

Capital Improvement Projects Status Report

June 30, 2005



Minnesota
STATE COLLEGES
& UNIVERSITIES

Capital Improvement Projects Status Report

June 30, 2005

This report covers capital projects under design and/or construction and provides financial and progress status on their execution. This report recaps progress over the six month period ending June 30, 2005. The next report will be issued in January 2006, using data as of December 31, 2005.

As seen on the enclosed execution graphs, actual encumbrances and spending are well ahead of schedule. The FY 2005 Capital Spending Rate chart is based upon a three year project execution schedule, whereas previous years were planned on a four and one-half year schedule. This shortened schedule is reflective, in part, of requesting design funds in one biennium and construction monies in the following biennium. The FY 2005 HEAPR Spending Rate chart highlights the intent to spend and/or encumber all funds within 24 months and finalize execution of any remaining funds within 36 months.

Funding sources for these projects include state general obligation bonds, where one-third of the debt service is paid by Minnesota State Colleges and Universities. One-sixth of the debt service is assigned to the college/university benefiting from the project; one-sixth is spread over the system. Projects under the Higher Education Asset Preservation and Replacement (HEAPR) program are also funded by state general obligation bonds, but with the entire debt service paid by the state.

Projects for construction and renovation of residence halls, student unions and parking facilities at the seven state universities are also reported here if funded by revenue bond proceeds of the Minnesota State Colleges and Universities Revenue Fund, or other sources if the financing, construction and operation of facilities impacts on the Revenue Fund operation.

Also shown are projects funded from outside sources, whether by gift or grants. Most often these outside sources are tied as “matching funds” to a particular project funded by general obligation bonds.

The 2005 legislative session resulted in the passage of a bonding bill in April. The entire list of Capital Improvement Projects approved by the Board for the 2004 legislative session was re-introduced in the 2005 legislative session in the same order as was originally submitted. The final Bonding Bill appropriated \$172,873,000 in line-item capital projects and \$41,500,000 in HEAPR.

Since the projects from this Bonding Bill were delayed by a year from their original schedule, additional funds were requested to compensate for inflation in the cost of labor and materials. An inflation adjustment of 8.63% for projects funded for construction was provided in the bonding bill. Bidding results on large capital projects have been coming in somewhat higher than anticipated; one project required redesign to get within the budget (Inver Hills) and one major project (MSU Moorhead) came in substantially below the estimate. Conversely, roof replacement projects have been coming in generally below estimated costs.

A. PROJETS COMPLETED

During the past six months several projects reached substantial completion.

Revenue Fund Projects:

Southwest Minnesota State University – Student Center Complex



- **Description:** The project is a result of a fire in January 2002 which destroyed the Food Service East building. This project provides for a complete renovation of the existing Student Center West building and construction of a new Student Center. The Student Center lower level includes a complete renovation of the previous Student Center that was badly damaged by the fire. The new Student Center top floor addition includes student senate offices, student activities offices, student affairs offices, an open seating area for dining, areas for individual and group study, conference and seminar rooms, game room, video rental and additional office space. The lower level provides a dining area, a café, coffee shop, a host of seating areas, a television room and bookstore.

- **Funding:**

\$5,200,000	2002 HEAPR
\$10,650,000	Insurance
<u>\$2,350,000</u>	Revenue Fund
\$18,200,000	

- **Gross Square Feet:**

Student Center	77,000 SF
Student Center West	31,000 SF

- **Number of Stories:** Two stories

- **Exterior Finishes:** Brick and glass

- **Substantial Completion:** April 2005

Minnesota State University, Mankato – Centennial Student Union Remodel



- **Description:** The remodeled Centennial Student Union gives students, staff and visitors new places to relax, study and dine while on campus. This project creates a more hospitable and inviting new south entrance to the Student Union and provides an overall enhanced environment for students, faculty and guests. The renovation provides a number of improved spaces on campus for students to use between classes and also major improvements in the food venues in the remodeled upstairs. A large fireplace hearth room and additional restaurants are located in the lower level.
- **Funding:** \$7,751,000 Revenue Fund
- **Gross Square Feet:** 12,407 SF New
56,930 SF Renovation
- **Number of Stories:** Three stories
- **Exterior Finishes:** Brick and Glass
- **Substantial Completion:** April 2005

