renovation	GO Bond Fund
Northland Community & Technical College, East Grand Forks Campus	Laboratory Renovation	GO Bond Fund
Northland Community & Technical College, Thief River Falls Campus	Aviation Addition and Renovation	GO Bond Fund

SECTION 2 PROGRAM SUMMARIES

General Obligation (GO) Bond Capital Program Summary

General Obligation (GO) bonds provide funding for the majority of capital projects impacting academic spaces on Minnesota State campuses and is typically issued for 20 years. The state requires higher education systems to pay one-third the cost of debt service of the bonds, which is equally split between the campus and the system. Supplemental funding has occurred for 44% of the active capital projects and is from private donors, federal and state grants, HEAPR and campus general operating funds.

Encumbrance and spending for capital projects for all years, except for 2018, is over 75%. Encumbrance for 2018 is close to 50% and it is anticipated that it will dramatically increase in the next reporting period due to execution of construction contracts. Encumbrance for 2015 and 2017 GO converted to HEAPR is under 30% and is attributed funds that were not converted until the capital projects were close to completion.

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	\$115,225,220	25	100%	99.9%	0%
2014C*	\$1,198,890	9	100%	99%	0%
2015	\$31,723,000	5	96%	99%	1%
2015C*	\$1,787,527.08	2	29%	15%	71%
2017	\$67,325,000	7	94%	77%	6%
2017C*	18,344.00	1	0%	0%	100%
2018	\$84,015,000	13	48.25%	16%	39%

*"C" noted after the year identifies GO bond funds that were 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 16 General Obligation bond fund capital projects that were active during this reporting period of January 1, 2019 – June 30, 2019. Status of each project as of June 30, 2019 is noted. For projects managed in e-Builder, the project financial status and the funding sources are illustrated in the pie charts. Definitions of the pie charts is explained on page 5.

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

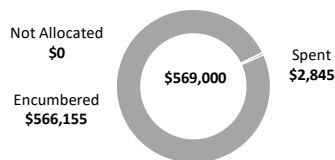
Status

Anoka-Ramsey Community College

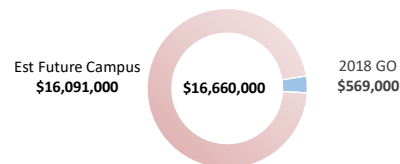
Coon Rapids Business and Nursing

Design

Project Financial Status



Total Project Funding

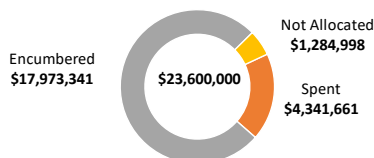


Bemidji State University

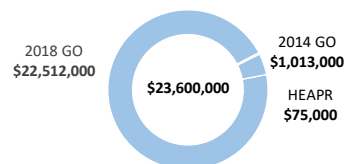
Academic Learning Center, Campus Renovation
and Hagg Sauer Demolition

Construction

Project Financial Status



Total Project Funding



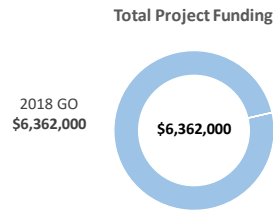
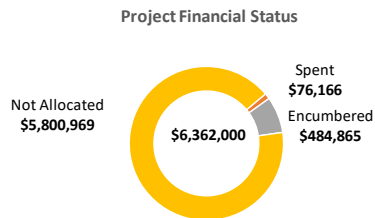
**Minnesota State College/University
Campus/Project**

Status

Century College

Applied Technology Center

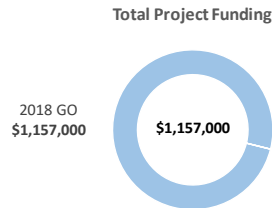
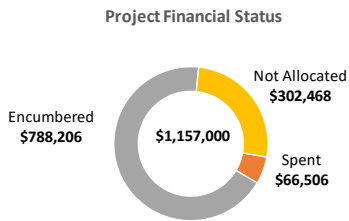
Design



Fond du Lac Tribal & Community College

Maajigi (Start to Grow)

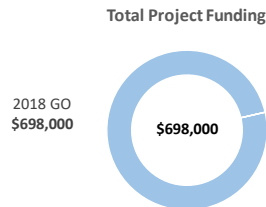
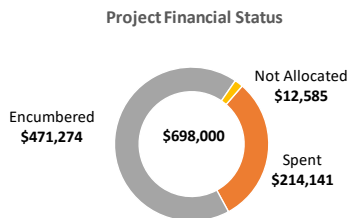
Construction



Inver Hills Community College

Technology and Business Center

Design



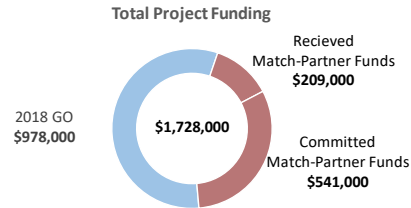
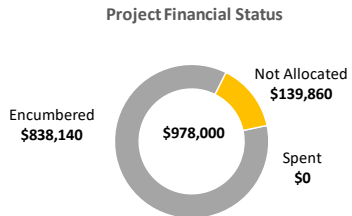
**Minnesota State College/University
Campus/Project**

