Bemidji State University

Academic Learning Center & Campus Renovation

PreDesign

100% Submittal

October 17th, 2014

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

Name:_____

Date:___10/17/14_____

Registration No.:___18730_____

LHB
PERFORMANCE DRIVEN DESIGN.

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1 Predesign Summary Statement

Project Title

Bemidji State University:
Academic Learning Center & Campus Renovation

View of University's Main Entrance

Project Scope

This project will entail the replacement of 82,500 GSF of severely outdated classroom and office space with a state-of-the-art (TBD GSF) classroom and learning center along with significant renovation of existing space on campus. The existing facility is one of the most highly used buildings with one of the highest FCI values on campus, and has never been significantly renovated since the initial construction over 40 years ago. All HVAC systems are beyond their expected lifespan; all finishes are dated and worn; there is extensive water infiltration in the lower level mechanical room; light levels are poor to adequate; daylightng is severely limited; there are limited student gathering spaces; and instructional spaces are limiting pedagogy. Additional scope to include the renovation of 73,000 GSF space in existing academic buildings on campus: Bensen Hall, Bridgeman Hall, Bangsford Hall, and A.C. Clark Library.

Project Location
Bemidji State University
1500 Birchmont Drive NE
Bemidji, MN 56601

2014 Appropriation
Planning and Design
Funding Provided:
$1,000,000

2016 Appropriation
Construction Funding Request:
$16,000,000

Project Summary
New Construction: 28,00 GSF
Renovation:
Renewal:
Demolition: 82,500 GSF
Construction Start: July 2016
Midpoint of Construction:
June 2017
Occupancy: March 2018

Major Impacts of Project

- Reduce campus size by 53,300 GSF.
- Increase space utilization of classrooms from approximately 47% to 70%.
- Demolition of Hagg Sauer (FCI .31) will eliminate over $7.5 million from the backlog of required maintenance and asset preservation. Renovation of 73,000 GSF will eliminate another $1.5 million from the backlog of required maintenance and asset preservation.
- Create "Learning Communities" for synergistic departments to increase student/faculty contact, establish strong program identity, encourage increased enrollment and retention, and develop stronger community and academic partnerships.
- Create full-spectrum learning facilities: Lecture, collaborative, seminar and active learning, as well as on-line courses.
- Increased utilization of existing facilities through space optimization of existing space on campus. This project renovates significant portions of four academic buildings.
- Continue implementation of the Master Facility Plan by reinforcing the academic core of the campus and connections to Lake Bemidji.
- Increased energy efficiency, reduction of greenhouse gases and compliance with 2009 revisions to MSBG (B3).
- Renewable Energy: Potential installation of photovoltaic panels and /or small wind turbines for demonstration purposes to support Bemidji State University and MnSCU's commitment to environmental responsibility.

Affected Academic Programs

- Geography
- English
- History
- Political Science
- Psychology
- Philospohy
- Social Work
- Sociology
- Mass Communications
- Computer Science
- Math
- Music
- Language
- Library

Affected Student and Administrative Services

Honors Program office; Gender Studies office; Faculty Senate; Faculty offices; Student Clubs; Student Scholarship; Films

Affected Community Programs

ACT Testing; High School Science Fair; Charter School graduations; High School Math Contest; Creativity Festival

Costruction Cost Breakdown by Construction Type

- New Construction: $5,842,500
- Site: $150,000
- Demolition: $570,000
- Site Infrastructure: $250,000
- Renovation: 5,304,525
- Renewal: (Included in renovation costs)

Project Funding and Schedule

- This project is committed to the efficient use of University and State funding sources.
- It is anticipated that design and initial project management fees for the project will total approximately $1,00,000. This funding was secured with the 2014 bonding cycle
- It is anticipated that construction administration, constructon, FFE and additional project management fees for the project will total $16,000,000. This funding will be secured with the 2016 bonding cycle.
- It is anticipated that the funding sequence will allow for construction to start in summer of 2016 with full occupancy in March 2018.

Consequences of Delayed Funding

- Hagg-Sauer Hall is a detriment to meeting current and future student expectations for multiple academic departments, and is not conducive to an increased need for delivering full-spectrum learning options including on-line courses.
- Space utilization will continue to remain low.
- Maintaining current enrollment and student success will become more difficult without having up-to-date learning facilities. The facilities scheduled for renovation have not been upgraded since their construction between 1966 and 1971.
- Delaying the project would also result in continued high backlog of maintenance for the BSU campus, and result in the poor use of limited university resources given the poor condition and code issues with the buildings.
- In addition, operating costs will continue to be higher than a smaller well-designed new facility.

Project Contacts

Bemidji State University (BSU)

Bill Maki	Vice President of Finance & Administration
Jeff Sande	Director of Facilities

BSU Steering Committee

Colleen Greer	Dean, College of Arts & Sciences
James Barta	Dean, College of Health Sciences & Human Ecology
Shawn Strong	Dean, College of Business, Technology, & Communication
Jeff Sande	Director of Facilities
Michelle Frenzel	Registrar
Patrick Guilfoile	Associate Vice President of Academic Affairs
Geri Olson	Information Technology Specialist 3
Bill Maki	VP for Finance & Administration

LHB

R. Bruce Cornwall, AIA	Director of Campus Planning
Stuart Shrimpton	Designer
Abby Meuser, Assoc. AIA	Designer

Obermiller-Nelson Engineering

Jeremiah Christenson, PE
Hank Cornelinssen

Estimating Plus.

Bill Warren	Cost Estimator

Existing Campus

1. **Bangsberg H**
2. Deputy Hall
3. Heating Plant and Garage
4. Harold T. Peters Hall
5. Boat House
6. **Sattgast Hall**
7. Memorial Hall
8. Sanford Hall (Demolished)
9. Hobson Memorial Union
10. **Hagg-Sauer Hall**
11. Bridgeman Hall
12. **A.C. Clark Library**
13. **Bensen Hall**
14. Chet Anderson Stadium
15. Birch Hall
16. Decker Hall
17. Linden Hall
18. Tamarack Hall
19. Cedar Hall
20. Pine Hall
21. Walnut Food Service
22. Oak Hall
23. Maple Hall
24. Maintenance - Receiving
25. Pump House
26. Pump House
27. Athletic Field Sanitation Building
28. John S. Glas Field House
29. Gillett Fitness / Recreation Center
30. Otter Tail Sub Station
31. Electrical Sub Station
32. Alumni-Park House
33. Baseball Stadium
34. American Indian Resource Center

2 Project Background Narrative

Statutory Requirements

The following statutory requirements apply:

- Minnesota Statute 16B.32: Energy Use
- Minnesota Statute 16B.325; subdivision 2; section 2: Energy Conservation and Sustainable Building Guidelines
- Minnesota Statute 16B.326: Heating and Cooling Systems; State-Funded Buildings
- Minnesota Statute 16B.33; Subdivision 3: Designer Selection Board Requirement
- Minnesota Statute 16B.335: Review of Plans and Projects
- Minnesota Statute 16B.35: Art in State Buildings
- Minnesota Statute 16B.335; subdivision 3C: MinnCor Industry Products

Past Appropriations

Alignment with Master Facilities Plan

This project meets several of the goals of the Master Facilities Plan. The replacement of Hagg-Sauer is identified in the master plan as the number one priority for funding via general obligation bonds. This facility was built in 1969 and since its inception has never received significant renovation. Another goal of the Master Plan is to improve academic department identity by giving each program easily identifiable spaces and facilities. The current interior of Hagg-Sauer is outdated and does not reflect the "brand" or the desired "program culture" for any of the departments or programs located here. This project also sets the stage for re-connecting the university with the lake with improved access to the waterfront. Additionally, this project will eliminate a significant backlog of building repairs, and significantly improve energy efficiency-- both major goals of the master plan.

Regional Collaborations

Northwest Minnesota Women's Fund Committee (Women's Studies); Area High Schools (Math and English); ACT Testing; High School Science Fair; Charter School graduations; High School Math Contest; Creativity Festival

Academic Programs

Criminal Justice (2014 FYE: 213.74)

The Criminal Justice major provides students with knowledge about the nature and causes of crime and delinquency, law and the legal system for juveniles and adults in American society, and the decision-making processes of criminal justice agencies. The purpose of a Criminal Justice major within a liberal arts framework is to develop the knowledge, values, and ethical consciousness that are essential for becoming successful managers and leaders in criminal justice and related human service vocations.

Major(s) Offered: Bachelor of Science in Criminal Justice

Geography (2014 FYE: 99.8)

Geography is the study of phenomena and events on the earth's surface, including the activities of human beings. Technical skills in

remote sensing, mapping, computer applications, GIS, survey research, and writing are the geographer's tools. All terrestrial activities are subject to geographic analysis. Students in the program learn specific geographic techniques and their application on regional, national, and global levels and participate in studies in the field.

Major(s) Offered: Geography, B.A.; Geography, B.S. in Geographic Information Systems Emphasis; Geography, B.S. in Regional, Park, Recreational, And Land Use Planning; Geography, B.S. in Traditional Emphasis; Social Studies, B.A. with Geography Emphasis; Wilderness Management And Outdoor Recreation Planning, B.A.S.

English (2014 FYE: 283.48)

The English Department at Bemidji State prides itself as still being the only university in Minnesota that offers an undergraduate degree in Professional and Creative Writing. Concentrators in any of the majors will hone and develop skills in understanding rhetoric, developing personal writing styles, effective teaching skills, and structuring arguments efficiently, just to name a few.

Major(s) Offered: Creative And Professional Writing, B.F.A.; English Education, B.S. (Teacher Licensure); English, B.A.; MA and MS in English

History (2014 FYE: 111.38)

History is the record of past events, including the stories of societies and individual people whose acts, whether noble, common, or foolish, altered the way people lived. Historians study and analyze history in order to appreciate and understand the past, to bring perspective to the present, and to plan for the future. The History curriculum includes historical foundation courses in World and American history, and addresses national and international topics and issues through specialized courses from the ancient and medieval world to the present. Course offerings include a variety of courses in social, intellectual, and political history.

Major(s) Offered: History, B.A.; History, B.S.; Social Studies, B.A. with History Emphasis

Political Science (2014 FYE: 115.85)

Political science is the study of political systems and how they function. It encompasses four major focus areas: International Politics, American Politics, Comparative Politics, and Political Theory. Students of political science gain an understanding of the political nature of the contemporary world, from simple acts such as choosing products as consumers to the complexity of global politics in the information age. As governments and the private sectors of society become more intermingled, political scientists become more valued for their understanding of how both systems work and for their reasoning and analytical skills.

Major(s) Offered: Political Science, B.A.; Social Studies, B.A.; Political Science Emphasis

Psychology (2014 FYE: 294.24)

Psychology is the science of behavior, cognition, and affect. All psychology is grounded in research that ultimately seeks to understand the actions, thoughts, and emotions of people. Applied psychology is designed to provide practical solutions to human problems. All students become directly involved in independent research activities and/or applied human service skills development.

Major(s) Offered: Psychology, B.A.; Psychology, B.S.; Social Studies, B.A. with Psychology Emphasis

Social Work (2014 FYE: 86.60)

The social work profession is dedicated to improving the quality of life for individuals, groups, and communities. It addresses a variety of human needs in the context of complex personal and social situations, and promotes the positive use of resources. The Social Work program emphasizes culturally responsive generalist social work practice and promotes an understanding of human interactions within the social environment. Content areas include social work values and ethics, diversity, promotion of social and economic justice, populations-at-risk, human behavior in the social environment, social welfare policy and services, social work practice, research, field placements, and an international perspective.

Major(s) Offered: Social Work, B.S.

Sociology (2014 FYE: 78.12)

Broadly speaking, sociologists study social life, social change, and the social causes and consequences of human behavior. Sociology majors acquire a broad knowledge of the social structural world (i.e., social inequality, patterns of behavior, forces of social change and resistance, and how social structures work). They also develop a range of research skills, including analyzing and interpreting information, collecting and organizing detailed research notes into a logical presentation, communicating findings both orally and in writing, and using a computer for data processing and analysis.

Major(s) Offered: Social Studies, B.A. with Sociology-Anthropology Emphasis; Sociology, B.A.

Music (2014 FYE: 102)

The primary mission of the Music Department at Bemidji State University is to prepare students for professional careers in music. The faculty recognizes the need for excellence within a broad liberal education, so the department places equal emphasis on music education, performance, and theoretical/historical study in its degree offerings. The department, an accredited institutional member of the National Association of Schools of Music, also maintains a cultural leadership and development role locally and regionally, while striving to achieve a national and international reputation.

Major(s) Offered: Music Education, B.S. (Teacher Licensure -

either Instrumental or Vocal); Music, B.A. (General, Emphasis on Instrumental, Vocal, or Piano Performance, and Jazz Studies Emphasis)

Mass Communication (2014 FYE: 86.1)

Mass communication is the primary means by which our society relays news, information, and entertainment to the public. Technological advances have promoted instantaneous, global, and persistent presentation of images and ideas, both positive and negative. Our curriculum aims to prepare all students to communicate meaningful messages successfully, utilizing print, still and moving images, audio and multimedia technologies.

Major(s) Offered: Mass Communication, B.S.; Marketing Communication, B.S.

Math (2014 FYE: 248.11)

Mathematics in its purest form is an art concerned with the exploration and expression of ideas. In its practical form, mathematics is a symbolic language and is concerned with the application of mathematical ideas and tools to the sciences and other areas of human endeavor. The study of mathematics is grounded in problem solving and includes the ability to think in a certain, organized way. It is basic to careers in the natural sciences, essential to the effective use of computer technology, and valuable in related fields such as the social sciences, business, and industrial technology.

Major(s) Offered: Mathematics Education, B.S. (Teacher Licensure); Mathematics, B.S. with Actuarial Emphasis, Applied Emphasis, or General Emphasis

Computer Science (2014 FYE: 46.02)

Using the language of mathematics, computers have changed our ability to create. Because of their flexibility, computers are integral to most research and are indispensable in most professional careers. Computer Science majors learn to look at complex situations, identify patterns, and develop processes that take advantage of those patterns in order to solve a problem or improve an approach to a problem. They transform their solutions into algorithms and implement programs for a broad range of software systems.

Major(s) Offered: Computer Information Systems, B.S.; Computer Science, B.S. with Integrated Emphasis or Professional Emphasis

Language (2014 FYE: 77.49)

Language is more than a mode of communication. It is the primary means of understanding a culture, a people, a way of life. Studying a second language gives us a perspective on our own language and culture, and prepares us to be knowledgeable and competent citizens of the world. In addition, those who undertake the study of languages experience the satisfaction and pleasure of learning what language is and how it works. In a world that is increasingly interconnected and interrelated, the development of a globally educated populace is crucial. Second language learning is a vital part of such an education.

Major(s) Offered: Certificate Of Ojibwe Language Instruction; Spanish

Education, B.S. (Teacher Licensure); Spanish, B.A.

Philosophy (2014 FYE: 75.32)

Philosophy is a systematic attempt to understand and to resolve some of the most profound, far-reaching, and fundamentally important problems of human experience. The study of philosophy also includes a careful and critical examination of the basic assumptions, the central concepts, the value assertions, and the conclusions of all other disciplines. In addition to broadening our perspectives and heightening our sensitivities, it helps us to discern relationships and organize inferences, to think with clarity and explicate with precision, to critically analyze and think independently, and to probe, question, and explore.

Major(s) Offered: None (Minor in Philosophy)

Planning Process

The Hagg-Sauer predesign began in the late summer of 2014 with meetings between LHB and Bemidji State University to define the preliminary goals of the predesign. Subsequently, a series of stakeholder meetings were held between August and October to gather additional information on individual departments and faculty concerns, including class sizes, specific department requirements, and potential program growth.

Existing statistical information was reviewed, including space utilization percentages and Facilities Condition Index (FCI) rankings. Changing pedagogical strategies, typical classroom sizes, logistics of temporary relocation of departments, and costs were also analyzed to determine the benefits of demolishing, renovation and/or new construction. After several project alternatives were discussed, along with thoughtful review of the Campus Master Plan, the recommendation was made that new construction would be required to provide the university with a high quality educational facility.

This project will be submitted to MnSCU in late fall of 2014 as a predesign for construction funding in 2016.

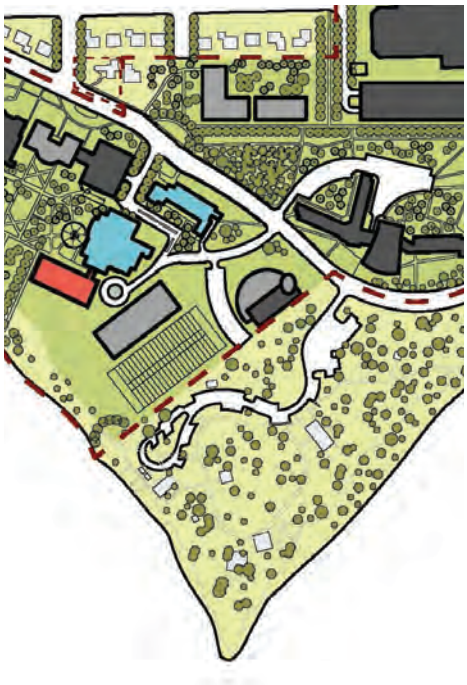
Project Alternatives

Please reference the Appendix for descriptions of the alternative options.

Many options were brought forth for study, and the university's leadership decided to carry forth three versions for additional review. The final recommendation was determined after a thorough analysis with additional input from stakeholders and the university's leadership.

Preferred Option

LHB presented six primary options in addition to the three options explored in the 2012 predesign submittal. As before, general pros and cons were listed for each option. After further deliberation in subsequent meetings the university's leadership determined that Option F would best align with Bemidji State University's vision for the future.



Option F (2016 PreDesign)

Scope: This Option includes the complete demolition of Hagg-Sauer followed by the construction of a Classroom only facility (on the same site) with underutilized portions of additional buildings on campus renovated into faculty offices and some instructional spaces depending on program needs and budget.

Pros: Alignment with 2014 Master Plan; Maintain continuity of existing utilities; Increased connection to Lake Bemidji; Significant increase in space utilization/ optimization; Significant improvement in energy efficiency; significant reduction in campus square footage; significant reduction in backlog of asset preservation investment; Addresses programmatic needs progressively and creatively based upon student needs.