B. PROJECT CONSTRUCTION CONTRACT AWARDS

During this period, five projects in excess of \$1 million were bid and/or awarded. The bids for the projects reported below came in within budget. Construction contracts awarded include:

- **Century College –Technology Center Renovation**
Program Year – 2002; 2005
Funding - \$2,500,000 in 2002 state G.O. bonds; \$4,888,000 in 2005 state G.O. bonds
Construction Estimate - \$2,673,000
Contract Amount - \$2,443,000
Bid Date – May 2005
Contractor – Jorgenson Construction, Inc.

- **Minnesota State Community and Technical College (Fergus Falls) – Instructional Technology and Fine Arts Addition**
Program Year – 2003; 2005
Funding - \$760,000 in 2003 state G.O. bonds; \$7,604,000 in 2005 state G.O. bonds
Construction Estimate - \$6,009,245
Contract Amount - \$6,300,000
Bid Date –June 2005
Contractor – Comstock Construction, Inc.

- **Minnesota State Community and Technical College (Moorhead) – Sciences and Trades Addition**
Program Year – 2003; 2005
Funding – \$400,000 in 2003 state G.O. funds; \$7,061,000 in 2005 state G.O. bonds
Construction Estimate - \$5,849,000
Contract Amount - \$5,872,200
Bid Date –May 2005
Contractor – Comstock Construction, Inc.

- **Minnesota State University, Moorhead - Hagen Hall Science Renovation (Phase 2)**
Program Year – 2005
Funding - \$10,477,000 in state G.O. bonds
Construction Estimate - \$7,156,230
Contract Amount - \$5,959,500
Bid Date –May 2005
Contractor – Lee Jones & Sons Construction

- **Winona State University** – Pasteur Hall Science Renovation
Program Year – 2005
Funding - \$11,118,000 in state G.O. bonds
Construction Estimate - \$7,946,000
Contract Amount - \$8,325,000
Bid Date – May 2005
Contractor – Market & Johnson, Inc.

One additional project was bid but bids came in significantly over budget. This project is currently undergoing redesign and will be rebid in the next several months.

- **Inver Hills Community College** – Student Services Addition and Renovation
Program Year – 2003; 2005
Funding - \$500,000 in 2003 state G.O. bonds; \$6,045,000 in state G.O. bonds
Construction Estimate - \$4,401,000
Contract Amount - \$5,648,000
Bid Date – June 2005

C. PROJECT DESIGNER SELECTION

Several capital projects were advanced into design during this period. With the passage of a bonding bill in the 2005 legislative session, planning for a number of projects' design progressed. Projects for which designers were selected include:

- **Century College** – New Science and Library Design
Program Year – 2005
Amounts, Source of Funds – \$225,000 in college funds; \$1,000,000 in 2005 state G.O. bonds
Designer Selected – DLR Group
Date Designer Selected – January 2005
- **Northland Community and Technical College** – Workforce Addition and Nursing Renovation
Program Year – 2005
Amounts, Source of Funds – \$2,156,000 in 2005 state G.O. bonds
Designer Selected – JLG Architects
Date Designer Selected – May 2005

D. UPCOMING EVENTS

The next six months will see notable progress on these major projects:

- **Anoka Ramsey Community College** – Academic Building Addition
 - 2003 college funds, \$500,000
 - 2005 state G.O. bonds, \$10,483,000
 - Project is scheduled for bid in June 2005

- **Bemidji State University / Northwest Technical College** – Bridgeman Hall Renovation / Health Addition
 - 2003 state G.O. bonds, \$1,000,000
 - 2005 state G.O. bonds, \$10,863,000
 - Project is scheduled for bid in June 2005

- **Central Lakes College** – Heavy Equipment & Music Additions
 - 2005 state G.O. bonds, \$5,953,000
 - Designer selection is scheduled for August 2005