Status

Minnesota State Community and Technical College

Fergus Falls Center for Student and Workforce Success

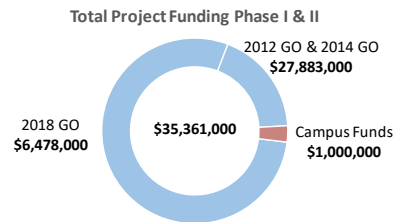
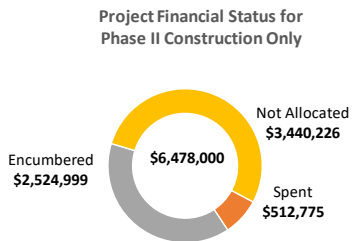
Construction



Minnesota State University, Mankato

Clinical Science Phase 2 Renovation, Solar and Roof

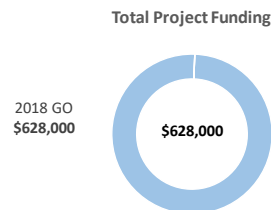
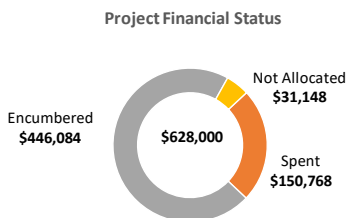
Construction



Minnesota State University Moorhead

Weld Hall

Design

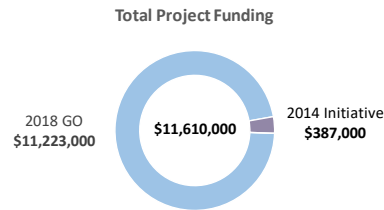
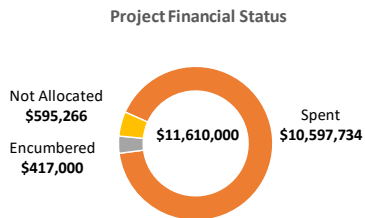


**Minnesota State College/University
Campus/Project**

Status

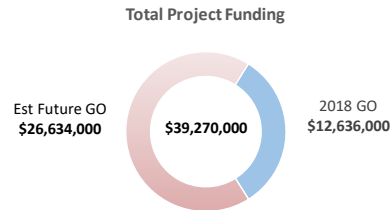
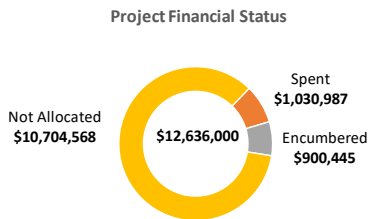
**NHED-Hibbing Community College
Campus Renovation and Rightsizing**

Close-out



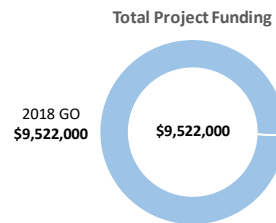
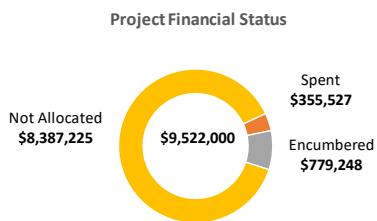
**Normandale Community College
Classroom and Student Services, Phase I & 2**

Design



**Riverland Community College
Albert Lea Transportation, Trades and Industrial Education Center**

Design

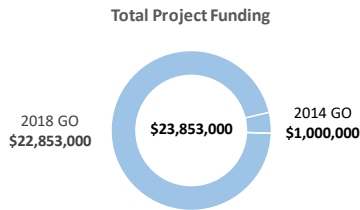
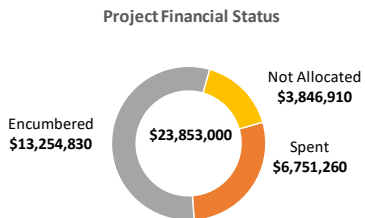


**Minnesota State College/University
Campus/Project**

Status

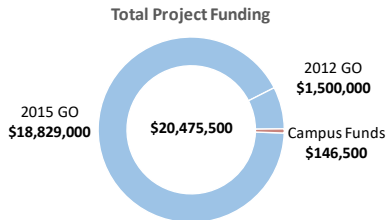
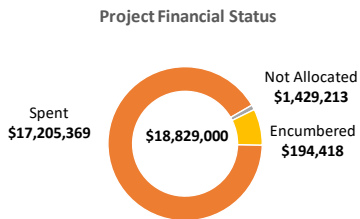
**Rochester Community and Technical College
Memorial and Plaza Halls**

Construction



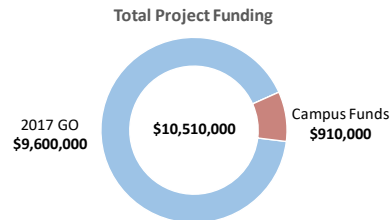
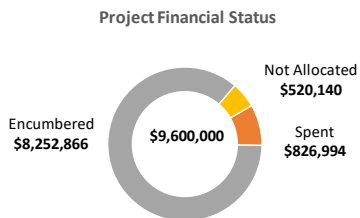
**Saint Paul College
Health and Science Alliance Center Addition**

Closeout/Art



**South Central College
North Mankato STEM and Healthcare Renovation**

Construction

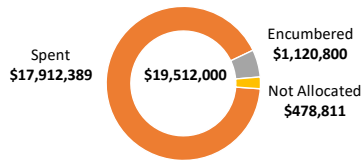


St. Cloud State University

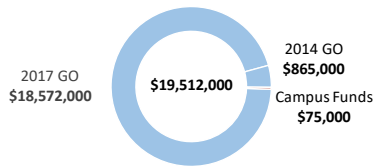
Student Health and Academic Renovation, Eastman Hall

Construction

Project Financial Status



Total Project Funding



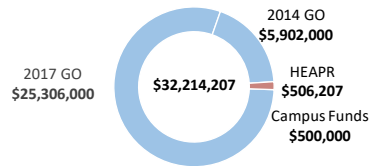
Winona State University

Education Village - Phase 2

Construction

Project Financial Status Not Available
Project was not fully managed in e-Builder

Total Project Funding



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.