Cons: Logistics of relocating classes on a short term basis during construction is challenging and costly; adjacent parking is not adequate.

Status: Selected as preferred option

Facilities Systems Summary

Hagg-Sauer has an FCI of 0.31 with a backlog of over $7 million dollars. In the next five years, this project would remove all of backlogged repairs and anticipated maintenance from the system for Hagg-Sauer Hall. Therefore, completion of this project would result in a reduction of the backlog by over 13% for the campus. It is important to note the significant size of this campus and the commitment of the University to improve the overall condition of the campus with this project.

Bangsberg Hall:
Size: 53,342 GSF
FCI: 0.13
Backlog: $2,130,000

Benson Hall:
Size: 86,878
FCI: 0.17
Backlog: $4,517,000

Sattgast Hall:
Size: 107,598 GF
FCI: 0.01
Backlog: $537,000

A.C.Clark Library
Size: 71,462 GSF
FCI: 0.05
Backlog: $999,000

Brideman Hall:
Size: 33,772 GSF
FCI: 0.00
Backlog: NA

Spring 2014 Campus Wide Figures
Campus Square Feet: 925, 844 GSF
GSF/ FYE: 219 SF/ FYE
Number of Classrooms and labs: 101
Percent Room Use: 53%
Percent Seat Use: 35%

Spring 2014 Hagg-Sauer figures
Building Square Feet: 82,478 GSF
Number of Classrooms:
Number of Labs:
Classroom Room Use: 79%
Classroom Seat Use: 38%

Spring 2014 Benson Hall figures
Building Square Feet: 53,342 GSF
Number of Classrooms:
Number of Labs:
Classroom Room Use: 53%
Classroom Seat Use: 28%

Spring 2014 Bangsberg Hall figures
Building Square Feet: 86,878 GSF
Number of Classrooms:
Number of Labs:
Classroom Room Use: 29%
Classroom Seat Use: 17%

Spring 2014 Sattgast figures
Building Square Feet: 107,598 GSF
Number of Classrooms:
Number of Labs:
Classroom Room Use: 72%
Classroom Seat Use: 50%

Spring 2014 AC Clark Library figures
Building Square Feet: 71,462 GSF
Number of Classrooms:
Number of Labs:
Classroom Room Use:
Classroom Seat Use:

Spring 2014 Class Size
01-20 : 4 classes that met in small seminar rooms
20-25 : 19 classes
26-35 : 40 classes
40-45 : 34 classes
50-60 : 7 classes
74-100 : 25 classes
143-250 : 3 classes

Enrollment

As a note of interest, the 8% increase in FYE since 2003 has had a small impact on the room utilization rate, since it appears that much of the growth has come in the way of on-line learning. The University is aware of this trend and is considering the implications in planning for future growth.

	FY 2011	FY 2012	FY 2013	FY 2014 (projected)	FY 2015 (projected)	FY 2016 (projected)	FY 2017 (projected)
FYE	4,715	4,634	4,347	4,296	4,265	4,300	4,325

FYE is projected to remain at 4,600 through 2015.

Sustainable Design Impact Summary

Environmental stewardship is one of the three core values of Bemidji State University. Additionally, the president has signed the American College and University Presidents' Climate Commitment. It is a high-visibility effort to address global warming by garnering institutional commitments to neutralize greenhouse gas emissions, and to accelerate the research and educational efforts of higher education to equip society to re-stabilize the earth's climate.

The University's 2011 Climate Action Plan documents 2009 campus carbon emissions and sets a target date for carbon neutrality of 2050. Given the high percentage of carbon emissions related to providing heat and electricity for campus buildings, an energy-efficient Hagg-Sauer will be critical to heading down the path of carbon neutrality and setting a precedent for building projects to follow.

Additionally, the University has been tracking consumer waste at Hagg-Sauer since 2008, including garbage, paper, and containers. If waste-reduction strategies are implemented in the new building, (special recycling bins, etc.) continued tracking may provide an excellent case study in the impact of building design on waste.

3 Project Description

University Goals

Several University goals will be achieved with completion of this project:

- Decrease the quantity of backlogged and anticipated future repairs and maintenance work needed on campus.
- Reduce campus square footage, demolishing outdated facilities and replacing with smaller and more efficient facilities.
- Improve the educational environment on campus by increasing the number of smart classrooms on campus and improving the ability to deliver on-line classes.
- Improve campus classroom utilization by reducing the number of classrooms on campus
- Support the Master Academic Plan by creating new facilities that allow the academic mission to be implemented more fully.
- Implement several key concepts of the Master Facility Plan including:
    - Provide improved program identity
    - Strengthen the academic core of campus
    - Improve the campus environmental quality
    - Increase connections to Lake Bemidji
- Provide facilities that enable full-spectrum teaching facilities.

Project Rationale Highlights

- The space program and diagram is intended to encourage students and faculty to engage on many levels, from the formal classroom environment to informal contact in the community niches created within corridors and dedicated "huddle" areas.
- A specific objective of the facility is to develop interdisciplinary relationships among the academic programs and to facilitate active learning.
- The space program will accommodate traditional lectures, collaborative learning, private study, community meetings, faculty offices, conferences and social gatherings, student gathering spaces, student study areas, and on-line interactive instruction.
- Reduce asset preservation backlog.
- Create "front doors" for various departments and disciplines to encourage department "brands." This is intended to increase enrollment, retention and graduation.
- Create a variety of spaces for varying class sizes as differentiated between lower and upper level classes.
- Provide a 24 seat dedicated computer lab for software specific applications- particularly SPS software for Social Work, Sociology, Psychology, Political Science and Economics.
- Integrate faculty offices and classrooms.
- Open up the facility to the lake for views and access.
- Allow daylight to reach most classrooms and offices.
- Improve indoor-air quality and energy efficiency.
- Reduce campus size by 58,000 GSF

Support of MnSCU Strategic Framework

Minnesota State Colleges and Universities outlined three strategic directions that plan an essential role in Minnesota's economy and providing educational opportunity for all of its citizens. The project supports these as follows:

1. Ensure access to an extraordinary education for all Minnesotans:

Hagg-Sauer is the primary classroom for the College of Arts and Sciences. Almost all students at BSU will spend significant time in this building during their first two years fulfilling their liberal education requirements. The mission of Bemidji State University's Liberal Education curriculum is to create an environment where students of diverse backgrounds and abilities can acquire the knowledge, the skills, the values, and the confidence necessary for effective and responsible participation in our changing global society. Over three-fourths of the liberal education curriculum is housed in Hagg-Sauer Hall so this is the instructional home of the majority of university freshmen and sophomores.

The pedagogies used in higher education have evolved significantly since Hagg-Sauer was built. The current building limits the flexibility of faculty is working with their students. The building is generally set-up to only accommodate lecture-based instruction or at the other extreme, small seminar sessions. These configurations limit faculty from being able to utilize active and collaborative learning strategies such as project-based learning.

An open environment where faculty are easily accessible to students is also not present in Hagg-Sauer. All of the faculty are located in small, private offices on the top floor of the building. The layout of the building makes it difficult and potentially intimidating to locate the faculty. It is critical for retention to do everything feasible from a physical layout standpoint to make it as easy as possible to facilitate the interaction of a potentially-hesitant student and their professor. Since the building has no main inviting entrance and no clear open traffic pattern to the top floor, it clearly limits any informal faculty/student interaction. Creating an environment where there are limited barriers for students to get to know their faculty members is critical strategy towards improving first and second year student retention.

One of the more popular majors at the university is psychology. Psychology is in need of modern instructional and lab facilities. Since Hagg-Sauer Hall was designed and constructed in 1970 there have been a number of program changes in the Psychology Department. Direct access to experiment stations/labs from an open classroom is no longer required. There is a need for more computer and small group space with an observation area. The current room arrangements were designed for multiple animal research labs off a main classroom. Such animal research was popular in undergraduate education in the 1960s and 70s, but is now outdated. These labs have not been used since the early 1980s and their access off a heavily used classroom makes the space inaccessible for other uses. Current research and training in the field involves computer based experiments and digital recording and observations of behavior.

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

To facilitate relationships with the business and industry, it is critical that BSU students have access to current technologies. It is as critical that the BSU faculty have access to learning environments that are flexible and can be adapted easily as the most recent technologies evolve.

There are several degree-programs that work with the community. The students in these programs attain real-world experience that benefits them as they choose a career path. A sample of the programs that would directly benefit from an updated facility include:

- Computer Science majors learn to look at complex situations, identify patterns, and develop processes that take advantage of those patterns in order to solve a problem or improve an approach to a problem. They transform their solutions into algorithms and implement programs for a broad range of software systems.
- Geography majors study the phenomena and events on the earth's surface technical skills in remote sensing, mapping, computer applications, GIS, survey research, and writing are the geographer's tools. Students in the program learn specific geographic techniques and their application on regional, national, and global levels. Studies in the field, and in effective communication and higher level problem-solving, further prepare students for immediate employment in entry level jobs and for graduate study.

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

The replacement of Hagg-Sauer Hall provides university stakeholders with the highest value and most affordable option. Since the current Hagg-Sauer building is the main classroom building at the university, this project will impact just about every single student that attends BSU at some point in their academic career. Current and prospective students demand modern classroom facilities that provide a comfortable learning environment. The learning environment needs to be one that facilitates the interaction between the faculty and their students.

Besides the number of students and faculty that would be impacted by this project. This project also provides great value in the management and protection of state assets. Asset preservation backlog would be reduced by six million dollars. The impact this would have on the overall campus facilities is significant as this comprises 15% of the total backlog for the campus. The project would also reduce the energy consumption on campus as the HVAC systems in Hagg-Sauer are a significant component of the backlog.

This project would also be a visible and significant step in implementing the campus master facility plan and displaying the university's commitment to environmental stewardship. A new Hagg-Sauer Hall would be a central feature of the academic core of campus and connections to Lake Bemidji. The new facility would be constructed in such a way and repositioned so that natural light could radiate throughout the building. The current building's layout

does not provide much of the building with natural light. This has an unquantified impact on the learning environment and faculty and student morale. Natural light is important in an area that is subject to long winters.

BSU Mission Statement, Vision Statement, and Shared Fundamental Values

Mission Statement:

We create an innovative, interdisciplinary and highly accessible learning environment committed to student success and a sustainable future of our communities, state and planet. Through the transformative power of the liberal arts, education in the professions, and robust engagement of our students, we instill and promote service to others, preservation of the earth, and respect and appreciation for the diverse peoples of our region and world.

Vision Statement:

We educate people to lead inspired lives.

Shared Fundamental Values:

- Civic engagement and leadership
- International and multicultural understanding
- Belief in the power of the liberal arts
- Environmental stewardship

Proposed Space Utilizaton

Bemidji State University ran multiple space utilization scenarios using EMS scheduling software with a goal of increasing classroom utilization from the current 47% to a mid-range of 75%. Predictive models suggest reducing the current count of classrooms (110) and teaching Labs (210) by 25 from a total of 98 to 73. The EMS model accounts for the changes that the Hagg-Sauer and Memorial Hall projects will bring to the BSU campus.

The model gave considerationto scheduling instructors back-to-back in the same classroom and in the same building as their office. However, the highest consideration was given to maximum utilization of classroom space in terms of hours used and seats filled. This requires that instructors teach in multiple buildings.

As the steering committee considered adjustments based on campus feedback, the scenario was adjusted to determine the outcome on overall space utilization. Analysis from the scenarios, coupled with feedback from campus constituents, assisted in the determination of re-designing classrooms to fit a broader array of classes and determine the number of classrooms needed for the project. Those adjustments positively impacting space utilization were incorporated into the pre-design.

Numbers:

- 98 classrooms (110/210) to 73, decrease primarily in the 110 classroom
- 11 scenarios were run
- Calculated utilization is at 67% with 21 unassigned courses, most of which are schedule T H at 10:00. If assigned courses changed their time, utilization would be at 70%.
- Utilization is 110 classrooms is in the low 90s.

Existing Hagg-Sauer

Metrics

- Date of Construction: 1969
- Current gsf: 82,000
- Number of Floors: 3 plus basement
- Current Use: Classrooms, computer labs and faculty offices
- Current Replacement Value: $22,157,000*
- Backlog of Repairs Value: $5,933,000*
- Facility Condition Index (FCI): 0.31

  * approximate based on data provided by BSU
- Recommendation: Demolish

Program Needs

The following needs were identified through multiple discussions and interviews with stakeholder groups, review of spaces currently located in Hagg-Sauer Hall, and analysis of the existing facility. For a detailed

comparison between existing and proposed square footage, please refer to the chart found following this section.

For additional information on typical spaces, such as offices, general classrooms, and conference rooms, refer to the Minnesota State Colleges and Universities Space Planning Guidelines located at http://www.finance.mnscu.edu/facilities/studies/index.html.

GENERAL:

Learning Experience Center

The entire project should focus on the learning experience of the student. This concept is an effort by Bemidji State University to apply entrepreneurial thinking to the education experience by creating a center of learning with multiple learning facets. It is the intention to expose students to a variety of leadership, collaborative, and hands-on learning opportunities that prepare them for successful experiences after graduation that better match real world working environments. This educational environment is very flexible and provides linked spaces for lecturing to various sized groups (flexible classrooms), collaborative/ team building exercises ("brainstorming zones"), hands-on learning spaces for individualized study (student study space), and social networking spaces all with direct access to mentors (faculty offices) and peers.This intentional focus on the complete learning experience, a multi-faceted environment, is unique to MnSCU and may provide a model for higher education that can be applied across the system.

Informal Gathering Spaces

Comfortable student lounge areas with a mix of seating options (tables/chairs, couches, comfortable chairs). Email computer kiosks, vending machines, and internet connections (wireless or data ports) are also required. Spaces should promote interaction of students but be balanced with need for more quiet study areas.

Focus Study Areas

Certain areas should be designed to provide space for short-term quiet focused activity. Seating should be raised and comfortable.

Smart Classrooms

Capacity for 24-125 students, plus an instructor's station and/or media cart. Two exit doors preferred, but not required by code. Typical features include carpeting, acoustical ceiling tiles, multi-switched fluorescent lighting, window treatments (if applicable), and adequate electrical/HVAC to accommodate loads generated by 46 computers. In addition, two classrooms should be ITV-equipped to accomodate long-distance learning and on-line courses.

Computer Labs

Capacity for upt to 40 students, plus an instructor's station and/or media cart. Typical features include carpeting, acoustical ceiling tiles, multi-switched fluorescent lighting, window treatments (if applicable), and adequate electrical/HVAC to accommodate loads generated by

computers. Only one small computer lab with special SPSS software is required. But two large labs are required to accomodate Computer Science (one dedicated lab) and the other lab for Social Science and GIS instruction for Geography.

Faculty Office Suites

Office suites to accommodate 72 faculty offices and supporting facilities such as workrooms, storage, and conference space.

Active Learning

Instructional space should be designed to enable collaborative learning, which is accomplished through interactions between students as opposed to a traditional lecture format. The space needs to faciliate group discussions and work on team projects and be furnished with movable tables and chairs. The instructor may offer support and would need a place to observe and be available for assistance without hindering group independence. It is critical to have access to a variety of media and communication technology for research, group work, presentations, and online collaboration.

Home Base

Each faculty office suite should have a dedicated space that is intended to provide each department with a flexible space for establishing a unique program/ department identity. This space is to be used entirely for enhancing the student experience by providing a space that can be used for informal gathering of students, informal tutorials, career information, department clubs etc.

Tutoring

It is anticipated that all students at one time or another need special tutoring or assistance. Dedicated and scheduled space needs to be provided that is designed as a small classroom, but with the amenities of a conference room, such as more comfortable chairs, higher levels of lighting and acoustical controls, an abundance of natural light and full access to media and communication technology.

Geography:

Map Library

A dedicated space for the storage of maps. Special flat storage files are required despite the increased reliance on digital copies. Large scale plotters and scanners are also required, along with large flat tables. Proposed location: Library

Cartography Lab

The Geography Department requires a small dedicated space for the study and creation of maps.

Physical Geography Lab

The Geography Department requires a small dedicated lab for the study Physical Geography.

GIS Computer Lab

A 40 station computing lab with GIS software used for instruction and student project work. Ideally located close to faculty and planning labs to facilitate assistance and collaboration. Space needs to be fully wired for Smart Classroom technology.

Planning Lab

A small space set up for group work that includes flexible tables and chairs, storage, and access to technology.

Special Programs Center

The liberal arts curriculum is supported by several small special programs in need of dedicated yet flexible space for the storage of program specific information, shared work stations and a small conference room. This Special Programs Center is administered by a single staff member shared by each special program facilitator. Current programs consist of Gender Studies; Honors Program; Center for Professional Development; Student Scholarships, Center for Liberal Studies, etc.

Lecture Hall

Large auditorium style instructional space with sloped floor and comfortable fixed seats. Must be fully equipped for Smart Classroom technology and multiple large flat screens for visual access to front of auditorium. 350 seats minimum. Space is designed to accommodate large section lectures, public presentations, and community events. Video conferencing should be considered.

Languages

Language Lab

8 station audio lab for listening and practicing language skills. Must be located near faculty offices for assistance; IT accommodations are a requirement.

Faculty Resource Center

This space is intended to serve as a 'touchdown' space for faculty in the Academic Learning Center in before, after and in-between classes. Space is to include comfortable seating, small kitchenette, two small private conference rooms, hoteling stations and work tables. The 'touchdown' space is intended to enable a quiet space for collegial interaction with faculty peers, pre-lecture prep, confidential conversations with students and colleagues as well as a comfortable place to relax; IT accommodations are a requirement.

Social Work

Video/Interview Rooms

(2) 10 x 12 rooms for confidential interviews and observations; videotaping must be accommodated; IT accommodations are a requirement.

Student Work Center

A large room with moveable tables to accommodate group projects. Needs to accommodate between 8 and 12 students; IT accommodations are a requirement

Learning Lab:

A 6-10 station computer lab that is shared with Psychology; IT accommodations are a requirement

Psychology

Video/Interview Rooms

(3) 10 x 12 rooms for confidential interviews and observations; videotaping and audiotaping must be accommodated; IT accommodations are a requirement.