- **Dakota County Technical College** – Information Technology & Telecommunications Renovation
 - 2003 state G.O. bonds, \$500,000
 - 2005 state G.O. bonds, \$7,387,000
 - Design is scheduled for completion in November 2005; bidding in December 2005

- **Fond du Lac Tribal and Community College** – Library and Cultural Center Design
 - 2005 state G.O. bonds, \$635,000
 - Designer selection is scheduled for August 2006

- **Lake Superior College** – Academic and Student Services Addition
 - 2003 state G.O. bonds, \$700,000
 - 2005 state G.O. bonds, \$11,243,000
 - Design is scheduled for completion in August 2005; bidding in September 2005

- **Minneapolis Community and Technical College** – Health and Science Lab Renovation Design
 - 2005 state G.O. bonds, \$900,000
 - Designer selection scheduled for July 2005

- **Minnesota State College – Southeast Technical College** – Student Services / Nursing / Learning Resource Renovation
 - 2003 state G.O. bonds, \$580,000
 - 2005 state G.O. bonds, \$3,802,000
 - Design is scheduled for completion in October 2005; bidding in November 2005

- **Minnesota State University, Mankato** – Student Athletic Facility Renovation (Phase 3)
 - 2003 state G.O. bonds, \$8,400,000
 - Construction is scheduled for substantial completion in August 2005
- **Minnesota West Community and Technical College (Worthington)** – Science, Nursing Remodel
 - 2003 state G.O. bonds, \$6,300,000
 - Construction is scheduled for substantial completion in July 2005
- **Northeast Higher Education District, Itasca Community College** – Student Housing
 - Donation and private funds, \$3,100,000
 - Construction is scheduled for substantial completion in August 2005
- **Ridgewater College** – Science and Applied Health Renovation
 - 2003 state G.O. bonds, \$2,880,000
 - Construction is scheduled for substantial completion December 2005
- **South Central College (Faribault and North Mankato)** – Applied Lab Renovation
 - 2003 state G.O. bonds, \$300,000
 - 2005 state G.O. bonds, \$5,157,000
 - Design is scheduled for completion in June 2005; bidding in July 2005
- **Southwest Minnesota State University** – Library Renovation
 - 2003 state G.O. bonds, \$9,200,000
 - Construction is scheduled for substantial completion December 2005
- **St. Cloud State University** – Centennial Hall Renovation / Riverview Design
 - 2003 state G.O. bonds, \$10,000,000
 - 2005 state G.O. bonds, \$3,150,000
 - Design for Centennial Hall is scheduled for completion in August 2005, bidding in September 2005
- **St. Cloud Technical College** – Classroom Addition and Workforce Center Renovation
 - 2003 state G.O. bonds, \$700,000
 - 2005 state G.O. bonds, \$15,056,000
 - Project is scheduled for bid in July 2005

E. PROJECT DEVIATION FROM PROGRAM

Occasionally, there are capital projects that experience difficulty in the design and/or construction process. The status of these projects will normally be reported to the Board through this report. No project deviations were noted during this period.

F. CONSTRUCTION LITIGATION

There were no litigation actions this period.

Project Financials

Minnesota State Colleges and Universities

Capital and HEAPR Progress Report: 1994-2005

SUMMARY AND TOTAL PAGE

			Total Appropriation	Total Expense This Quarter	June 30, 2005 Cumulative Enc/Exp	Enc/Exp % of Appropriation	Appropriation Free Balance
HEAPR	1994	HEAPR	24,737,987	0	24,737,987	100.00%	0
HEAPR	1996	HEAPR	16,000,000	0	16,000,000	100.00%	0
HEAPR	1998	HEAPR	42,996,756	0	42,996,756	100.00%	0
HEAPR	2000	HEAPR	31,168,156	75,019	31,168,357	100.00%	(201)
HEAPR	2002	HEAPR	60,000,000	509,331	59,991,552	99.99%	8,448
HEAPR	2005	HEAPR	41,500,000	80,828	12,669,239	30.53%	28,830,762