Encumbrances and spending for all years through 2014 is close to 100%. Encumbrances for 2015 and 2017 GO converted to HEAPR is under 30%. It is anticipated that the encumbrance percentages will dramatically increase in the next reporting period due to execution of construction contracts. Encumbrance for 2018 is close to 70% with a portion of funds set aside for emergencies due to no bonding bill in 2019.

HEAPR Program Financial Spending Summary

Year	Appropriation Amount	Number of Projects	Encumbrance Percentage	Spent Percentage	Uncommitted Percentage
2002	\$59,999,254	171	100%	100%	0%
2003	\$101,000	1	100%	100%	0%
2005	\$41,500,000	80	100%	100%	0%
2006	\$40,153,878	101	100%	100%	0%
2008	\$59,599,910	137	100%	100%	0%
2009	\$40,000,000	159	100%	100%	0%
2010	\$52,000,000	154	100%	100%	0%
2010C	\$1,952,029	12	100%	100%	0%
2011	\$30,000,000	132	100%	100%	0%
2011C	\$467,113	3	100%	100%	0%
2012	\$20,000,000	70	100%	100%	0%
2012C*	\$3,332,246	17	100%	100%	0%
2014	\$42,500,000	91	100%	100%	0%
2014C*	\$1,198,890	9	100%	99%	0%
2015C*	\$1,787,527.08	2	29%	15%	71%
2017	\$25,000,000	37	91%	71%	9%
2017C*	18,344.00	1	0%	0%	100%
2018	\$45,000,000	34	69%	19%	31%

*"C" noted after the year identifies GO bond funds that were 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. 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 2019.

Revenue Fund Financial Spending Summary

Year	Bond Issuance 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	\$58,795,000	7	100.0%	100.0%	0%
2015	\$45,540,000	4	100.0%	100.0%	0%
2017	\$10,640,000	1	83.0%	83.1%	16.9%

*The final percentage of expenditures may be greater than 100% due to accruing investment interest.

There are no Revenue Fund Program Projects that were active during this reporting period of January 1, 2019 – June 30, 2019.

**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. Two projects have been completed at Riverland Community College and Minnesota State University, Mankato.

Guaranteed Energy Savings Program Spending Summary

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

During this reporting period, an investment audit was completed with favorable findings for the Brooklyn Park and Eden Prairie campuses at Hennepin Technical College. The project was approved by the Board of Trustees at the June 2019 board meeting and the project is planned to start shortly.