Student Work Room:

A large room with moveable tables to accommodate group projects. Needs to accommodate between 8 and 12 students; IT accommodations are a requirement

Learning Lab:

A 6-10 station computer lab that is shared with Social Work; IT accommodations are a requirement.

Research Lab:

(2) 10 x 12 rooms for faculty and student research; videotaping and audiotaping must be accommodated; IT accommodations are a requirement.

Math

40 Station Computer Lab (not dedicated)

Computer Science

32 Station Computer Lab (Dedicated)

Student Study Center

This space is intended to serve as a 'touchdown' space for students in the Academic Learning Center in before, after and in-between classes. Space is to include comfortable seating, vending, two small private study rooms, hoteling stations for homework and work tables. The 'touchdown' space is intended to enable an active yet quiet space for social interaction with peers, pre-class prep, and work stations for collaboration with other students, as well as a comfortable place to relax.

Proposed Learning Community Area Summary

STEM: Math & Computer Science

Space	*ASF*	*# Req'd*	*SF*	*New / Renovated*	*# Occupants*
1. Offices					
Faculty		12	110	1,320	12
Hoteling		1	220	220	4
2. Workrooms		1	150	150	
3. Storage		1	110	110	
4. Conference	*20*	1	200	200	10-12
5. Program Centers				0	
6. Instructional Space				0	
Classroom - Type 1	*22*			0	
Classroom - Type 2	*18*			0	
Lecture Hall	*12*			0	
Active Learning Lab	*30*			0	
7. Tutoring Center	*25*			0	
8. Computer Labs	*25*			0	
9. Dedicated Spaces				0	
Language Lab				0	
Writing Center					
Planning Lab				0	
Cartography				0	
Map Library				0	
Physical Geography				0	
Math Library		1	200	200	10-12
Learning Co-op		1	250	250	NA
Learning Commons				0	
Practicum Suite				0	
10. Service Center				0	
11. Faculty Work Center				0	
12. Special Programs Center				0	
Total ASF				**2,450**	
Circulation +35%				858	
Facility Services +10%					
Total SF				**3,308**	

Social Sciences: Geology, Sociology, Political Science

Space	*ASF*	*# Req'd*	*SF*	*New / Renovated*	*# Occupants*
1. Offices					
Faculty		9	110	990	9
Hoteling		1	220	220	5
2. Workrooms		1	150	150	
3. Storage		2	110	220	
4. Conference	*20*	1	200	200	10-12
5. Program Centers				0	
6. Instructional Space				0	
Classroom - Type 1	*22*			0	
Classroom - Type 2	*18*			0	
Lecture Hall	*12*			0	
Active Learning Lab	*30*			0	
7. Tutoring Center	*25*			0	
8. Computer Labs	*25*			0	
9. Dedicated Spaces				0	
Language Lab				0	
Writing Center					
Planning Lab		1	200	200	8
Cartography		1	400	400	12
Map Library				0	
Physical Geography		1	400	400	12
Math Library				0	
Learning Co-op		1	500	500	NA
Learning Commons				0	
Practicum Suite				0	
10. Service Center				0	
11. Faculty Work Center				0	
12. Special Programs Center				0	
Total ASF				**3,280**	
Circulation +35%				1,148	
Facility Services +10%					
Total SF				**4,428**	

Humanities: English, History, Philosophy, Language

Space	*ASF*	*# Req'd*	*SF*	*New / Renovated*	*# Occupants*
1. Offices					
Faculty		27	110	2,970	27
Hoteling		3	110	330	9
2. Workrooms		3	150	450	
3. Storage		3	110	330	
4. Conference	*20*	3	200	600	10-12
5. Program Centers				0	
6. Instructional Space				0	
Classroom - Type 1	*22*			0	
Classroom - Type 2	*18*			0	
Lecture Hall	*12*			0	
Active Learning Lab	*30*			0	
7. Tutoring Center	*25*			0	
8. Computer Labs	*25*			0	
Small	*32*			0	
Large	*32*			0	
9. Dedicated Spaces				0	
Language Lab		1	800	800	
Writing Center				0	
Planning Lab				0	
Cartography				0	
Map Library				0	
Physical Geography				0	
Math Library				0	
Learning Co-op		1	1,000	1,000	NA
Learning Commons				0	
Practicum Suite				0	
10. Service Center		1	400	400	
11. Faculty Work Center				0	
12. Special Programs Center				0	
Total ASF				**6,880**	
Circulation +35%				2,408	
Facility Services +10%					
Total SF				**9,288**	

Notes: Mechanical Penthouse 2,000 SF +/-, Electrical/IT Service 300 SF +/-, (2) IT Closets 200 SF +/-

Human Services: Social Work, Psychology

Space	*ASF*	*# Req'd*	*SF*	*New / Renovated*	*# Occupants*
1. Offices					
Faculty		15	110	1,650	15
Hoteling		2	110	220	5
2. Workrooms		2	150	300	
3. Storage		2	110	220	
4. Conference	*20*	2	200	400	10-12 Each
5. Program Centers				0	
6. Instructional Space				0	
Classroom - Type 1	*22*			0	
Classroom - Type 2	*18*			0	
Lecture Hall	*12*			0	
Active Learning Lab	*30*			0	
7. Tutoring Center	*25*			0	
8. Computer Labs	*25*			0	
9. Dedicated Spaces				0	
Language Lab				0	
Writing Center					
Planning Lab				0	
Cartography				0	
Map Library				0	
Physical Geography				0	
Math Library				0	
Learning Co-op		1	500	500	
Learning Commons				0	
Practicum Suite		1	1,000	1,000	
10. Service Center				0	
11. Faculty Work Center				0	
12. Special Programs Center				0	
Total ASF				**4,290**	
Circulation +35%				1,502	
Facility Services +10%					
Total SF				**5,792**	

Notes: Mechanical Penthouse 2,000 SF +/-, Electrical/IT Service 300 SF +/-, (2) IT Closets 200 SF +/-

Learning Commons

Space	*ASF*	*# Req'd*	*SF*	*New / Renovated*	*# Occupants*
1. Offices					
Faculty				0	
Hoteling				0	
2. Workrooms				0	
3. Storage				0	
4. Conference	*20*			0	
5. Program Centers				0	
6. Instructional Space				0	
Classroom - Type 1	*22*			0	
Classroom - Type 2	*18*			0	
Lecture Hall	*12*			0	
Active Learning Lab	*30*			0	
7. Tutoring Center	*25*			0	
8. Computer Labs	*25*			0	
9. Dedicated Spaces				0	
Language Lab				0	
Writing Center					
Planning Lab				0	
Cartography				0	
Map Library		1	800	800	
Physical Geography				0	
Math Library				0	
Learning Co-op				0	
Learning Commons		1	21,405	21,405	
Practicum Suite				0	
10. Service Center				0	
11. Faculty Work Center				0	
12. Special Programs Center		1	800	800	
Total ASF				**23,005**	
Circulation +30%				(Included)	
Facility Services +10%					
Total SF				**23,005**	

Academic Learning Center				Total SF		
Space	*ASF*	*# Req'd*	*SF*	*New / Renovated*		*# Occupants*
1. Offices						
Faculty				0		
Hoteling				0		
2. Workrooms				0		
3. Storage				0		
4. Conference	*20*			0		
5. Program Centers				0		
6. Instructional Space				0		
Classroom - Type 1	*22*			0		
Classroom - Type 2	*18*	4	2,250	9,000		125
Lecture Hall	*12*	1	4,200	4,200		350
Active Learning Lab	*30*	2	1,500	3,000		48
7. Tutoring Center	*25*			0		
8. Computer Labs	*25*	1	800	800		32
9. Dedicated Spaces				0		
Language Lab				0		
Writing Center						
Planning Lab				0		
Cartography				0		
Map Library				0		
Physical Geography				0		
Math Library				0		
Learning Co-op				0		
Learning Commons				0		
Practicum Suite				0		
10. Service Center		1	400	400		
11. Faculty Work Center		1	800	800		
12. Special Programs Center				0		
Total ASF				**18,200**		
Circulation +35%				6,370		
Facility Services				2,500		
Total SF				**27,070**		

Notes: Mechanical Penthouse 2,000 SF +/-, Electrical/IT Service 300 SF +/-, (2) IT Closets 200 SF +/-

Music

Space	*ASF*	*# Req'd*	*SF*	*New / Renovated*	*# Occupants*
1. Offices					
Faculty					0
Hoteling					0
2. Workrooms					0
3. Storage					0
4. Conference	*20*				0
5. Program Centers					0
6. Instructional Space					0
Classroom - Type 1	*22*				0
Classroom - Type 2	*18*				0
Lecture Hall	*12*				0
Active Learning Lab	*30*				0
7. Tutoring Center	*25*				0
8. Computer Labs	*25*				0
9. Dedicated Spaces					0
Language Lab					0
Writing Center					
Planning Lab					0
Cartography					0
Map Library					0
Physical Geography					0
Math Library					0
Learning Co-op					0
Learning Commons					0
Practicum Suite					0
10. Service Center					0
11. Faculty Work Center					0
12. Special Programs Center					0
Total ASF					**0**
Circulation +35%					0
Facility Services +10%					0
Total SF					**6,550**

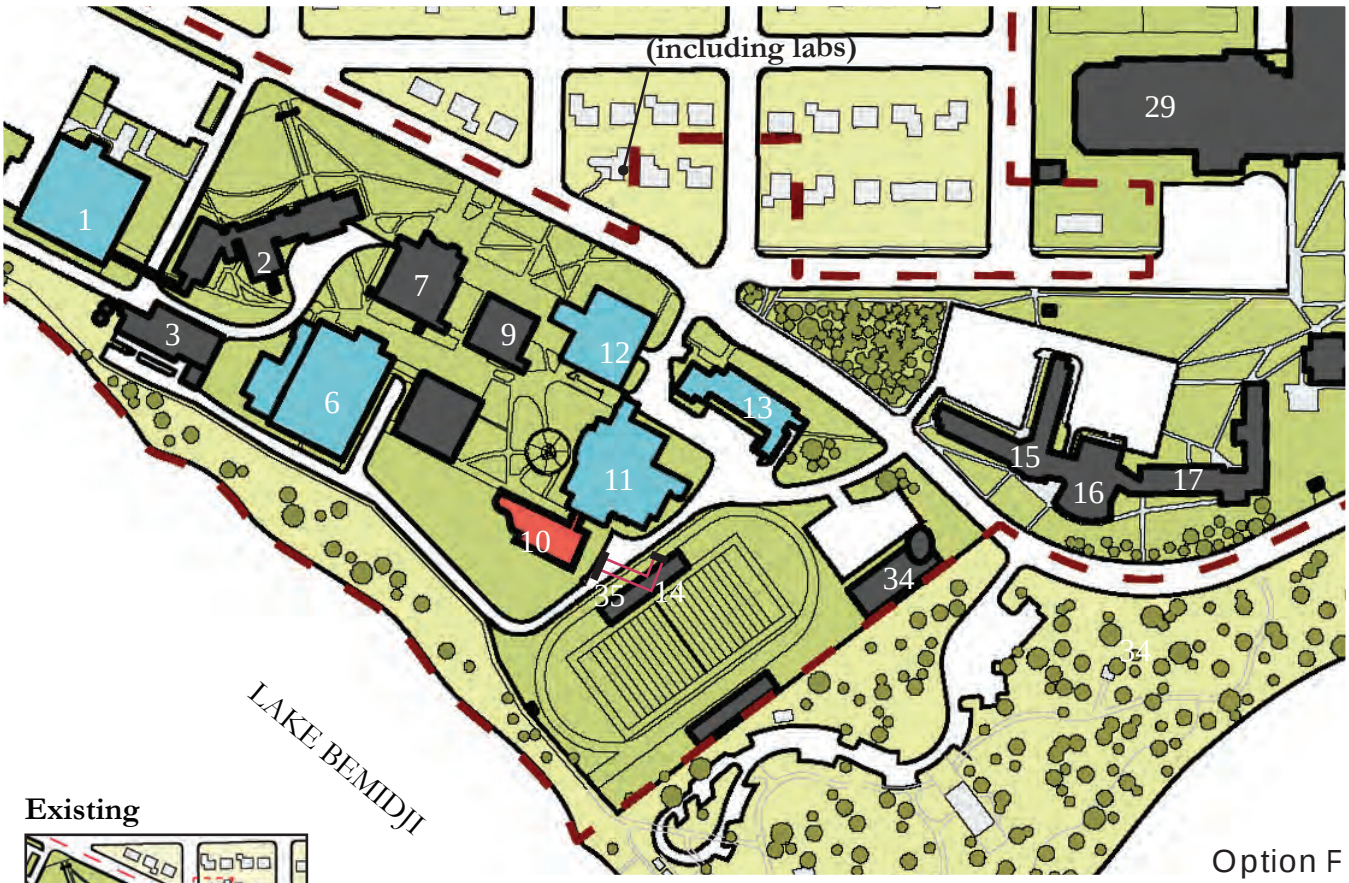
Notes: Mechanical Penthouse 2,000 SF +/-, Electrical/IT Service 300 SF +/-, (2) IT Closets 200 SF +/-

Program Location Matrix

Program	*Current*	*Proposed*	*Notes*
Georgraphy	Hagg-Sauer	Sattgast	
English	Hagg-Sauer	Bangsberg	
History	Hagg-Sauer	Bangsberg	
Political Science	Hagg-Sauer	Sattgast	
Psychology	Hagg-Sauer	Bensen	
Philosophy	Hagg-Sauer	Bangsberg	
Social Work	Hagg-Sauer	Bensen	
Sociology	Hagg-Sauer	Sattgast	
Math	Hagg-Sauer	Sattgast	
Computer Science	Hagg-Sauer	Sattgast	
Language	Hagg-Sauer	Bangsberg	
Special Programs Center	Hagg-Sauer	Academic	
Mass Communications	Bangsberg	Deputy	University Funds
Ceramics	Bensen	Bridgeman	

Proposed Site Design

1.	Bangsberg Hall	13.	Education - Art Building	25.	Pump House
2.	Deputy Hall	14.	Chet Anderson Stadium	26.	Pump House
3.	Heating Plant and Garage	15.	Birch Hall	27.	Athletic Field Sanitation Building
4.	Harold T. Peters Hall	**16.**	Decker Hall	28.	John S. Glas Field House
5.	Boat House	17.	Linden Hall	29.	Gillett Fitness / Recreation Center
6.	Sattgast Hall	18.	Tamarack Hall	30.	Otter Tail Sub Station
7.	Memorial Hall	19.	Cedar Hall	31.	Electrical Sub Station
8.	Sanford Hall	20.	Pine Hall	32.	Alumni-Park House
9.	Hobson Memorial Union	21.	Walnut Food Service	33.	Baseball Stadium
10.	**Academic Learning Center**	22.	Oak Hall	34.	American Indian Resource Center
11.	Bridgeman Hall	23.	Maple Hall	35.	Utility Tunnel
12.	A.C. Clark Library	24.	Maintenance - Receiving	36.	Turn-Around



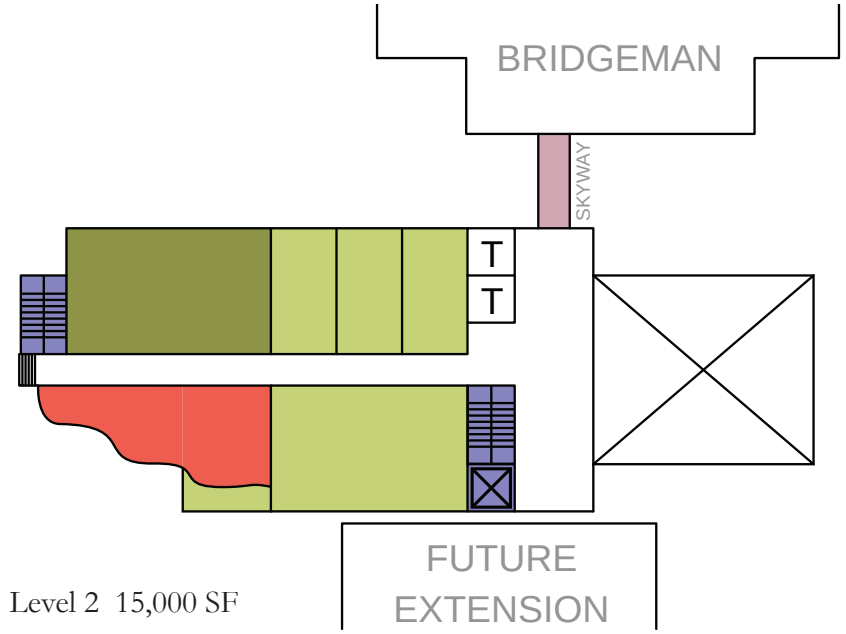
Option F

Existing

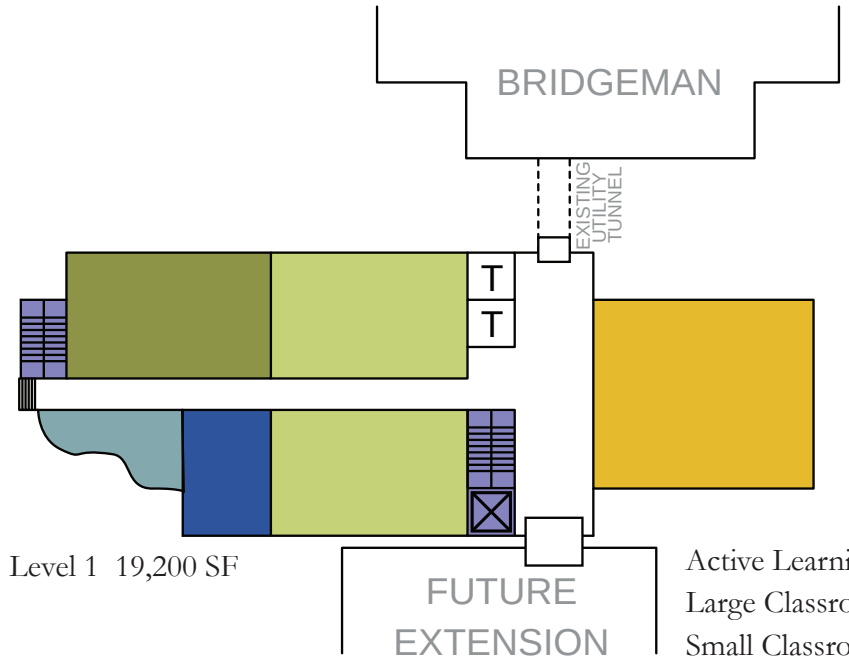
Selective Renovation

New Construction

Architectonic Program Diagram
Academic Learning Center



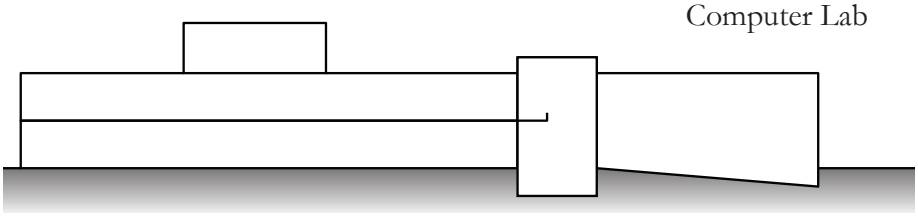
Level 2 15,000 SF



Level 1 19,200 SF

- ***Classrooms***
- ***Active Learning Classrooms***
- ***Faculty Workshop/Admin. Support***
- ***Study Lounge***
- ***Support***
- ***Vertical Circulation***
- ***Auditorium***
- ***Skyway***
- ***Computer Lab***