MnSCU	1994	Capital Funding	114,920,916	0	114,920,916	100.00%	0
MnSCU	1995	Capital Funding	747,600	0	747,600	100.00%	0
MnSCU	1996	Capital Funding	70,388,344	0	70,388,344	100.00%	0
MnSCU	1997	Capital Funding	4,500,000	0	4,500,000	100.00%	0
MnSCU	1998	Capital Funding	99,913,941	0	99,913,941	100.00%	0
MnSCU	2000	Capital Funding	104,582,384	131,140	104,591,719	100.00%	0
MnSCU	2002	Capital Funding	98,847,000	907,798	98,936,943	100.00%	0
MnSCU	2003	Capital Funding	59,716,000	5,550,117	48,752,310	81.64%	10,963,690
MnSCU	2005	Capital Funding	172,873,000	91,087	32,490,890	18.79%	140,382,110

	1996	Other Funding	1,190,365	0	1,190,365	100.00%	0
	1998	Other Funding	15,883,652	0	15,883,652	100.00%	0
	2000	Other Funding	5,016,255	0	5,016,255	100.00%	0
	2002	Other Funding	4,197,261	7,055	4,157,719	99.06%	39,542

MnSCU	2002	Revenue Fund	36,760,964	1,303,640	33,458,821	91.02%	162,095
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Project Schedules