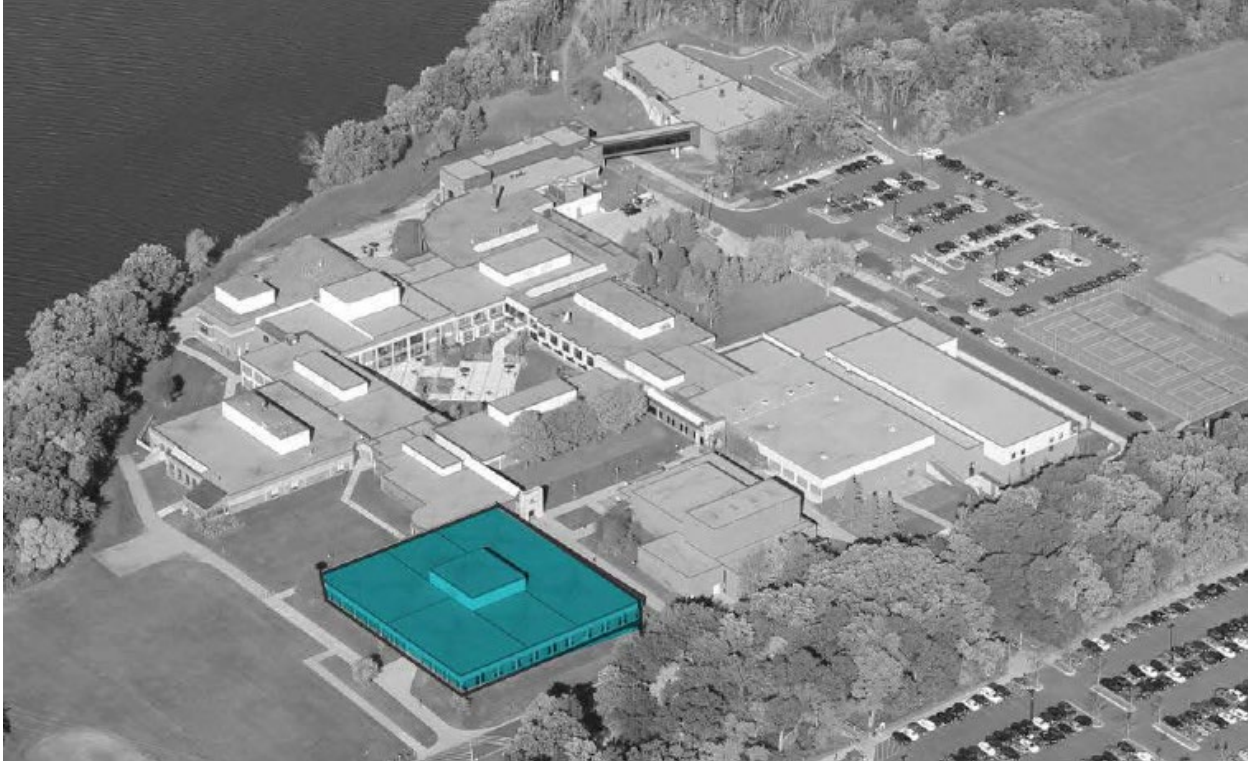
SECTION 3 PROJECT SUMMARIES

Appendix

The following 16 individual project summaries (two-page pull out sheets) funded by General Obligation Bond Fund Capital Program and Revenue Fund Program are arranged alphabetically by college and university. The data is current as of June 30, 2019. Project summaries are updated quarterly and are available at <http://minnstate.edu/system/finance/facilities/design-construction/projectstatus/index.html>.

ANOKA RAMSEY COMMUNITY COLLEGE

Business and Nursing Renovation



CAMPUS PLAN – Coon Rapids

Campus website: www.anokaramsey.edu

PROJECT DESCRIPTION

The scope of this project includes:

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

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

- Enhancing internal circulation and wayfinding
- Removing \$4,902,000 in deferred maintenance, and
- Creating modernized classrooms, code compliant restrooms, centralize offices, and flexible multi-purpose labs.

PROJECT STATUS

Design

PROJECT CONSTRUCTION COMPLETION DATE

July 2021

PROJECT FUNDING

\$ 569,000 2018 State G.O. Bonds (Design)

\$ 16,091,000 2020 Planned State G.O. Bond request (Construction)

\$ 16,660,000 Total

PROJECT HIGHLIGHTS

Area: Renovation 35,000 GSF
 Estimated Construction Cost: \$12,036,000
 Construction Bid Award: TBD
 Project Delivery Method: Design/Bid/Build

PROJECT TEAM

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

PROJECT SCHEDULE

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	J	A	S	O	N	D																								
											AE												SD												DD												CD												CON												CO

AE	Architectural/Engineering Design Consultant Selection
SD	Schematic Design Phase
DD	Design Development Phase
CD	Construction Document Phase

BA	Bidding and Award
CON	Construction
CO	Project Close out

BEMIDJI STATE UNIVERSITY

Academic Learning Center, Campus Renovation and Hagg Sauer Demolition



CAMPUS PLAN - Bemidji

Campus website: 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 Bensen 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

Construction

PROJECT CONSTRUCTION COMPLETION DATE

August 2020

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

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

Estimated Construction Cost: \$ 17,400,000
 Construction Bid Award: \$ 17,273,885
 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

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

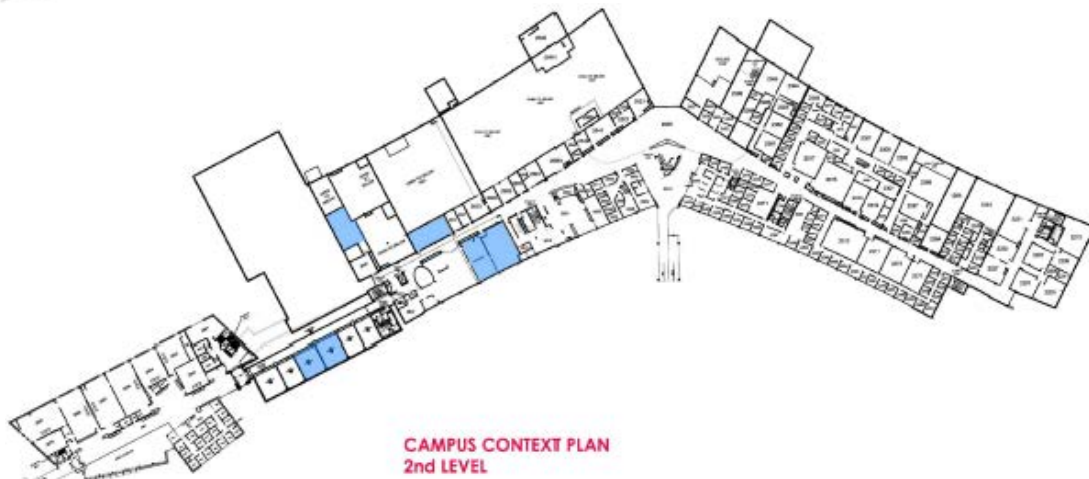
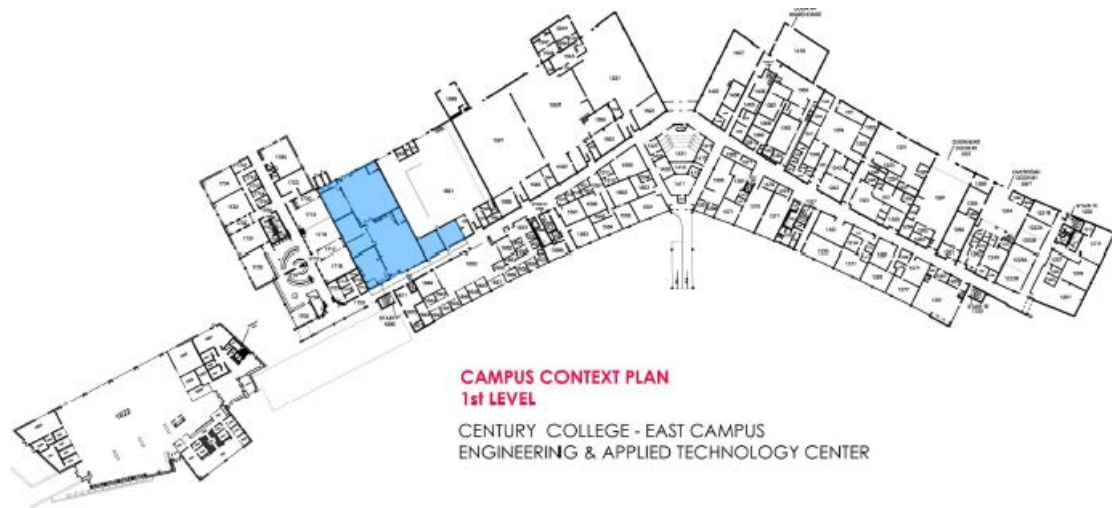
2018 Design/Construction