Active Learning	2	1,200 SF (EA)	54 Seats (EA)
Large Classroom	3	2,500 SF (EA)	125 Seats (EA)
Small Classrooms	3	800 SF (EA)	40 Seats (EA)
Lecture Hall	1	4,000 SF	350 Seats
Computer Lab	1	800 SF	32 Seats



Architectonic Program Diagram
Sattgast

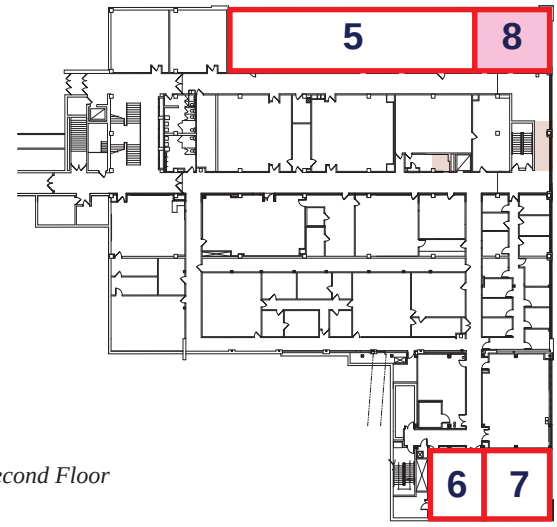
Third Floor

1	Social Science Learning Co-Op (Geography, Sociology, Political Science)	2,100 SF
2	Geography Labs	1,285 SF
3	Faculty Resource	500 SF
4	Computer Lab (32)	930 SF

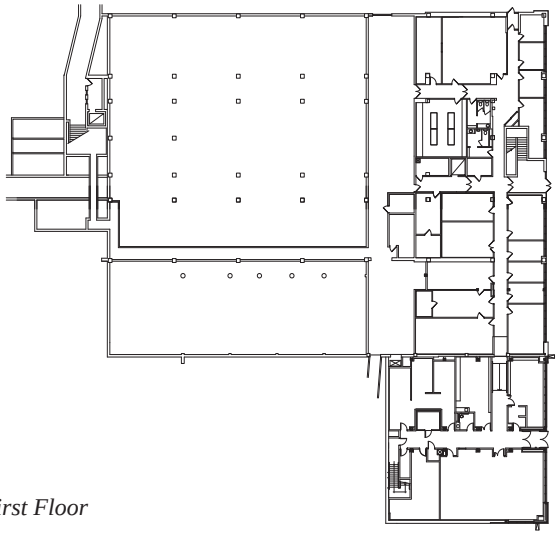
Third Floor

Second Floor

5	STEM Learning Co-Op Mathematics & Computer Science	3,350 SF
6	Study Center	800 SF
7	Computer Lab (40)	1,030 SF
8	Dean's Suite	975 SF



Second Floor



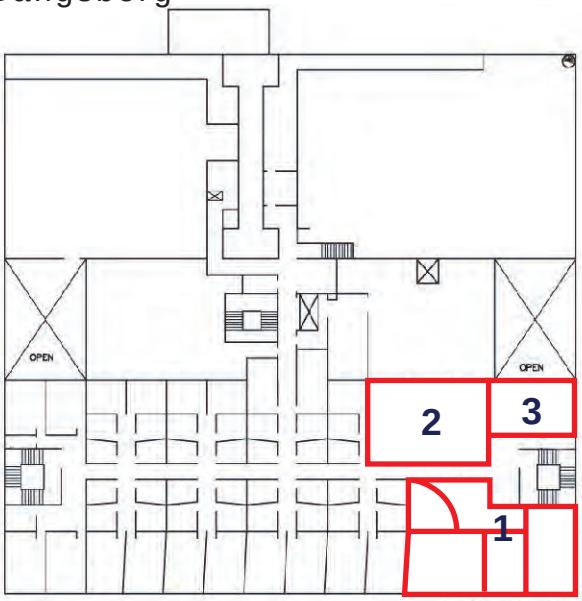
First Floor

"Lights/Brights" Only

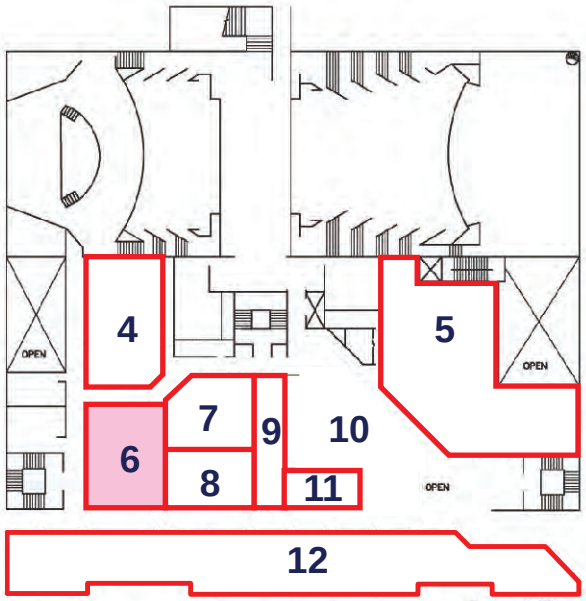
University Funds (separate project)

Architectonic Program Diagram

Bangsberg



Third Floor



Second Floor

Third Floor

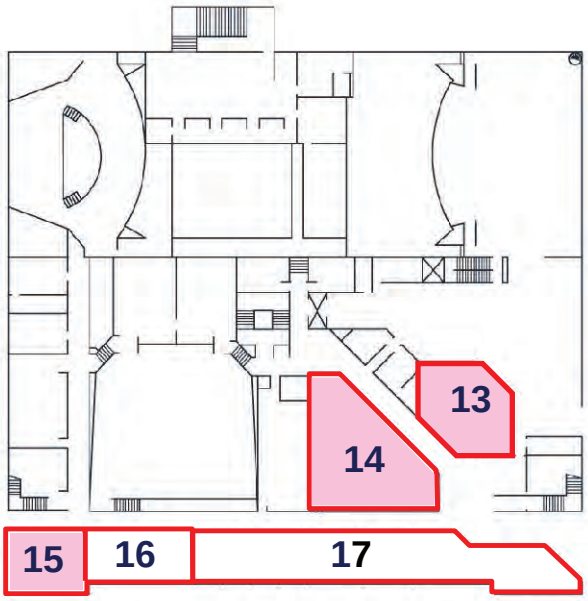
1	Music Dept. Office/Lounge	2,030 SF
2	Electronic Keyboard Lab	1,220 SF
3	Large Practice Rooms	600 SF

Second Floor

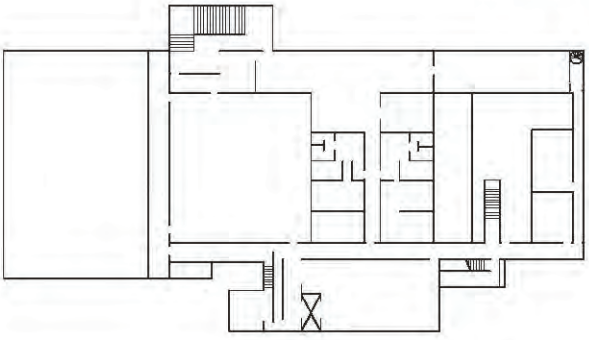
4	Electronic Music/Studio	1,120 SF
5	English/Speech/Language Offices	2,800 SF
6	Classroom	940 SF
7	General Education Classroom	800 SF
8	General Education Classroom	800 SF
9	Study Center	670 SF
10	Humanities Commons	1,200 SF
11	Administrative Assisstant	160 SF
12	English/Languages	3,700 SF

First Floor

13	Music Tech Classroom	910 SF
14	Music Education Classroom	1,500 SF
15	Ensemble	625 SF
16	Music Listening	660 SF
17	History/Philosophy Offices	2,250 SF



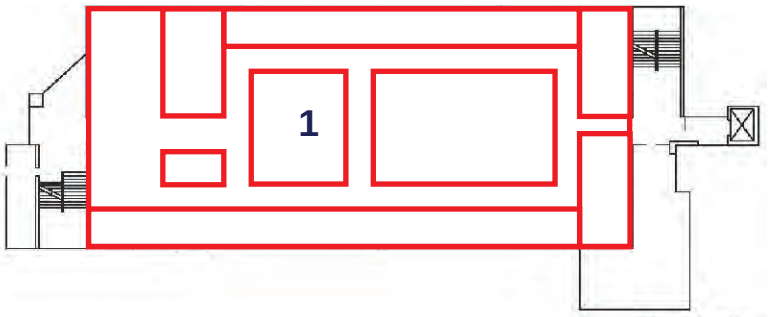
First Floor



Basement

"Lights/Brights" Only

University Funds
(separate project)



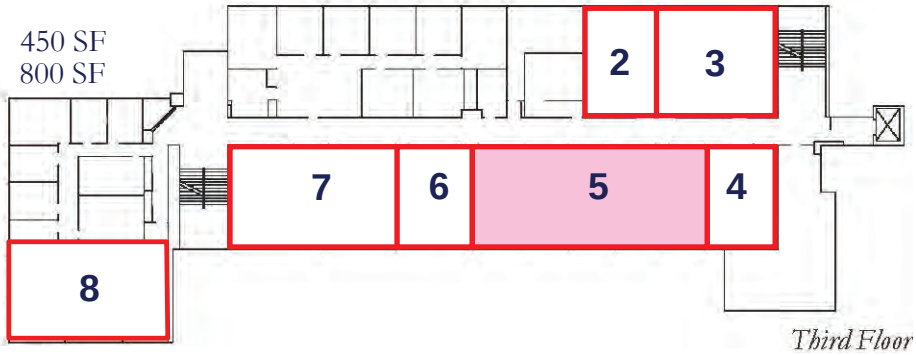
Fourth Floor

Fourth Floor

1 Human Services Learning Co-Op (Psychology & Social Work) 8,370 SF

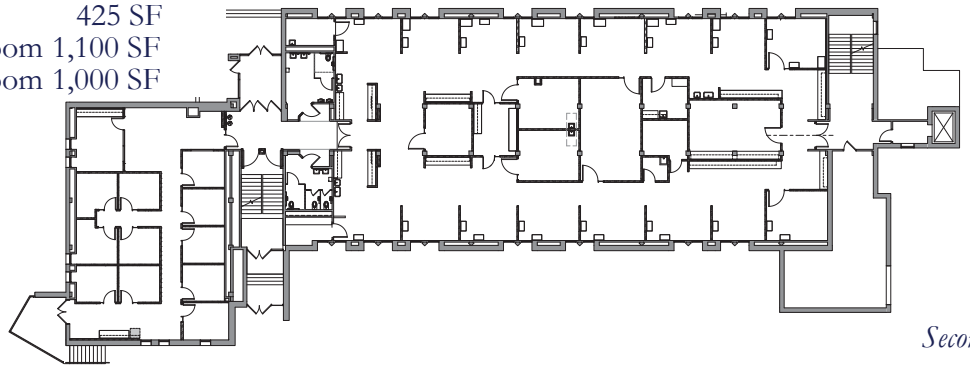
Third Floor

2 Seminar/Conference 450 SF
3 General Education Classroom 800 SF



Third Floor

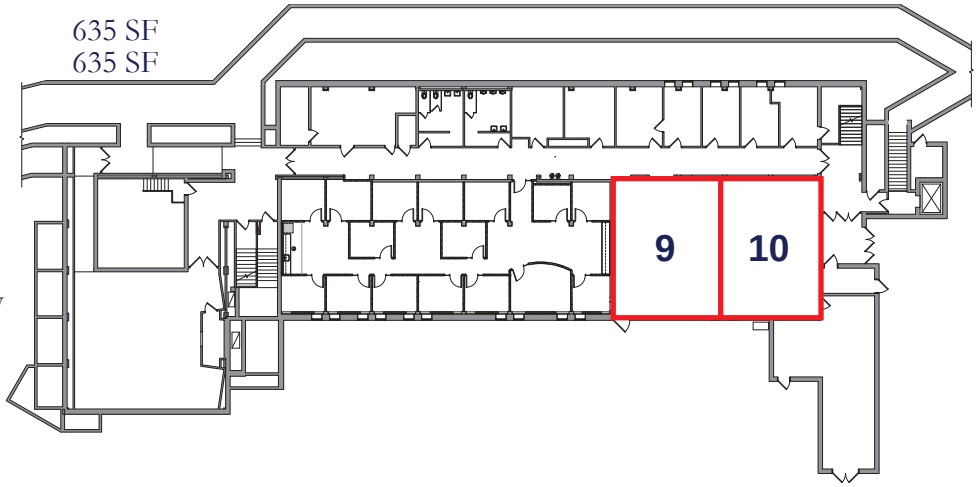
4 Faculty Resource 475 SF
5 Offices 1,500 SF
6 Office Renovation 425 SF
7 General Education Classroom 1,100 SF
8 General Education Classroom 1,000 SF



Second Floor

First Floor

9 Dean's Suite 635 SF
10 Dean's Suite 635 SF

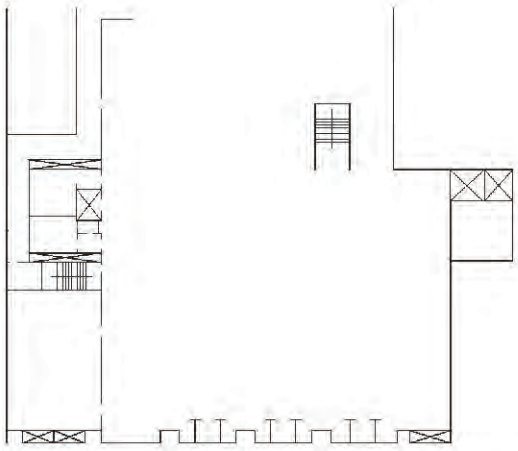


"Lights/Brights" Only

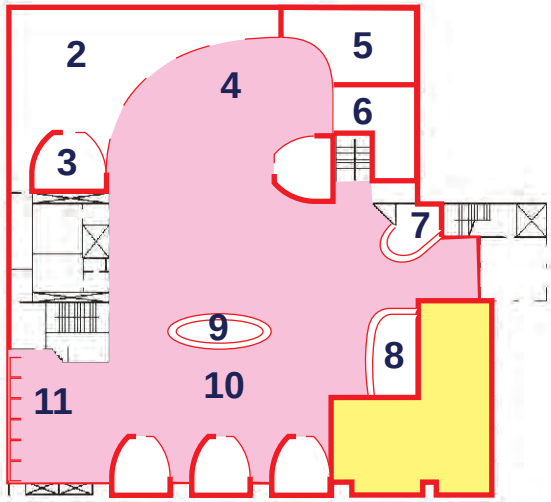
University Funds (separate project)

First Floor

Architectonic Program Diagram
A.C. Clark Library



Fourth Floor



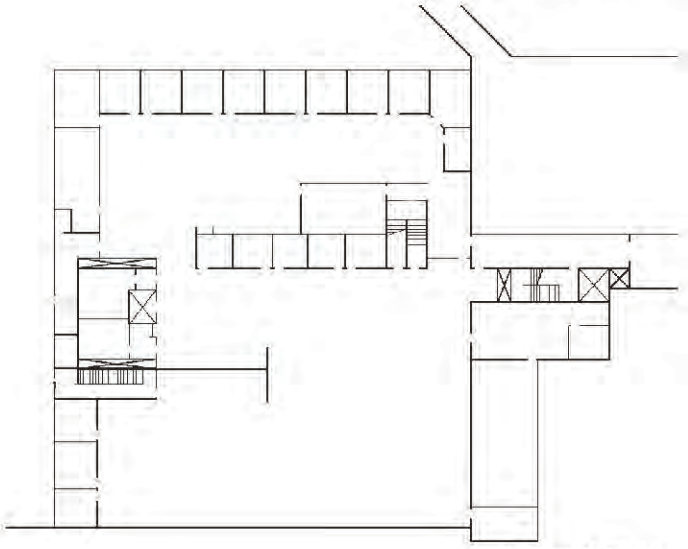
Third Floor

Third Floor *21,405 SF*

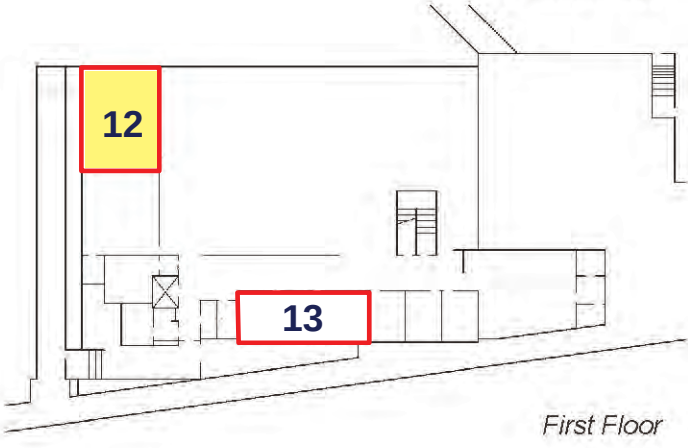
2 Collaborative Zone
3 Media Supported Group Study
4 Periodicals
5 Writing Center
6 Tutoring/Assistive Technology
7 Coffee Shop
8 Circulation Desk
9 IT/Referene Center w/Computer Bar
10 Reference
11 Study Carrels