**Minnesota
STATE COLLEGES
& UNIVERSITIES**

*Construction
In
Progress*

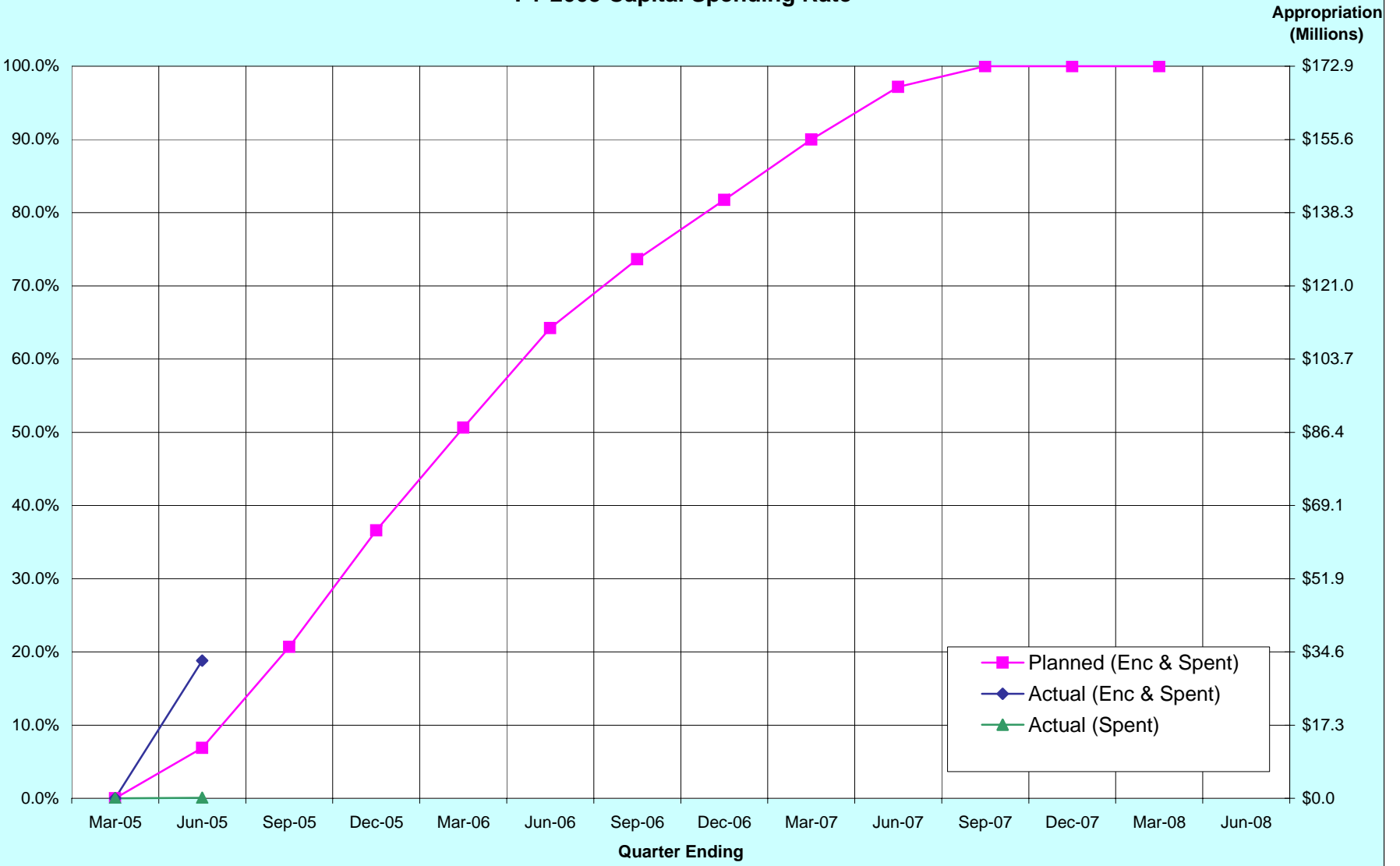
SCHEDULE KEY

- Schematic Design
- Design Development
- Contract Documents
- Bid & Award
- Construction
- Punch List

2002 PROGRAM	PROGRAM BUDGET	2003												2004												2005																							
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec												
Capital Projects																																																	
Alexandria TC - New Technology Lab & Classroom Addition (includes \$0.5M in 2000)	\$9,150,000																																																
Century College - Intermediate Space Purchase & Design	\$2,500,000																																																
Metropolitan SU - New Library (includes \$1M 1998; \$2.504M non-state funds)	\$20,946,000																																																
Minneapolis C&TC - Consolidate Remodel	\$9,000,000																																																
MSU Moorhead - New Science Bldg (Hagen Hall) (includes \$1.6M in 2000)	\$18,955,000																																																
Normandale CC - Science Addition (Phase 2)	\$9,900,000																																																
Winona SU - New Science Bldg. (includes \$1.6M in 2000)	\$31,600,000																																																
System Science Initiative - Remodel Facilities	\$1,900,000																																																
HEAPR Projects Exceeding \$1 Million																																																	
Bemidji SU - Electrical Loop Expansion North & South Campus	\$1,073,200																																																
Century College - Repair & Modernization of Cooling System	\$1,775,000																																																
Dakota County TC - North Wall & Windows, Water Intrusion	\$1,215,000																																																
Hennepin TC - Replace Chiller System, Brooklyn Park	\$2,100,000																																																
Inver Hills CC - Centralized Chiller Plant	\$1,946,000																																																
Minneapolis C&TC - Chiller Plant Restoration	\$2,101,000																																																
MSU, Mankato - Boiler Replacement	\$1,399,100																																																
North Hennepin CC - Phase 2 Utilities Infrastructure Renewal (phase 2)	\$2,171,000																																																
Riverland College (Austin) - HVAC Repairs	\$2,820,000																																																
Southwest Minnesota SU - Student Center Complex (\$5M HEAPR, Insurance, Rev. Fund)	\$18,200,000																																																
St. Cloud State University - Electrical Distribution Loop	\$4,800,000																																																
Revenue Projects																																																	
MSU, Mankato - Carkoski Food Service Remodel	\$800,000	Completed September 2002																																															
MSU, Mankato - Centennial Student Union Remodel (2002 & 2003 Revenue Bonds)	\$7,751,000																																																
MSU Moorhead - Comstock HVAC (2 Phases)	\$3,524,000																																																
St. Cloud State University - Lawrence Hall Remodel	\$2,800,000																																																
St. Cloud State University - Stateview Apartments Purchase & Remodel	\$2,000,000	Completed October 2002																																															
St. Cloud State University - Atwood Student Union Theater Roof (Phase 1)	\$823,000																																																
St. Cloud State University - Atwood Student Union Sprinkler / Asbestos Removal (Phase 1)	\$285,000																																																
Total	\$161,534,300																																																