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		

CENTURY COLLEGE

Applied Technology Center Renovation



CAMPUS PLAN

Campus website: <https://www.century.edu/>

PROJECT DESCRIPTION

The scope of this project includes:

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

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

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

PROJECT STATUS

Design

PROJECT CONSTRUCTION COMPLETION

May 2021

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: Renovate 10,600 GSF and construct 4,000 GSF mezzanine
 Estimated Construction Cost: \$ 4,019,000
 Construction Bid award: Terra Construction
 Project Delivery Method: Construction Manager at Risk

PROJECT TEAM

Campus Project Manager: Mike Houfer
 SO Program Manager: Terry Olsen
 Architect/Engineer: Architecture Advantage
 Construction Manager: Terra General Contractors LLC.

PROJECT SCHEDULE

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
					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		

FOND DU LAC TRIBAL & COMMUNITY COLLEGE

Maajiigi Project



CAMPUS PLAN – Fond du Lac Tribal & Community College

Campus website: www.fdlcc.edu

PROJECT DESCRIPTION

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

The scope of this project includes:

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

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

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

PROJECT STATUS

Construction

PROJECT CONSTRUCTION COMPLETION DATE

September 2019

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: Renovation 2,960 GSF
Renew 600 GSF
Demolish 1,000 GSF

Estimated Construction Cost: \$710,000
Construction Bid Award: \$683,100
Project Delivery Method: Design/Bid/Build

PROJECT TEAM

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

PROJECT SCHEDULE

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
										AE	SD-CD	BA	CON	CO									

KEY

AE	Architectural/Engineering Design Consultant Selection
SD	Schematic Design Phase
DD	Design Development Phase
CD	Construction Document Phase

BA	Bidding and Award
CON	Construction
CO	Project Close out

INVER HILLS COMMUNITY COLLEGE

Technology and Business Center

Campus website: www.inverhills.edu



PROJECT DESCRIPTION

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

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

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

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

PROJECT STATUS

Design

PROJECT CONSTRUCTION COMPLETION DATE

August 2022

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: Renovate 31,800 GSF
 New 2,000 GSF
 Estimated Construction Cost: \$11,948,000
 Construction Bid Award: TBD
 Project Delivery Method: Construction Manager at Risk

PROJECT TEAM

Campus Project Manager: Paul DeMuth
 SO Program Manager: Justine Pliska
 Architect/Engineer: LHB
 Construction Manager: McGough

PROJECT SCHEDULE

2019					2020					2021					2022																				
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					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		

FOND DU LAC TRIBAL & COMMUNITY COLLEGE

Maajiigi Project



CAMPUS PLAN – Fond du Lac Tribal & Community College

Campus website: www.fdlcc.edu

PROJECT DESCRIPTION

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

The scope of this project includes:

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

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

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

PROJECT STATUS

Construction

PROJECT CONSTRUCTION COMPLETION DATE

September 2019

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: Renovation 2,960 GSF
 Renew 600 GSF
 Demolish 1,000 GSF

Estimated Construction Cost: \$710,000
 Construction Bid Award: \$683,100
 Project Delivery Method: Design/Bid/Build

PROJECT TEAM

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

PROJECT SCHEDULE

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
											AE	SD-CD		BA				CON					CO

KEY

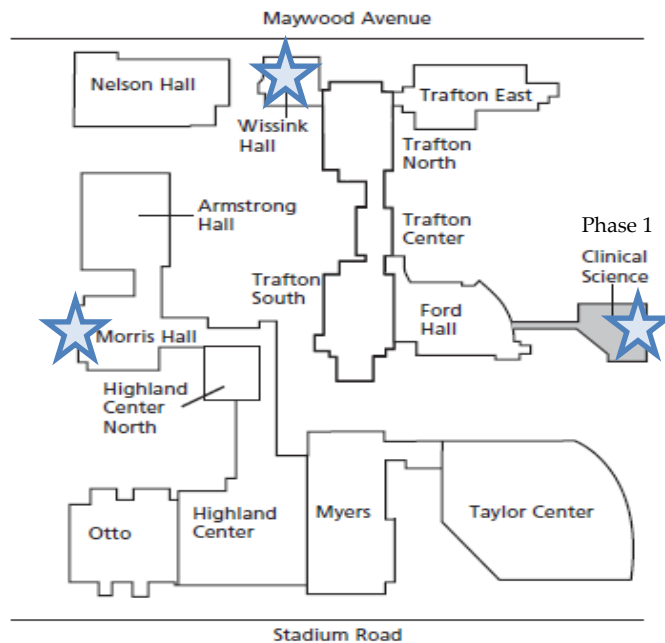
AE	Architectural/Engineering Design Consultant Selection	BA	Bidding and Award
SD	Schematic Design Phase	CON	Construction
DD	Design Development Phase	CO	Project Close out
CD	Construction Document Phase		