First Floor

12 Computer Lab (32) 900 SF
13 Map Library 775 SF



Second Floor



First Floor

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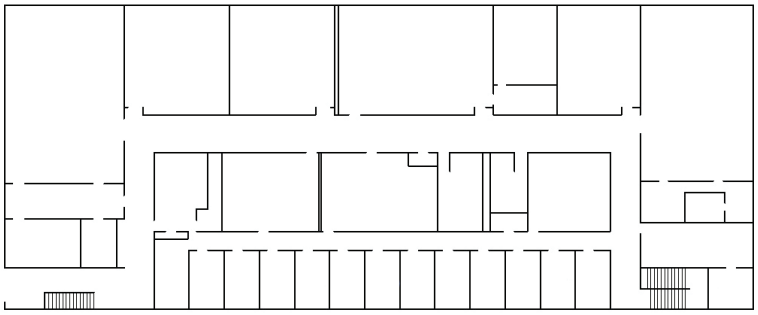
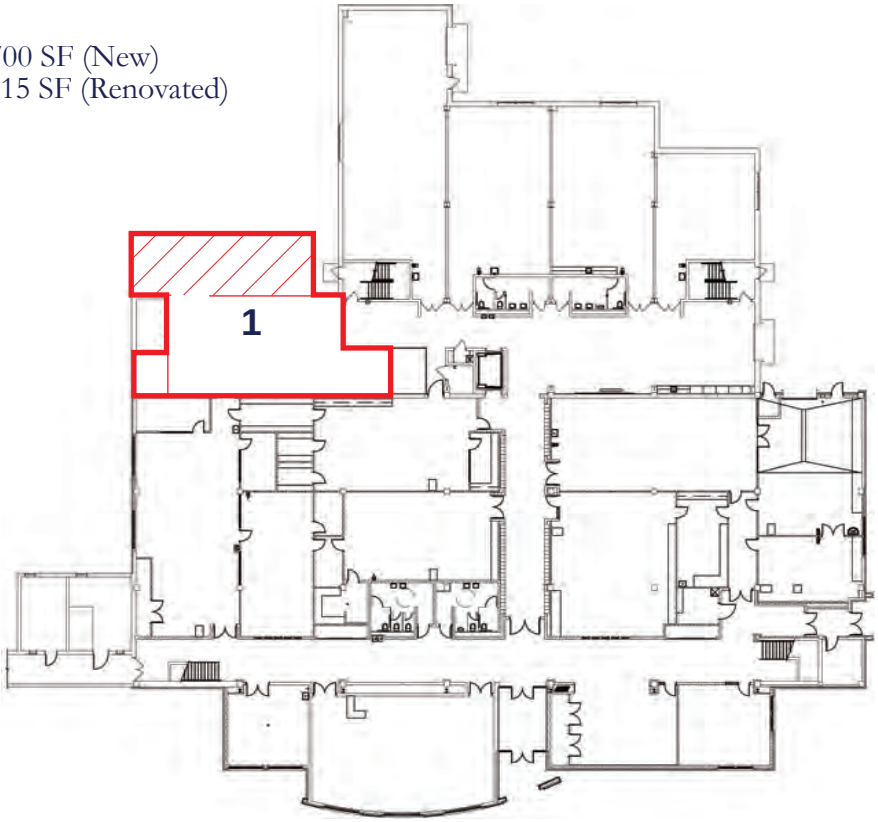
University Funds
(separate project)



Second Floor

First Floor

1 New Ceramics Studio Area 700 SF (New)
1,515 SF (Renovated)

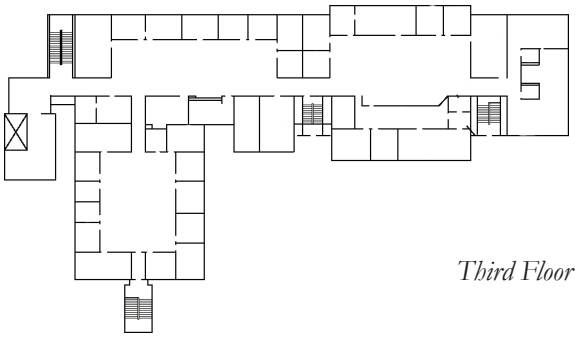


First Floor

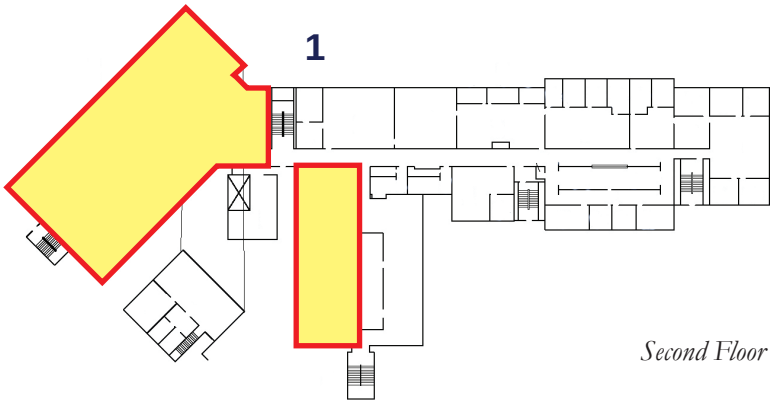
"Lights/Brights" Only

University Funds
(separate project)

Architectonic Program Diagram
Deputy Hall

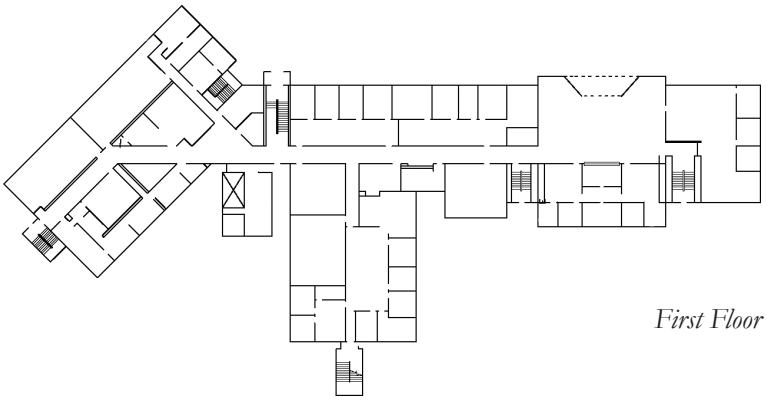


Third Floor

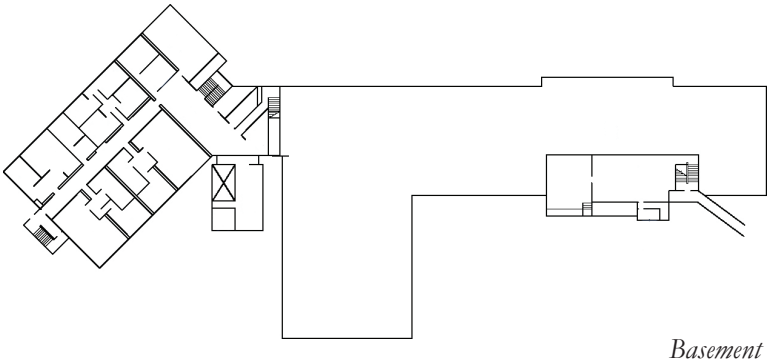


Second Floor

Second Floor
1 Mass Communication



First Floor



Basement

"Lights/Brights" Only

University Funds
(separate project)

Site Development Requirements

While the project impacts a relatively small portion of the campus, the New Hagg-Sauer Hall project provides an opportunity to continue implementation of select goals set forth in the Master Facilities Plan.

This project will also allow development of the site in better alignment with access to the lake via landscaping, sitework and integration with the building's access and circulation. As noted in the master plan, the campus currently does not take full advantage of this important amenity.

A short-term parking area with ammenities for special needs and deliveries will be provided in conjunction with a passenger drop-off and vehicle turn-around.
Note: Access to lower Hobson Hall by semi-trucks must be maintained.

Plantings installed as part of this project will reinforce the northwoods character of the region. Desired trees include pines, aspen, and birch. Naturalization of the campus should begin by the planting of native species that require low or no irrigation.

Stormwater management strategies will be incorporated into the landscape and streetscape design. Rain gardens, for instance, can not only help treat and reduce the rate of infiltration, but reinforce Bemidji State University's signature theme of environmental stewardship.

Zoning Requirements

Current zoning requirements can be found on the city's website at http://www.ci.bemidji.mn.us. A summary of applicable zoning requirements is listed below for reference, but other requirements for signage, landscaping, etc. can be found in the full zoning code. These should be verified at the start of schematic design to ensure all current zoning ordinances are followed.

Zoning District:

U - University. Part of campus resides in a Shoreland Buffer overlay district.

Required Setbacks for Primary Zoning District:

Front Yard..... 40 feet plus one foot for each two feet of building height over forty.
Side Yard, Principle Structure..... 40 feet
Rear Yard..... 40 feet

Setbacks as Governed by the Shoreland Overlay District for General Development Lakes (Lake Bemidji)

Structure setback from ordinary high water level (sewered).....50'
Structure setback from top of bluff.....30'
Structure setback from side lot line .....10'
Structure setback from unplatted cemetery.....50'
Structure setback from federal, State, or County right-of-way.....50'
Structure setback from right-of-way of other roads.....20'

Height of Structures:

50 feet by primary zoning district and overlay district does not prescribe for non-residential districts.

Maximum Impervious Surface Coverage

30% for primary zoning district. However, Shoreland Overlay stipulates the maximum ground coverage percentage shall be 25% on all lots within the shoreland district (includes all structures, paving, cement, and all other impermeable surfaces).

Specialty Requirements

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

- Design Guidelines
- Space Guidelines
- B3 Minnesota Sustainable Building Guidelines (B3-MSBG).
- In 2008, the legislature expanded the scope of the sustainable building guidelines to include not only new construction, but also major renovations. Major renovations are defined as any renovation greater than or equal to 10,000 GSF or the complete replacement of the mechanical, ventilation, or cooling system of a building or a section of a building. This expanded applicability applies to all major renovations receiving funding from the bond proceeds fund after January 1, 2009.

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

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

Applicable Codes and Standards:

The editions current at the time of design and construction should be used of the following codes and standards:

- International Building Code (IBC) and State of Minnesota Amendments
- Minnesota Accessibility Code
- International Mechanical Code and State of Minnesota Amendments
- National Electrical Code and State of Minnesota Amendments
- International Fire Code and State of Minnesota Amendments
- Minnesota Plumbing Code
- MnSCU Design & Construction Standards
- Applicable State of Minnesota Statutory Requirements
- Minnesota Energy Code

Recommended Sustainable Design Strategies

Environmental stewardship is a key priority of Bemidji State University, as evidenced by its inclusion as one of the three core institutional values. To this end, the President's signing of the American College and University Presidents' Climate Commitment led to the completion of an initial Greenhouse Gas Inventory and Climate Action Plan for the campus.

Reduction in campus size and replacement of selected facilities creates a great opportunity for energy conservation and sustainable design at Bemidji State University. Demolition or complete renovation of a 1969 building with a high FCI value will eliminate a number of issues, from outdated windows and HVAC systems, to poorly designed stormwater management strategies and ventilation systems. With new construction and significant remodeling, high efficiency heating, cooling, ventilation, and lighting systems should be used to reduce energy consumption and long-term costs while increasing comfort of students, faculty, and staff. Initiatives which will be taken to achieve this goal include:

Passive Strategies

Pursue passive strategies first and early in the design process:

- Site and mass of the building to maximize heat gain from the winter sun and minimize exposure to cold northwesterly wind.
- Maximize daylighting opportunities.
- Locate major entrances and openings to optimize exposure.
- Select exterior envelope materials and assemblies which offer the optimum balance of energy performance and life cycle material/operation/maintenance costs.
- Specify a minimum of R20 walls and R35 roof.
- Orient the building to provide views to the lake from as many spaces as possible.
- Install pervious paving in non-truck traffic areas.

Energy Efficiency

Choose efficient fixtures and appliances:

- Light fixtures, lamps and ballasts in conjunction with motion and daylight sensors where feasible and beneficial.
- Task lighting where applicable.
- Energy Star appliances where applicable.
- Laptop computers over desktop computers.

Choose the most energy efficient HVAC system, possibly including:

- Radiant Floor Heating.
- Heat recovery systems.
- Solar hot water system.

Research energy conservation incentives with utility providers (Ottertail).

Materials

Investigate the inclusion of recylced and/or low v.o.c. materials:

- Steel and other metals
- Paint
- Carpet tiles / floor mats
- Plastics
- Countertop surfacing materials

Recycle 95% of concrete, steel & masonry from demolition.

Energy Consumption

The Bemidji State University Climate Action Plan identified energy conservation at the number one strategy for reducing campus carbon emissions. New construction will be designed to use at least 40% less energy than Code. While a 60% reduction from the average 2005 building is currently mandated by the MN Sustainable Building Guidelines (B3), buildings designed after 2015 will need to reduce energy consumption by 70%.

The efficiency of a building as a whole is measured in Energy Use Intensity (EUI) with the units of kBtu/SF/year. The existing Hagg-Sauer building had a relatively low EUI in the past twelve month period of 59 kBtu/SF/year. However, this is much lower than the period from March 2008 through early 2010, in which the steam consumption was nearly double. The chart below, taken from the B3 Benchmarking site, illustrates steam consumption in gray below. The dotted line shows weather-normalized expectations for building consumption based on the 2009 benchmark year. Further exploration is needed to determine if there is some error in the data or if building operations have changed significantly.

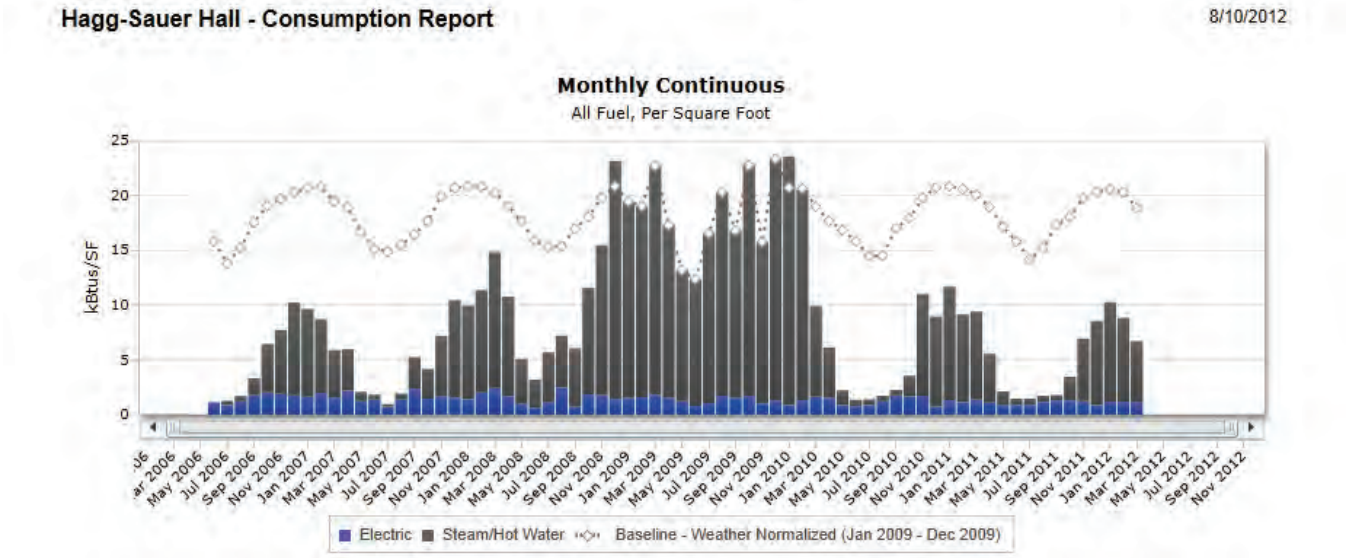
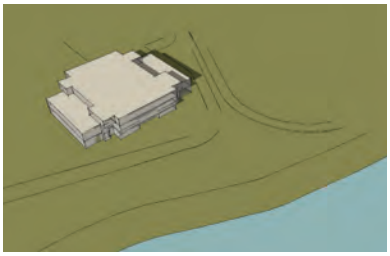


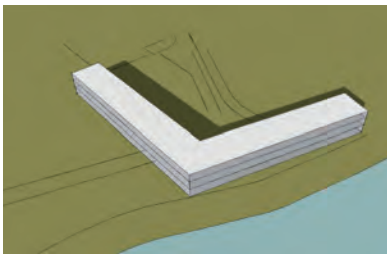
Chart from B3 Benchmarking Site

There is a possibility that the low energy consumption is due to an average percent of window coverage of 10%, much lower than the percentage necessary to allow plentiful daylight in to the building and enable occupants to look out towards views of nature. Daylight and views of nature, even as simple as a tree, are significant factors in health, productivity, and student success.

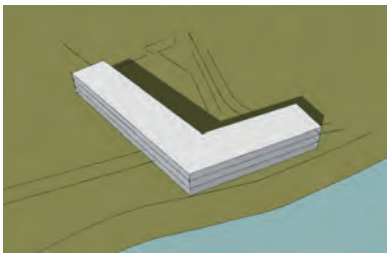
In the design of a new building, the intial siting and massing of the building is crucial to its ability to attain a 70% reduction. To this end, LHB performed an analysis of five potential massing and orientation options for a new building. The software used provides a rough overview of expected energy use based on building use and schedule, orientation, HVAC, and envelope characteristics. The results of six trials and their relationship to a modeled version of the existing building are shown on the following page.