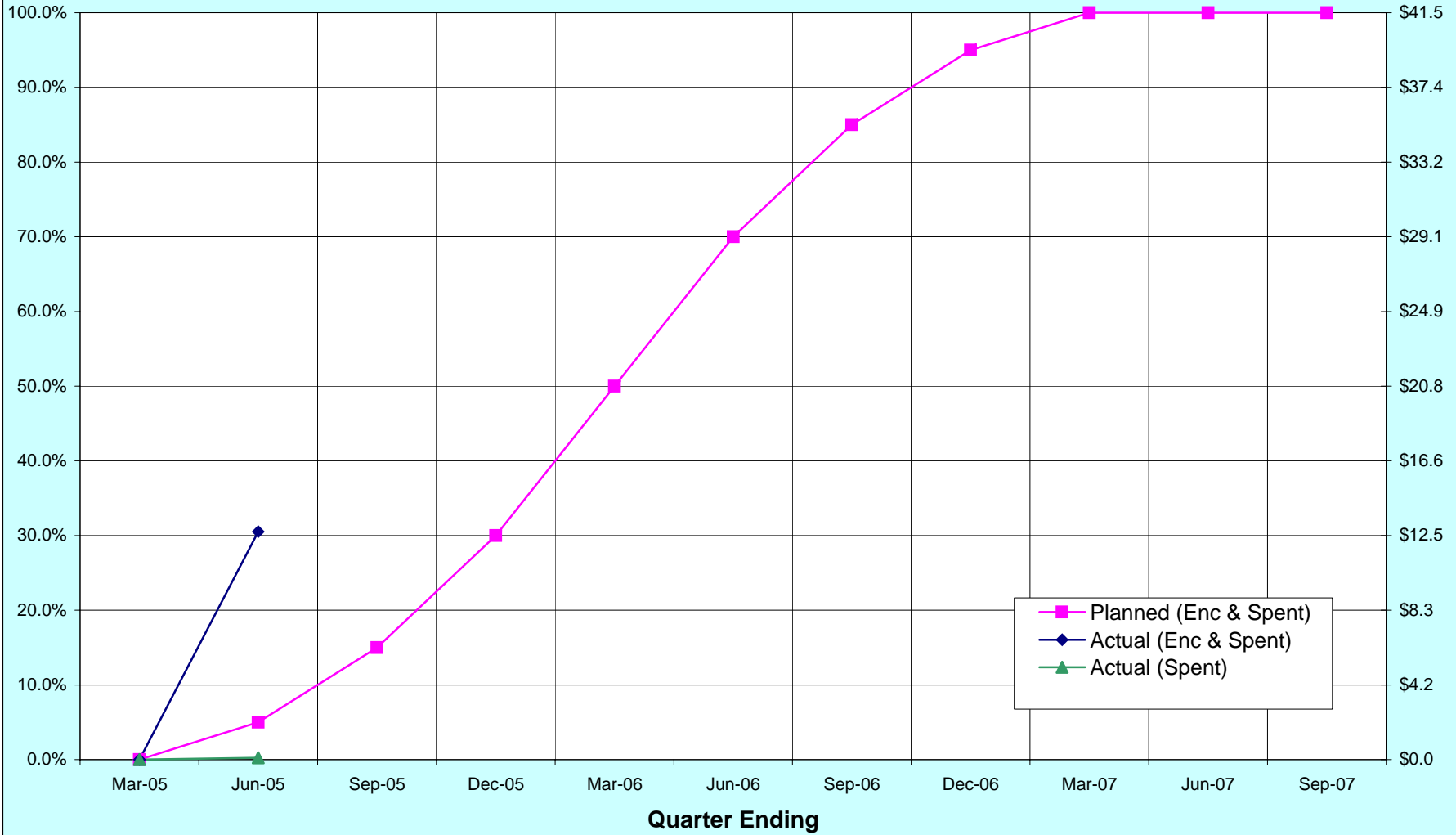
Financial Execution Graphs

FY 2005 Capital Spending Rate