MINNESOTA STATE UNIVERSITY, MANKATO

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



Wiecking Center



KEY



Phase 2 areas of work



PARTIAL CAMPUS PLAN Mankato

Campus website: www.mnsu.edu

PROJECT DESCRIPTION

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

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

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

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

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

PROJECT STATUS

Construction

PROJECT CONSTRUCTION COMPLETION DATE

August 2019

PROJECT FUNDING (shown for both Phase 1 and 2)

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

PROJECT HIGHLIGHTS AND PROJECT TEAM

	Remodeling of 3 buildings	Wissink Roof Replacement	Clinical Sciences Solar Panels
Area:	17,555 GSF	N/A	N/A
Estimated construction cost:	\$4,951,500	\$1,401,500	\$125,000
Construction bid award:	\$2,494,000	\$1,139,391	TBD
Contractor:	Met Con Construction	Brennan Construction	TBD
A/E Firm:	Perkins and Will	Inspec	Dolejs & Associates
Campus Project Manager:	Paul Corcoran	Paul Corcoran	Paul Corcoran
SO Program Manager:	Justine Pliska	Justine Pliska	Justine Pliska

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	J	F	M	A	M	J	J	A	S	O	N	D																								
			SD												DD	CD																														BA																									

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

MINNESOTA STATE UNIVERSITY MOORHEAD

Weld Hall Renovation



CAMPUS PLAN

Campus website: <https://www.mnstate.edu/>



PROJECT DESCRIPTION

The scope of this project includes:

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

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

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

PROJECT STATUS

Design

PROJECT CONSTRUCTION COMPLETION

January 2022

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: Renovation 33,484 GSF
 Addition 2,821 GSF
 Estimated Construction Cost: \$14,200,000
 Construction Bid award: TBD
 Project Delivery Method: Design/Bid/Build

PROJECT TEAM

Campus Project Manager: Brenda Norris
 SO Program Manager: Terry Olsen
 Architect/Engineer: YHR Partners LTD
 Contractor: TBD

PROJECT SCHEDULE

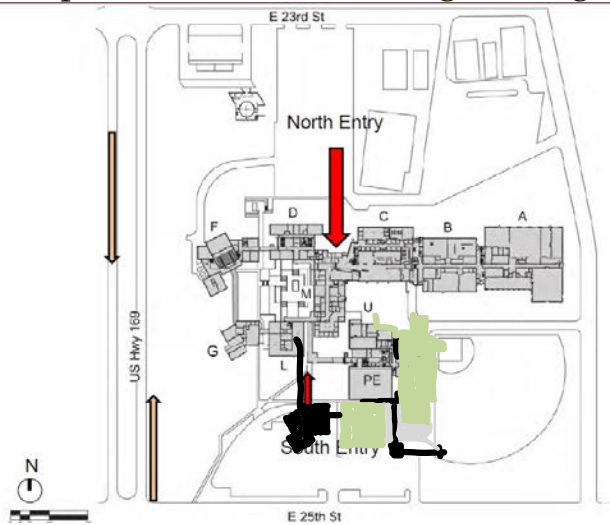
2018					2019					2020					2021					2022																																																
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																					
							AE							SD											DD												CD												BA										CON					CO				

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		

NHED - HIBBING COMMUNITY COLLEGE

Campus Renovation and Rightsizing



CAMPUS PLAN

Campus website: www.hibbing.edu



PROJECT DESCRIPTION

This project will demolish obsolete and underutilized space in Buildings G, 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.

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

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

PROJECT STATUS

Closeout

PROJECT CONSTRUCTION COMPLETION DATE

June 2019

PROJECT FUNDING

\$ 387,000 2014 State G.O. Bonds (Design)
\$11,223,000 2017 State G.O. Bonds (Design/Construction)
 \$11,610,000 Total

PROJECT HIGHLIGHTS

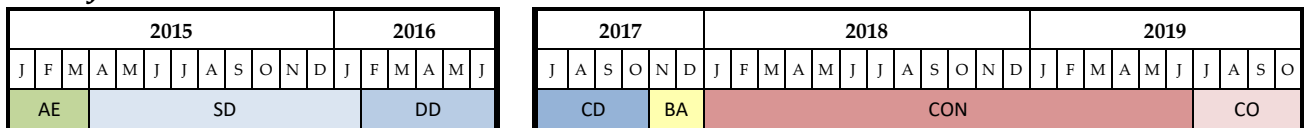
Area: New 4,936 GSF
 Renovation 30,646 GSF
 Demolition 16,935 GSF