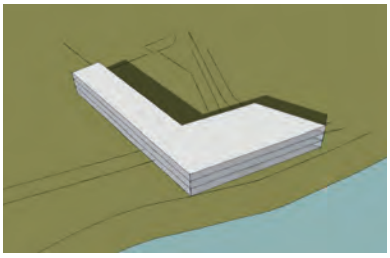
Option A



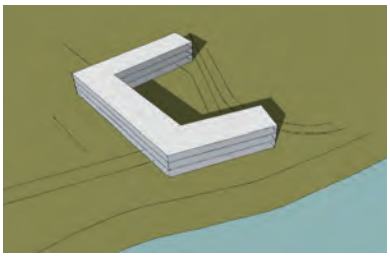
Option B1



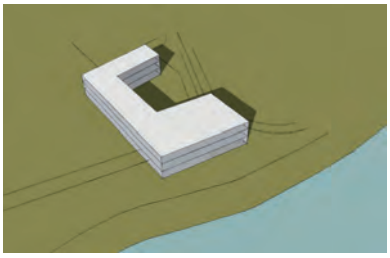
Option B2



Option B3



Option B4



Option B5

Existing	Option A	Option B1	Option B2	Option B3	Option B4	Option B5
	Re-skinning existing	50' Wide Bended Bar	60' Wide Bended Bar	50' Wide + 90' Wide Bended Bar	50' Wide U	60' + 90' Wide U
59 kBtu/ SF/year	80%	86%	80%	80%	86%	81%

This analysis suggests that while a building 50' in width allows for plentiful daylighting and a reduction in energy used for light, it is not the most energy efficient for this area. The principal energy consumer in this Northern Minnesota climate is space heating. Therefore, building designers should focus on minimizing the area of the envelope, balanced with allowing enough glazing for appropriate daylighting and views to the lake.

In this case, Options B3 and B5 appear to be the best balance between energy efficiency and daylight/lake views. A modified version of B3 was chosen.

Embodied Energy

Operation energy, shown above, is a critical component of the overall carbon footprint of the building, but embodied energy also plays a role. Embodied energy is the energy that the building consumed to construct combines with the energy used to produce and ship the materials that make up that building. Using Athena software, LHB estimated that the existing building structure contains about 22 million kBtu of energy. Option A, reusing the existing structure, would conserve the energy embodied in the steel and concrete but lose the energy embodied in the envelope. Options B or C, demolishing the entire existing building, would lose all the embodied energy. However, this is offset by the reduction in operating eneryg over the lifespan of the renovated or new building. See chart below.

	Existing	Option A	Option B	Option C
Embodied Energy	22 million kBtu	22 million kBtu	22 million kBtu	22 million kBtu
Demolition Energy	N/A	TBD (less than B/C)	TBD (more than A)	TBD (more than A)
Energy Use Intensity	59 kBtu/ SF/year	30-50 kBtu/SF/ year	30-50 kBtu/ SF/year	30-50 kBtu/ SF/year
40 Year Energy Consumption	193 million kBtu	99-160 million kBtu	99-160 million kBtu	99-160 million kBtu

Renewable Energy

In order to reduce the impact on the environment, reduce the carbon footprint of the Campus, and meet the requirements of Minnesota State Statute 16B.32, the feasibility of using alternate energy sources should be considered. Additional information on the following systems and technologies can be found at the U.S. Department of Energy website for Energy Efficiency and Renewable Energy (http://www.eere.energy.gov).

Biomass Energy

The Bemidji State University Climate Action Plan analyzes several renewable energy options and recommends the use of biomass to produce thermal energy, electricity and chilled water. Please see the 2011 report for more details.

Geothermal Energy

A geothermal heat pump system is a heating and/or an air conditioning system that uses the Earth's ability to store heat in the ground and water thermal masses. These systems operate based on the stability of underground temperatures: the ground a few feet below surface has a very stable temperature throughout the year, depending upon location's annual climate. A geothermal heat pump uses that available heat in the winter and puts heat back into the ground in the summer. The two main types of systems include wells and horizontal loop systems. Wells are more compact, but tend to be less efficient and more costly than a loop system. Using nearby Lake Bemidji as a heat sink would be a possibility as well, although previous discussions with the DNR rejected that option. The proposed facility is currently connected to the centralized campus power plant distribution system and can easily accommodate the expanded energy demands created by this project. Therefore, geo-thermal is not economically viable.

Photovoltaic Panels

While the use of photovoltaic panels can help reinforce the institution's commitment to sustainability, the initial investment is cost prohibitive for wide scale application for this project. As the price of photovoltaic panels continues to fall and their efficiency continues to rise, the building should be made "PV-ready" to minimize costs of installation when the technology becomes feasible. Consideration should be given to using PV for demonstration purposes, since the required scale of an installation with significant power generation would be very large and impractical.

Wind Power

Capturing wind power involves installing tall turbines to take advantage of the wind speeds at elevated heights above the ground plane. In general, wind turbines are best suited for rural areas with consistent and unobstructed winds. Small scale building mounted systems could be installed, but would not provide significant power to greatly affect energy performance for the building. This technology may be a good demonstration project, but high initial costs may be prohibitive for a significant installation to reduce dependence on the traditional power grid.

Minnesota Sustainable Building Guidelines

Since 2004, all new Minnesota State Colleges and Universities projects funded with state bond money must follow The State of Minnesota Sustainable Building Guidelines and submit documentation both to MnSCU and the Center for Sustainable Building Research. The original legislation set forth the following goals:

- Exceed the energy code in effect in January 2004 by at least 30 percent
- Achieve lowest possible lifetime costs for new buildings
- Encourage continual energy conservation improvements in new buildings
- Ensure good indoor air quality
- Create and maintain a healthy environment
- Facilitate productivity improvements
- Specify ways to reduce material costs
- Consider the long-term operating costs of the building including the use of renewable energy sources and distributed electric energy generation that uses a renewable source of natural gas or a fuel that is as clean or cleaner than natural gas.

The B3 Guidelines are divided into the following sections: Performance Management, Site and Water, Energy and Atmosphere, Indoor Environmental Quality, and Materials and Waste. Each area lists Required Guidelines and some have Recommended Guidelines as well. Attempts have been made to relate the B3 Guidelines to other national standards, such as the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®), while keeping sustainable goals regional in nature.

In 2008, the legislature expanded the scope of the sustainable building guidelines to include not only new construction, but also major renovations. Major renovations are defined as any renovation greater than or equal to 10,000 GSF or the complete replacement of the mechanical, ventilation, or cooling system of a building or a section of a building. This expanded applicability applies to all major renovations receiving funding from the bond proceeds fund after January 1, 2009. A complete list of the current Guidelines and the associated workbook can be found at www.msbg.umn.edu.

5 Financial Capital Expenditures

Project Funding - Detail Level: Academic Learning Center and Campus Renovation

		2016	2018	2020
	Project Costs			
1	**Property Acquisition**			
	Acquisition of Land, Land Easements, Options			
	Acquisition of Land and Buildings			
	Subtotal-Property Acquisition Costs	$0	$0	$0
2	**Predesign Fees (campus funded)**	$0		
3	**Design Fees**			
	Schematic design	$0		
	Design Development	$0		
	Contract Documents	$0		
	Construction Administration	$295		
	Other Design Costs			
	Subtotal-Design Fees	$295	$0	$0
4	**Project Management**			
	State Staff Project Management	$128		
	Non-State Staff Project Management	$402		
	Commissioning	$45		
	Other Project Management Costs	$625		
	Subtotal-Project Management	$1,200	$0	$0
5	**Construction**			
5a	Site and Building Preparation	$150		
5b	Demolition and Decommissioning	$570		
5c	Construction	$11,724		
5d	Infrastructure/Roads/Utilities	$250		
5e	Hazardous Materials Abatement	$25		
5f	Construction Contingency	$900		
	Subtotal-Construction Costs	$13,619	$0	$0
6	**Relocation Expenses**			
7	**One Percent for Art**	$100		
8	**Occupancy**			
	Furniture, Fixtures, and Equipment	$215		
	Telecommunications (voice & data)	$425		
	Security Equipment	$125		
	Subtotal-Occupancy Costs	$765	$0	$0
	Project Cost Subtotal	**$15,979**	**$0**	**$0**
	Midpoint of Construction	Feb-17		
	System Calculated Inflation			
	Adjustment to Calculated Inflation			
	Total Inflationary Adjustment	$0	$0	$0
	System Calculated Contingency			
	Adjustment to Calculated Contingency			
	Total Contingency Adjustment	$0		
	Total Project Costs	**$15,979**		
	Total Funding Sources	$17,000	$0	$0

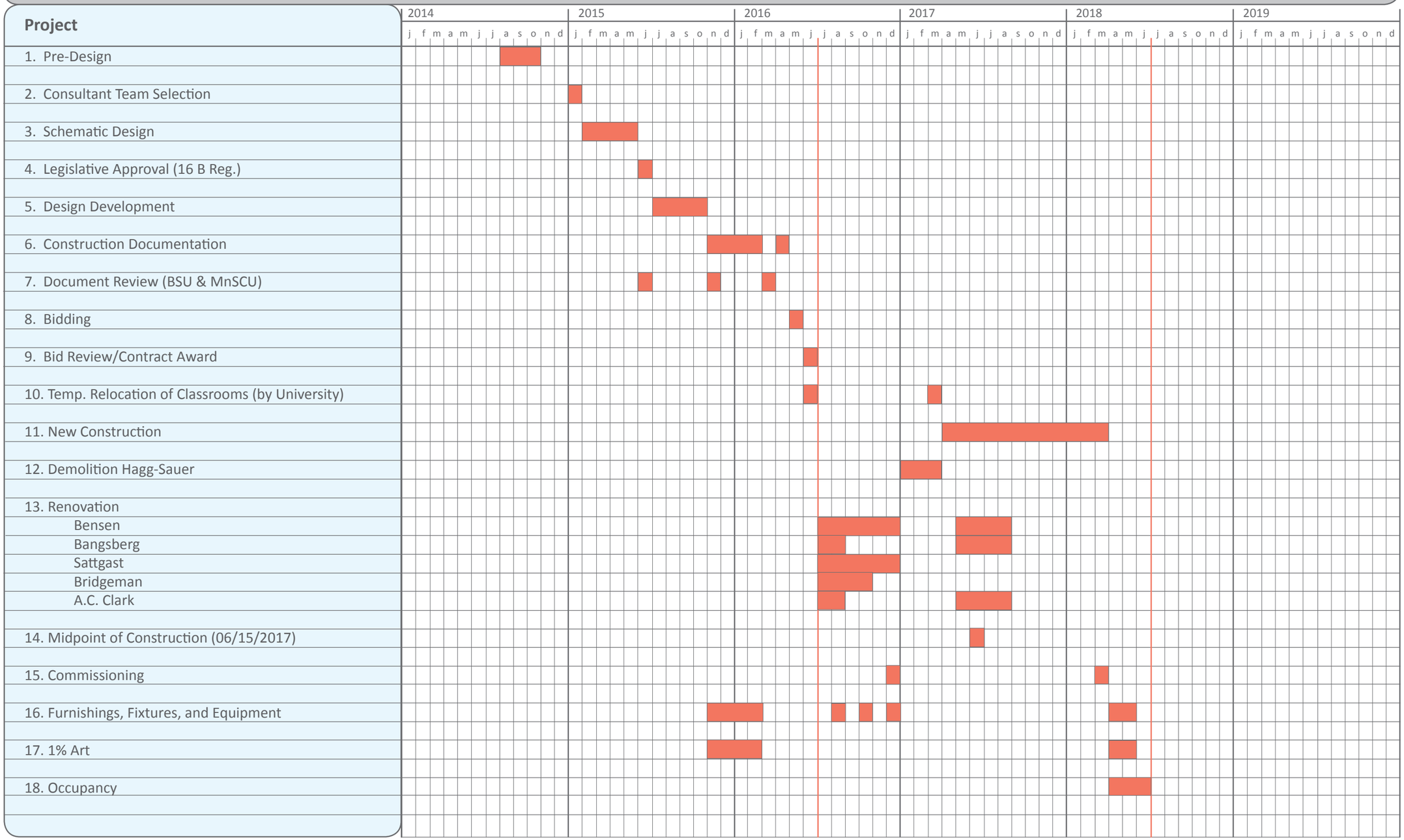
6 Financial Operating Expenditures

Impact on State Operating Costs

The chart on the following page details the funding sources, debt service payments, and the impact on state operating costs. At this project's debt service peak, along with existing and other projected debt service, the total amount would be below the acceptable 3% limit of the university's operating budget.

Please refer to 2016 Capital Budget Request in Appendix.

BEMIDJI STATE UNIVERSITY | *Academic Learning Center & Campus Renovation Project*



LHB Proj. No: 100390

8 Information Technology

Summary of Technology Plan

Bemidji State University recognizes the critical importance of effective technology planning in supporting and achieving the academic goals and mission of the University. BSU believes that an effective Technology Master Plan must:

- Be driven from the goals of the institution in order for technology to be seen as a vital strategic asset and not as a deployment commodity.
- Address the current and future needs of the students, faculty, staff, and community while incorporating instructional, operational and research initiatives.
- Delineate how technology can promote growth opportunities and innovative ideas rather than focusing solely on operational efficiency or expansion of current services.
- Be a collaborative, cross-institutional effort with top-level sponsorship and support.
- Involve more than aligning IT with institutional goals. It must support and achieve these goals using technology.
- Be a continuous cycle of planning, implementing, and reviewing.

The Technology Master Plan addresses three categories of technology initiatives: Enhancing Teaching and Learning Environment, Improving Administrative Functions, and Advancing the Technology Environment. For additional information about each of these areas, refer to the complete Technology Master Plan.

Classroom Information Technology

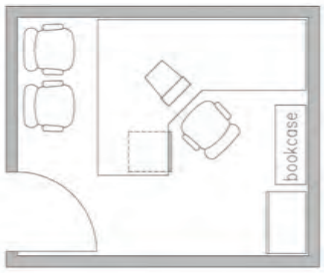
As part of this project, a number of new classrooms and labs will be created requiring various levels of technology. These include:

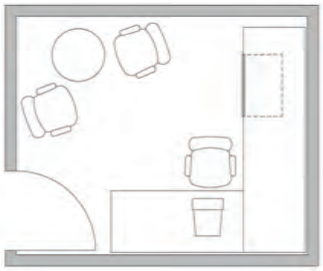
- General Classrooms
- Computer Classrooms
- Computer Labs

It is proposed that the above spaces include typical "smart" classroom technology including a digital projector, internet connectivity, dual and/or dimmable lighting system, sound system, DVD/VHS players, and projection screen. In addition, a select number of classrooms may include instructor presentation computers and electronic visual presenters, such as "Elmos".

Space Needs Inventory and Diagrams

1. Offices: Faculty (110 SF)





Department: Various

Room Name: Faculty Office

Anticipated Number of Room Type:
72 private, 6 shared

Anticipated Number of Occupants: 1 single, 4 shared

Function: Provides faculty with private office space to meet with students, review student tests and assignments as well as prepare lesson plans.

Critical Adjacencies:
Near dedicated program areas, workrooms, storage, conference.

Furniture, Fixtures & Equipment: Campus standards for desks, chairs, and filing cabinets, computer

Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board with acoustical batts
Ceiling: Acoustical tiles

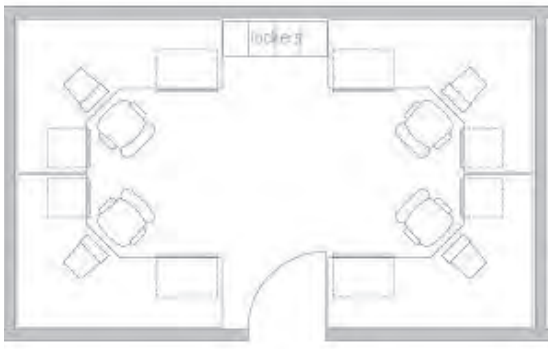
Lighting: LED & Fluorscent fixtures

Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control

Electrical Requirements:
Convenience Outlets

Technology Requirements:
Computer with internet access

1. Offices: Shared (220 SF)



2. Workrooms (120 SF)

Department: Various

Room Name: Workroom

Anticipated Number of Room Type: 6

Anticipated Number of Occupants: Varies

Function: Support area for offices including copying, mail room functions, faxing, and assembly of documents.

Critical Adjacencies: Faculty and Administration

Furniture, Fixtures & Equipment: Mail boxes, copier, built-in cabinets for storage.

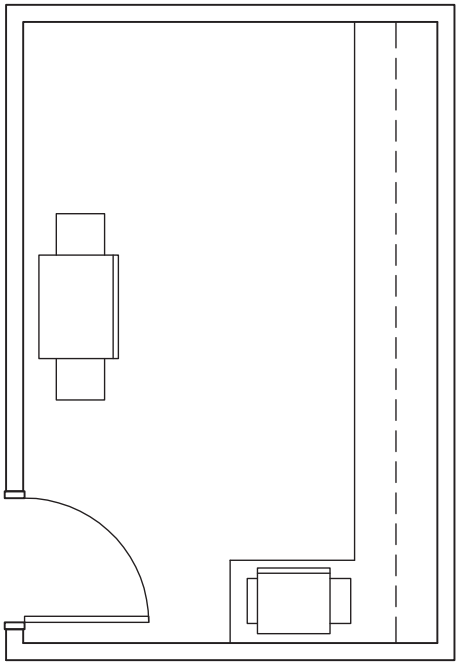
Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: LED/Fluorscents with Motion Controls

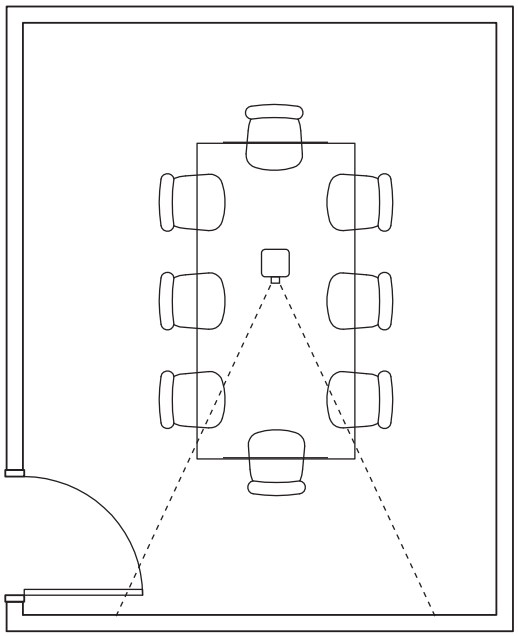
Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
Copier, fax machine, printers; computer and media/internet access.