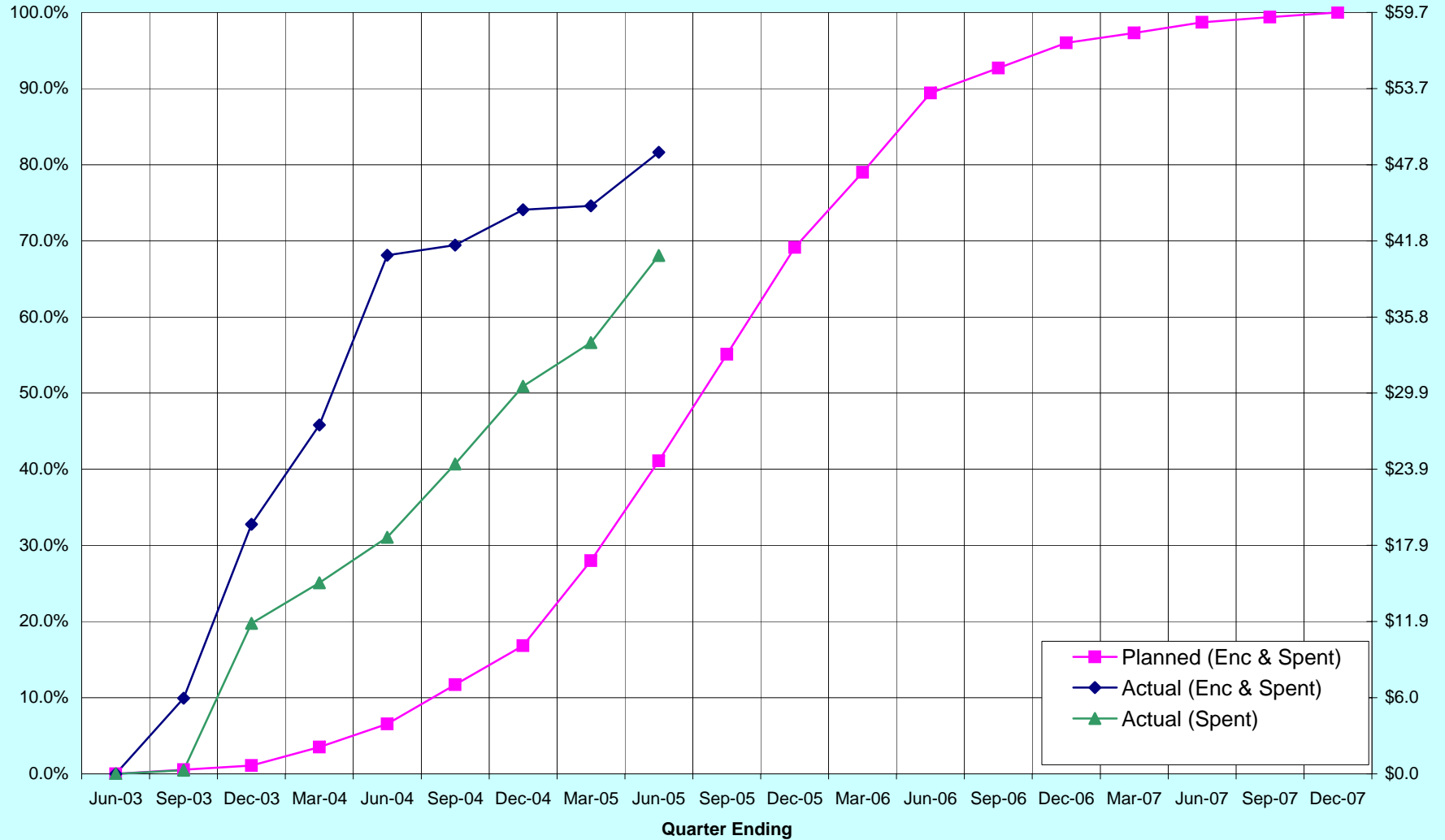
FY 2005 HEAPR Spending Rate

Appropriation
(Millions)