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

PROJECT SCHEDULE

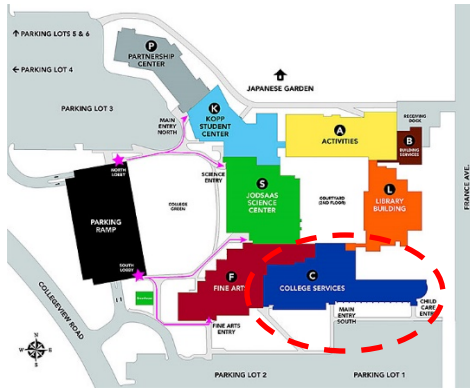


KEY

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		

NORMANDEALE COMMUNITY COLLEGE

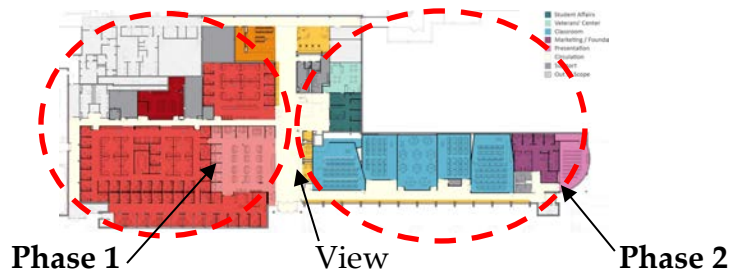
Classroom and Student Services Renovation, Phase 1 and 2



CAMPUS PLAN

Student Services

Campus website: www.normandale.edu



PROJECT DESCRIPTION

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

Phase 1

- Welcoming student service area with innovative service delivery and
- 5 renovated classrooms and new testing lab.

Phase 2

- Modernization of 27 classrooms including flexible furnishings and new technology,
- New math and tutoring centers, and
- New computer lab and faculty offices

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

Phase 1

- Eliminating more than \$5 million of deferred maintenance backlog,
- Improving wayfinding and access between floors, and
- Additional individual and collaborative student study areas.

Phase 2

- Eliminating more than \$8 million of deferred maintenance backlog,
- Overall increased space utilization,
- Updated technology in classrooms and student support areas, and
- Improved efficiency and collaboration in faculty offices.

PROJECT STATUS

Phase 1 and 2 Design

PROJECT CONSTRUCTION COMPLETION DATE

Phase 1 – July 2020

Phase 2 - March 2022

PROJECT FUNDING

\$ 12,636,000 2018 State G.O. Bonds (Phase 1 & 2 Design/ Phase I Construction)

\$ 26,634,000 2020 Planned State G.O. Bonds (Phase 2 Construction)

\$ 39,270,000 Total

PROJECT HIGHLIGHTS

	<u>Phase 1</u>	<u>Phase 2</u>
Area:	Renovate 51,000 GSF	Renovate 94,000 GSF
Estimated Construction Cost:	\$8,290,000	\$16,205,000
Construction Bid Award:	TBD	TBD
Project Delivery Method:	Construction Manager at Risk	

PROJECT TEAM

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

PROJECT SCHEDULE

Phase 1

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
								AE	SD	DD	CD	BA	CON					CO																	

Phase 2

2018					2019					2020					2021					2022																											
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																						

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		

RIVERLAND COMMUNITY COLLEGE – ALBERT LEA

Transportation, Trade and Industrial Education Center

Campus website: www.riverland.edu



PROJECT DESCRIPTION

The scope of this project includes:

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

The impact for students and faculty as a result of this project include:

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

PROJECT STATUS

Design

PROJECT CONSTRUCTION COMPLETION DATE

September 2020

PROJECT FUNDING

\$ 9,522,000 2018 G.O. Funding (Design and Construction)

PROJECT HIGHLIGHTS

Area:	New	7,482 GSF
	Renovation	39,173 GSF
	Demolished	7,488 GSF
Estimated Construction Cost:	\$7,312,600	
Construction Bid Award:	TBD	
Project Delivery Method:	Construction Manager at Risk	

PROJECT TEAM

Campus Project Manager:	Brad Doss
SO Program Manager:	Justine Pliska
Architect/Engineer:	Alliance
Construction Manager:	Knutson Construction

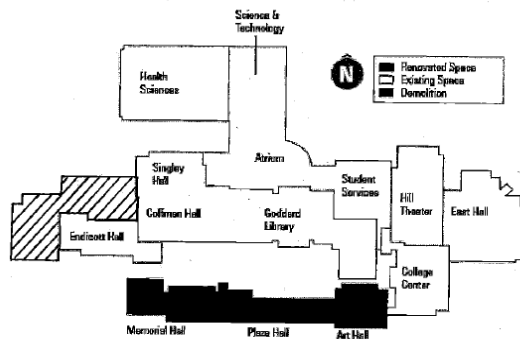
PROJECT SCHEDULE

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								
				AE	SD		DD		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		

ROCHESTER COMMUNITY AND TECHNICAL COLLEGE

Memorial and Plaza Halls Demolition and Renovation



CAMPUS PLAN - Rochester

Campus website: www.rctc.edu



PROJECT DESCRIPTION

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

- An addition added to Endicott Hall for Classrooms, Faculty Offices and Student Support spaces,
- Renovations to existing classrooms,
- Accessibility upgrades,
- Campus infrastructure improvements including a new central chiller plant, and
- Creation of an exterior plaza to the South for outdoor learning and student use.