4. Conference (200 SF)



Department: Various

Room Name:
Conference Room

Anticipated Number of Room Type: 6

Anticipated Number of Occupants: 8-10

Function: Large conference room for faculty and staff meetings.

Critical Adjacencies:
Faculty Offices

Furniture, Fixtures & Equipment: Conference table and chairs, overhead projector and screens, storage cabinets, ITV system

Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
Overhead projector, screen, media cabinet with recessed media, dimmable lighting system; wireless connections to media/internet.

6. Instructional Space: Seminar (600 SF, 16-24 occupants)

Department:
None, General Use

Room Name: Seminar Room

Anticipated Number of Room Type: 3

Anticipated Number of Occupants: Maximum of 24 students and 1 instructor.

Function: Provides learning environment suitable for small seminar classes and meeting.

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Moveable tables and chairs, instructor's podium, white board with tack strip, VHS/DVD combination player, overhead projector and screen; built-in storage cabinets.

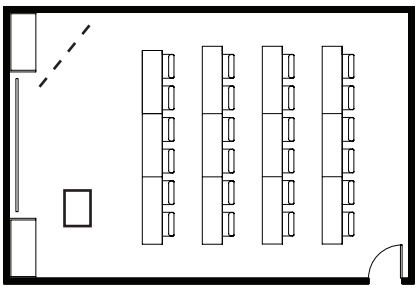
Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: acoustical tiles

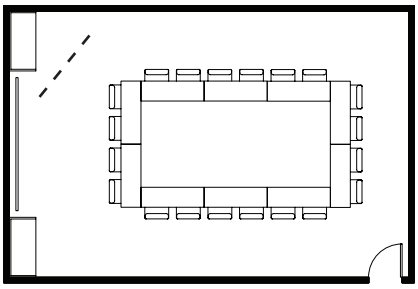
Lighting: Multi-switched LED/Fluorscents with Motion Controls

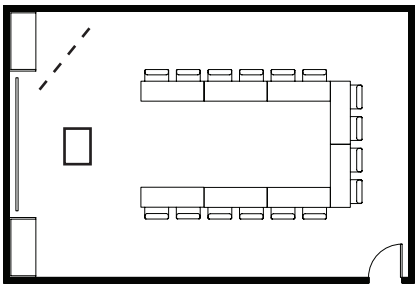
Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control

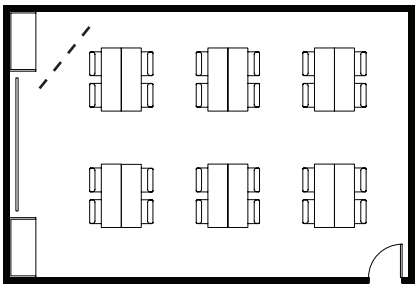
Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
Overhead projector and screen, media cabinet with VHS/DVD combination player and dual and/or dimmable lighting system; wireless connection to media/ internet.

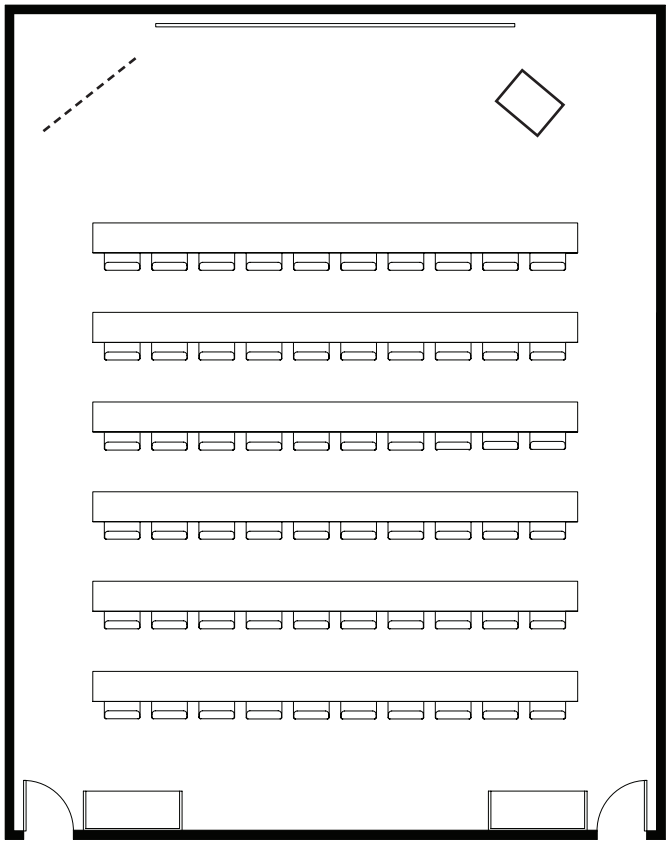








6. Instructional Space: Classroom-Type 1 (1320 SF, 60 occupants)



Department:
None, General Use

Room Name:
Classroom-Type 1

Anticipated Number of Room Type: 6

Anticipated Number of Occupants: Maximum of 60 students and one instructor

Function: Typical classroom providing quality learning environment for students.

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Moveable tables and chairs, white board with tack strip, lectern. See Technology Requirements.

Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control. Exterior rooms will have perimeter hot water heat.

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
"Smart" classroom components as defined by the current Technology Plan.

Department: None

6. Instructional Space: Classroom-Type 2 (2500 SF)

Room Name:
Classroom-Type 2

Anticipated Number of Room Type: 4

Anticipated Number of Occupants: Maximum of 125 students and one instructor

Function: Typical classroom providing quality learning environment for students.

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Fixed tables and movable chairs, white board with tack strip, lectern. See Technology Requirements.

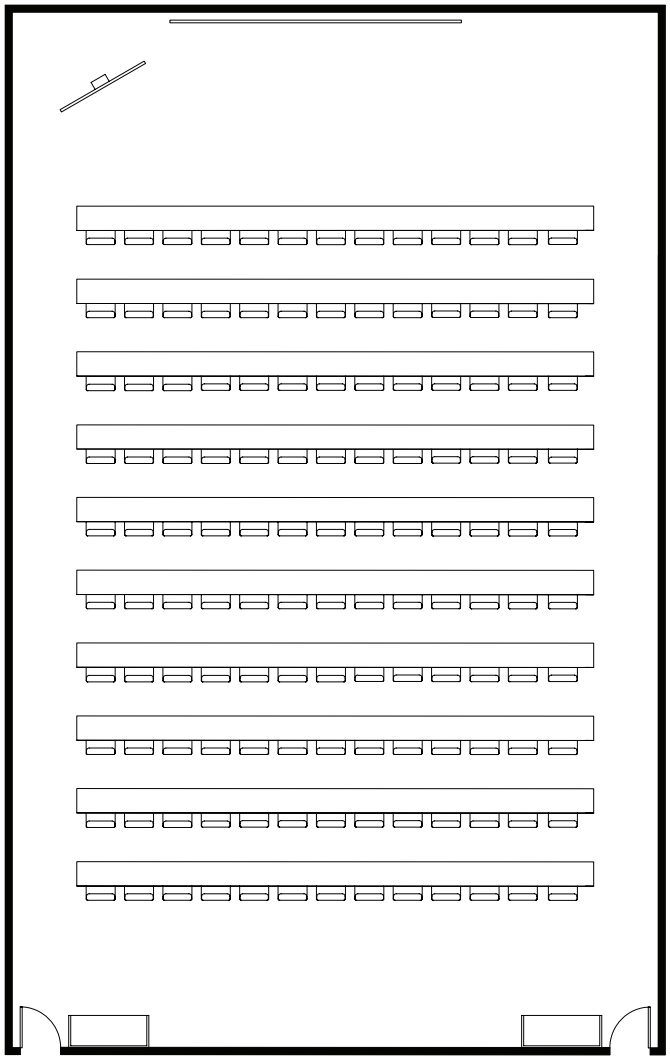
Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

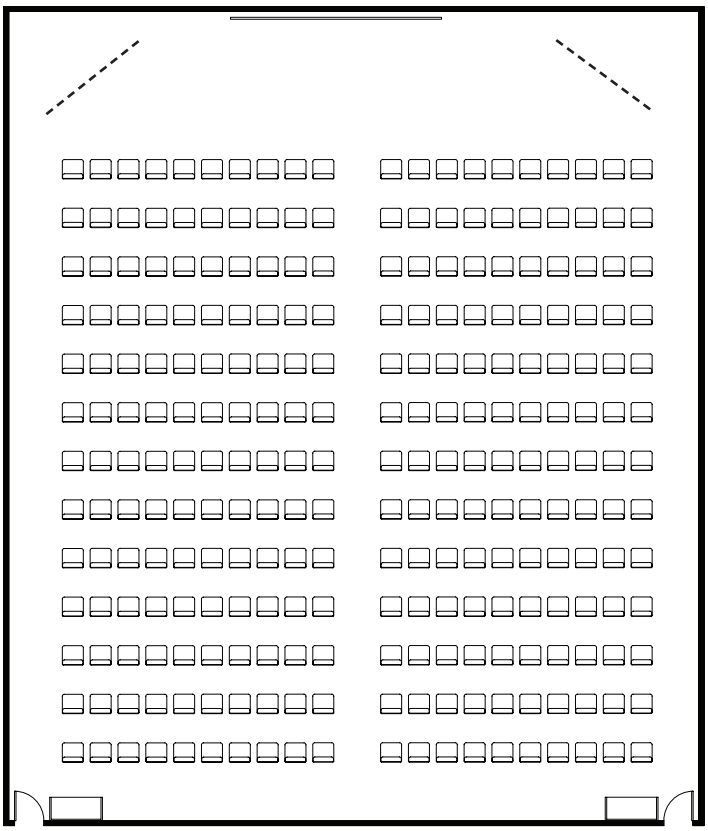
Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control. Exterior rooms will have perimeter hot water heat.

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
"Smart" classroom components as defined by the current Technology Plan.



6. Instructional Centers: Lecture (4000 SF, 250 occupants)



Department: None

Room Name: Lecture

Anticipated Number of Room Type: 1

Anticipated Number of Occupants: Maximum of 250 students and one instructor

Function: Capacity to hold large lectures and commuity gatherings.

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Fixed auditorium seating, white board with tack strip, lectern. See Technology Requirements.

Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control. Exterior rooms will have perimeter hot water heat.

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
"Smart" classroom components as defined by the current Technology Plan.

6. Instructional Centers: Active Learning (1600 SF, 54 occupants)

Department: None

Room Name: Active Learning Classroom

Anticipated Number of Room Type: 1

Anticipated Number of Occupants: Maximum of 54 students and one instructor

Function: Classroom providing capability for group work and hands-on instruction.

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Moveable tables and chairs, white board with tack strip, lectern. See Technology Requirements.

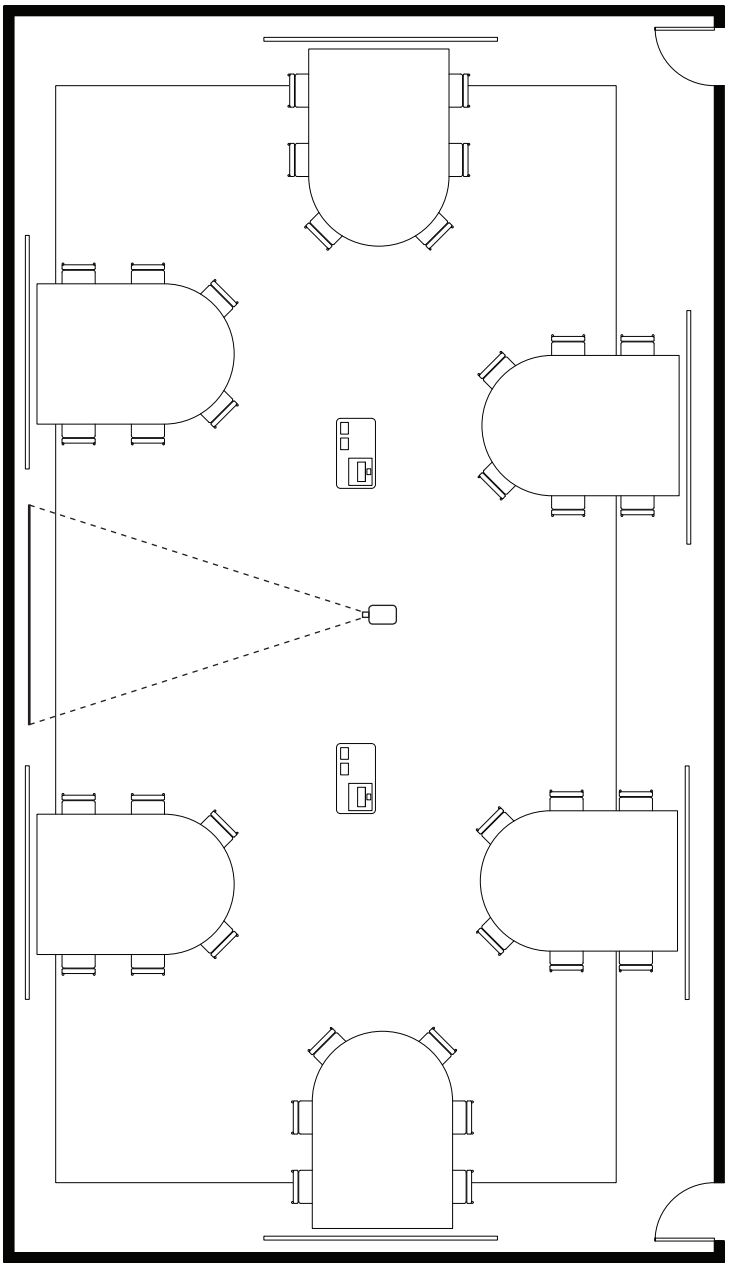
Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

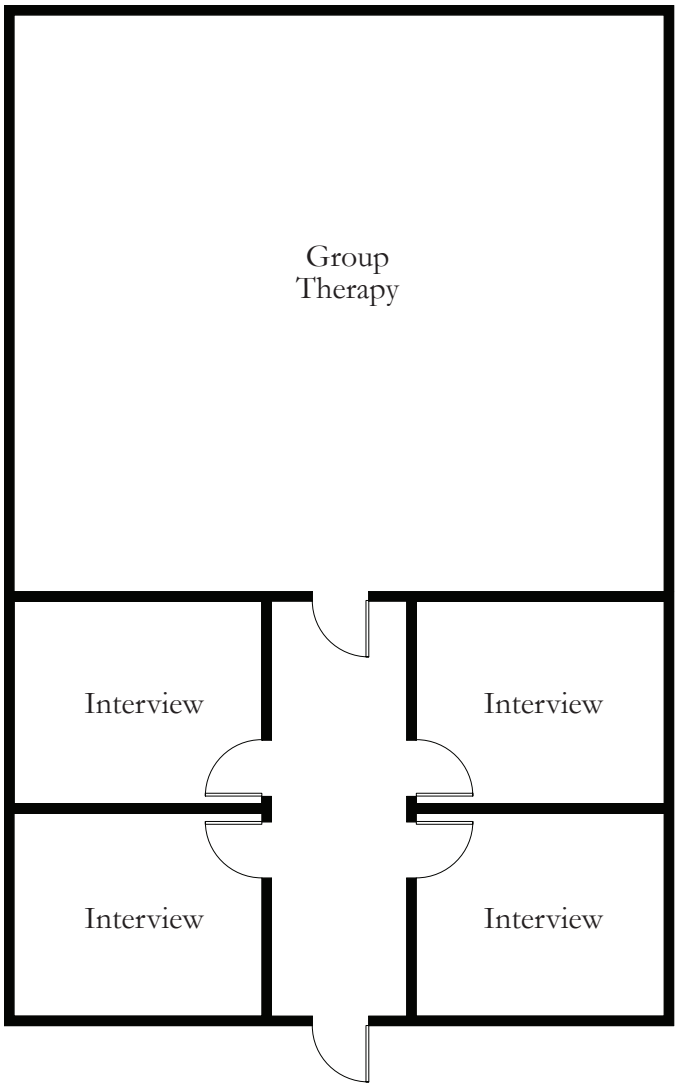
Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control. Exterior rooms will have perimeter hot water heat.

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
"Smart" classroom components as defined by the current Technology Plan.



9. Dedicated Spaces: Practicum Suite (760 SF)



Department:
None, General Use

Room Name:
Tutoring Center

Anticipated Number of Room Type: 1 suite

Anticipated Number of Occupants:

Group Therapy: 12

Interview: 2-3

Function: Interview rooms for Psychology and one larger group therapy room.

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Moveable tables and chair. See Technology Requirements.

Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control.

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:

Department: None

10. Service Center (800 SF)

Room Name:
Service Center

Anticipated Number of Room Type: 1

Anticipated Number of Occupants: 9-12

Function: Offices for faculty and student support staff, workroom, testing center

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Tables and chairs, reception desks. See Technology Requirements.