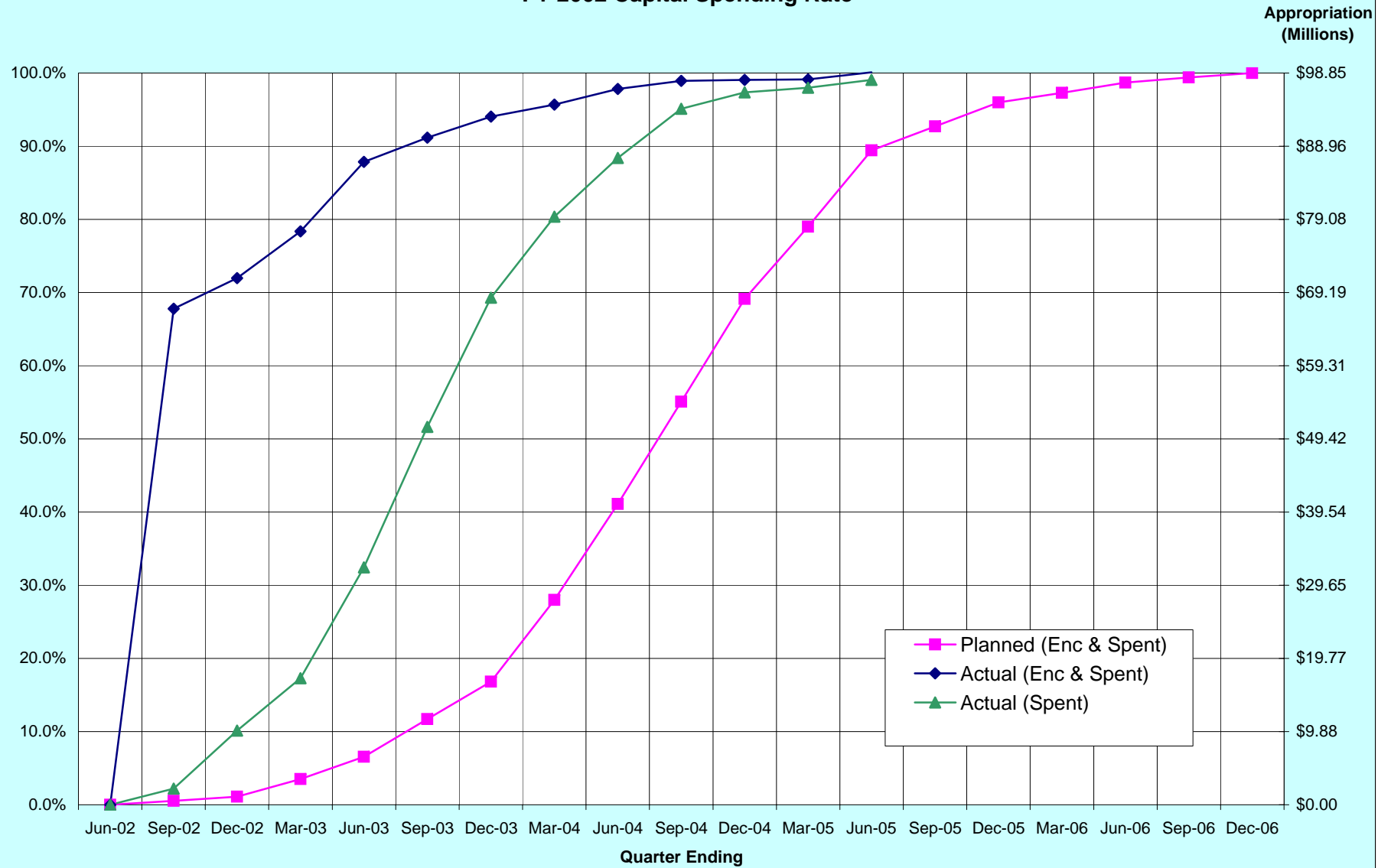


FY 2003 Capital Spending Rate

Appropriation
(Millions)



FY 2002 Capital Spending Rate



FY 2002 HEAPR Spending Rate