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

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

PROJECT STATUS

Construction

PROJECT CONSTRUCTION COMPLETION DATE

August 2020

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: New 20,000 GSF
 Remodel 11,000 GSF
 Demolition 38,000 GSF

Estimated Construction Cost: \$18,774,000
 Construction Bid Award: \$15,184,000
 Project Delivery Method: Design/Bid/Build

PROJECT TEAM

Campus Project Manager: Shayn Jensson
 SO Program Manager: Justine Pliska
 Architect/Engineer: Bentz, Thompson, Rietow, Inc.
 Contractor: Market & Johnson

PROJECT SCHEDULE

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

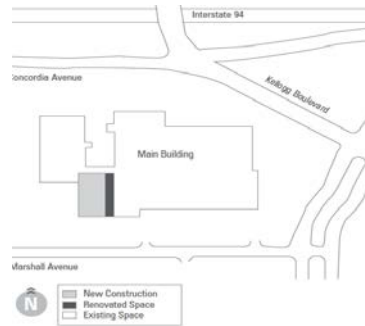
2018												2019												2020												
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
																		CD	BA					CON												CO

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		

SAINT PAUL COLLEGE

Health and Science Alliance Center Addition



CAMPUS PLAN – St. Paul

Campus website: 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)
\$ 146,500 Campus Funds (Parking Lot Construction)
 \$ 20,475,500 Total

PROJECT HIGHLIGHTS

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

PROJECT TEAM

Campus Project Manager: Scott Wilson
 SO Program Manager: Terry Olsen
 Architect/Engineer: Oliver and Associates
 Construction Manager: Knutson Construction

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																								

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 / Public Art
CD	Construction Document Phase		

SOUTH CENTRAL COLLEGE

North Mankato STEM and Healthcare Renovation



CAMPUS PLAN

Campus website: www.southcentral.edu



FLOOR PLAN

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 faculty 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.

PROJECT STATUS

Construction

PROJECT CONSTRUCTION COMPLETION DATE

June 2020

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: Renovation 48,650 GSF
 Renewal 11,350 GSF

Estimated Construction Cost: \$8,174,500
 Construction Bid Award: \$7,774,470
 Project Delivery Method: Construction Manager at Risk

PROJECT TEAM

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

PROJECT SCHEDULE

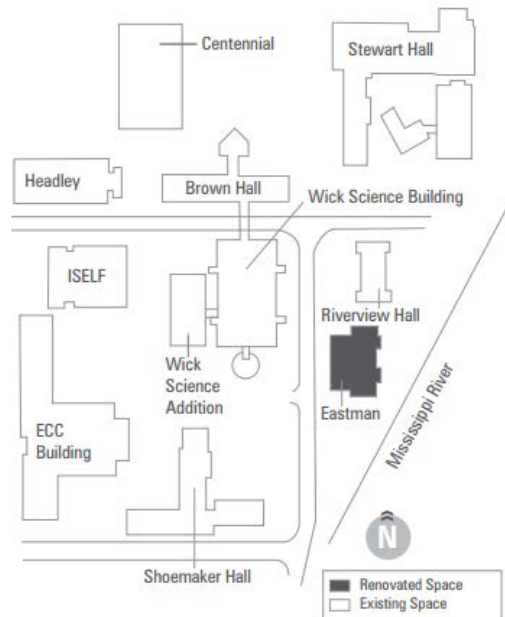
2017					2018					2019					2020																				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
				AE	SD					DD	CD	BA	CON					CO																	

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		

ST. CLOUD STATE UNIVERSITY

Student Health and Academic Renovation, Eastman Hall



CAMPUS PLAN – St. Cloud

Campus website: 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.

PROJECT STATUS

Closeout

PROJECT CONSTRUCTION COMPLETION

March 2019

PROJECT FUNDING

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

PROJECT HIGHLIGHTS

Area: Renovation 43,291 GSF
 New 15,562 GSF
 Estimated Construction Cost: \$ 15,013,000
 Construction Bid Award: \$ 15,616,700
 Project Delivery Method: Construction Manager at Risk

PROJECT TEAM

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

PROJECT SCHEDULE

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

2017					2018							2019																					
J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
		CD			BA		CON							CO																			

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		

WINONA STATE UNIVERSITY

Education Village, Phase 1 & 2 Renovation



CAMPUS PLAN - Winona

Campus website: 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, and
- 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.

Impact for students and the facility as a result of the projects includes:

Phase 1

- Eliminating \$3 million of deferred maintenance backlog.

Phase 2

- Improving building accessibility,
- Creating holistic learning and mentoring environment, and
- 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 - July 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)

\$ 506,207 HEAPR (Phase 2 Construction)

\$ 500,000 Campus Funds (Phase 2 Construction)

\$32,214,207 Total

PROJECT HIGHLIGHTS

	<u>Phase 1</u>	<u>Phase 2</u>	
Area:	Exterior envelope	New	6,450 GSF
		Renovate	82,696 GSF
		Demolish	28,600 GSF
Estimated Construction Cost:	\$ 3,191,464	\$21,994,052	
Construction Bid Award:	\$ 3,191,464	\$21,994,052	
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

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
AE	SD					DD					CD	BA	CON					CO																				

AE	Architectural/Engineering Design Consultant Selection
SD	Schematic Design Phase
DD	Design Development Phase
CD	Construction Document Phase

BA	Bidding and Award
CON	Construction
CO	Project Close out