Typical Finishes:
Floor: Carpet

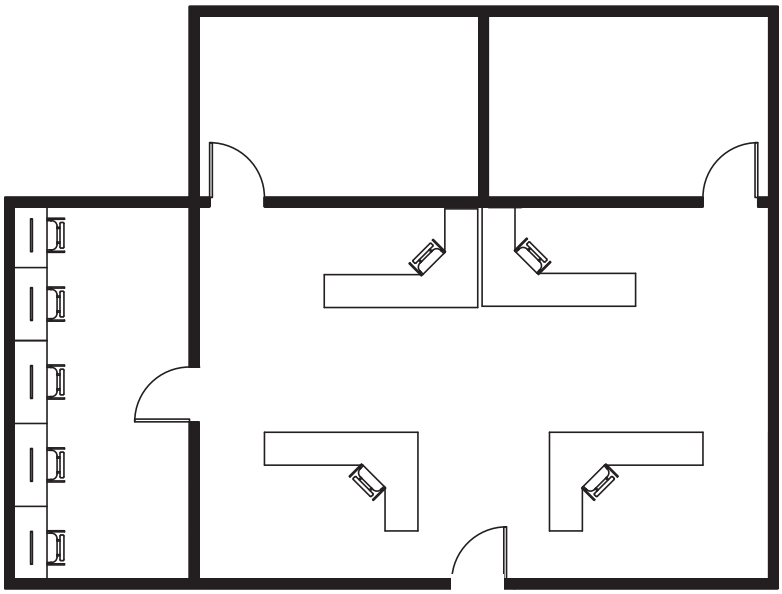
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

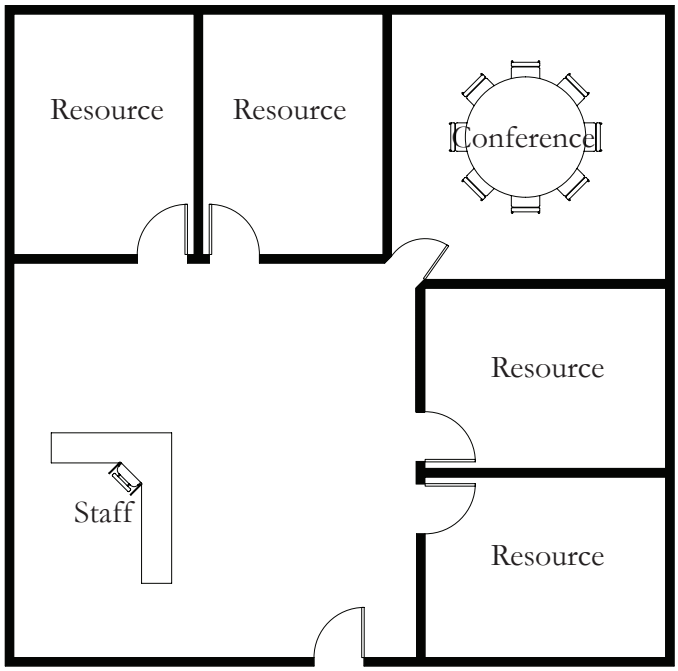
Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control.

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
Computers with internet access.



11. Special Programs Center (800 SF)



Department:
None, General Use

Room Name:
Special Programs Center

Anticipated Number of Room Type: 1

Anticipated Number of Occupants: 13-18

Function: Flexible yet decicated space for support os programs

Critical Adjacencies: None

Furniture, Fixtures & Equipment: Moveable tables and chairs, built-in storage cabinets, reception desk. See Technology Requirements.

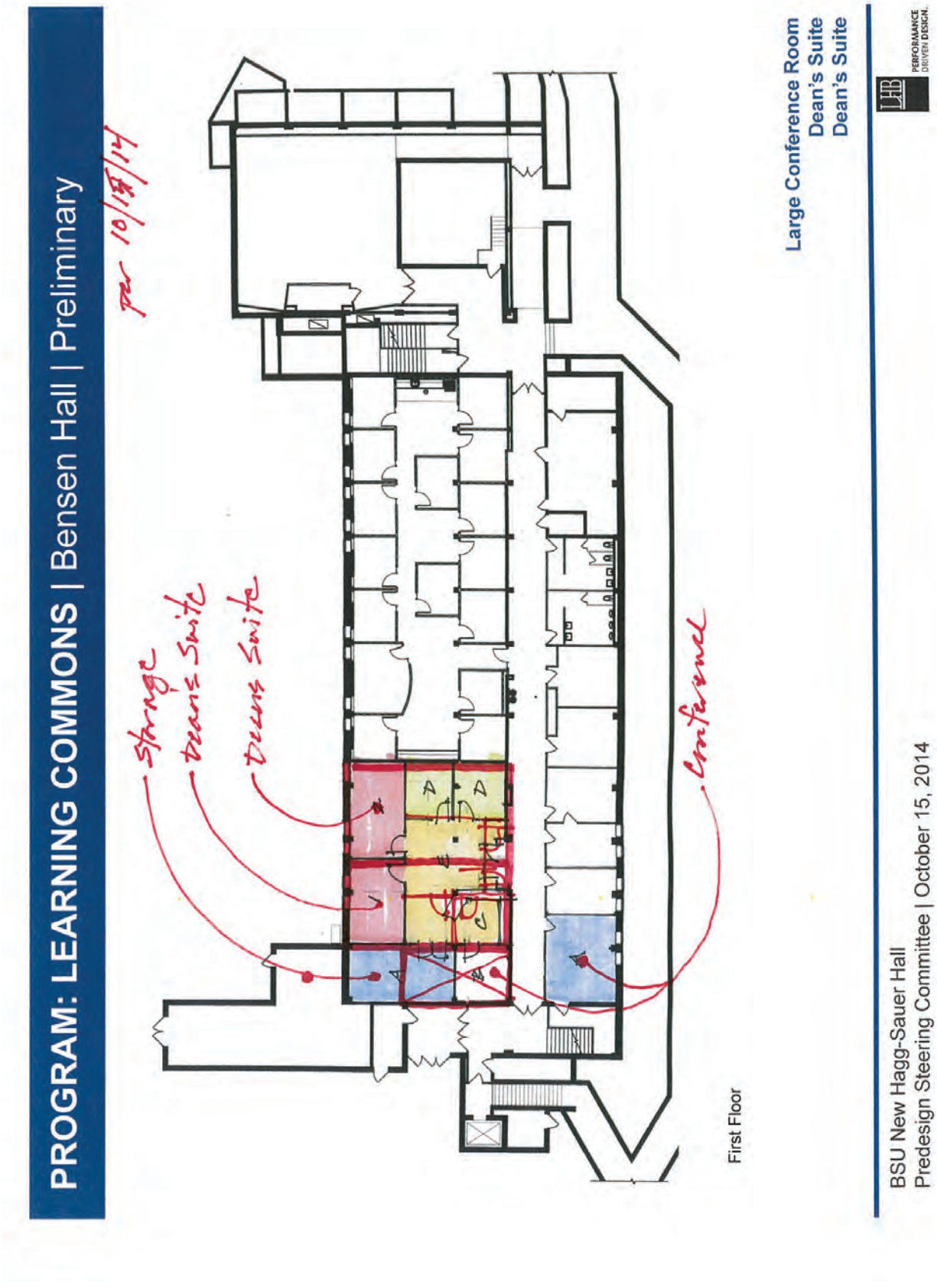
Typical Finishes:
Floor: Carpet
Walls: Painted gypsum board
Ceiling: Acoustical Tiles

Lighting: Multi-switched LED/Fluorscents with Motion Controls

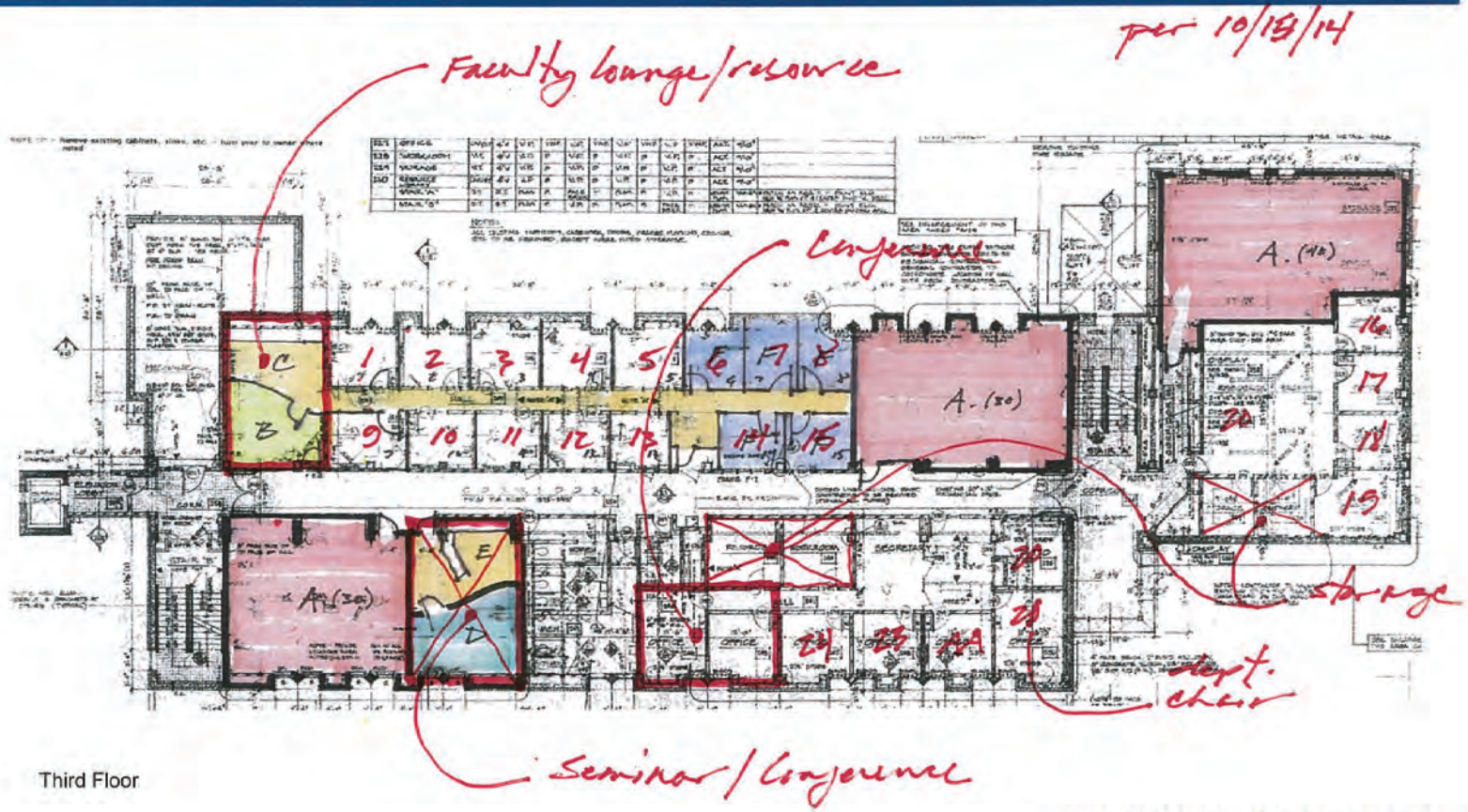
Mechanical/HVAC/Piping Requirements:
Hot water heat via variable air volume will provide individual temperature control.

Electrical Requirements:
Convenience outlets plus capacity to support technology requirements.

Technology Requirements:
Computer with internet access.

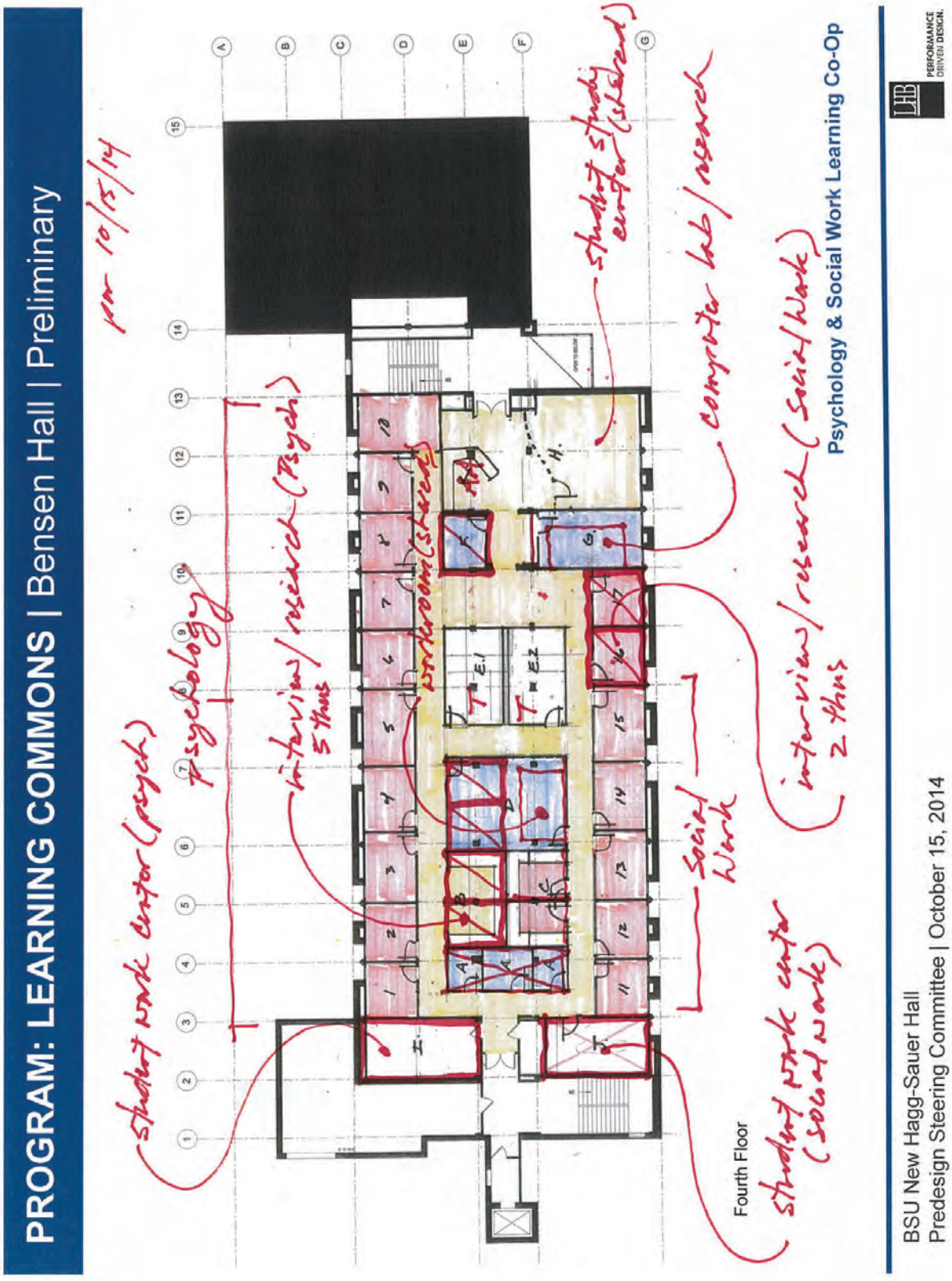

PROGRAM: LEARNING COMMONS | Bensen Hall | Preliminary
per 10/15/14
Large Conference Room
Dean's Suite
Dean's Suite
First Floor
BSU New Hagg-Sauer Hall
Predesign Steering Committee | October 15, 2014
PERFORMANCE DRIVEN DESIGN.

PROGRAM: LEARNING COMMONS | Bensen Hall | Preliminary



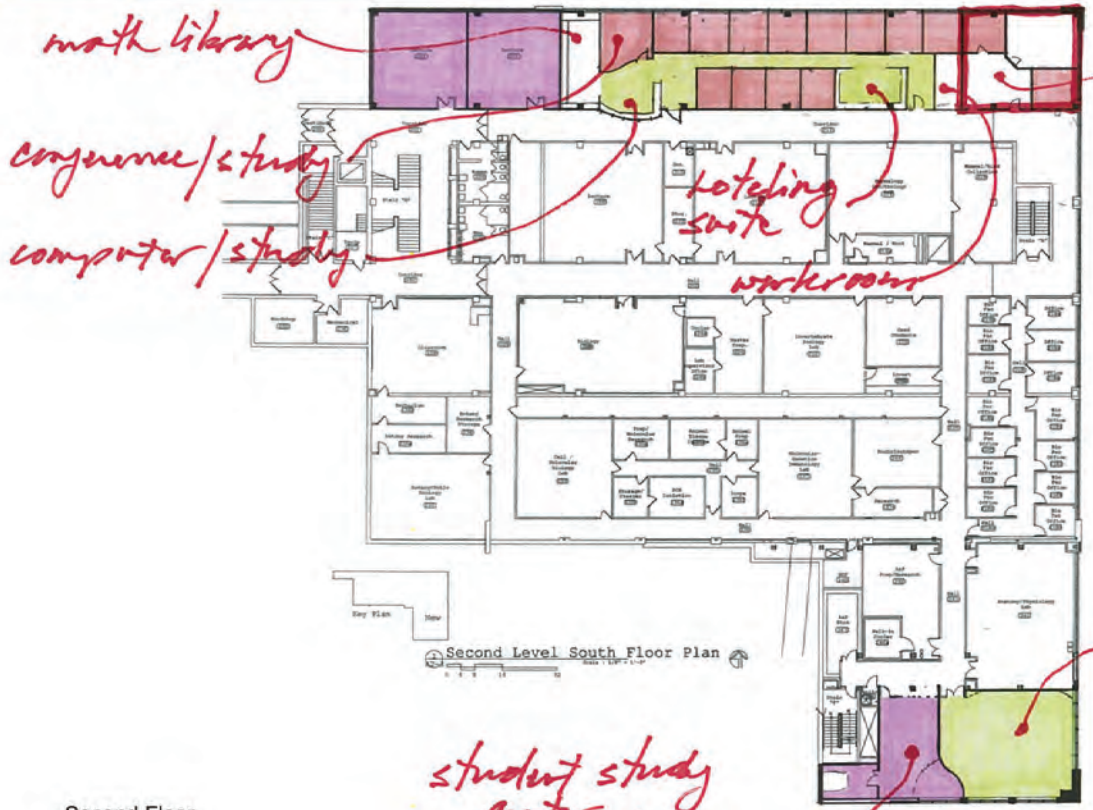
Third Floor

General Education Classrooms
Conference
Office Renovation
General Education Classroom


PROGRAM: LEARNING COMMONS | Bensen Hall | Preliminary
Fourth Floor
Psychology & Social Work Learning Co-Op
BSU New Hagg-Sauer Hall
Predesign Steering Committee | October 15, 2014
HGB
PERFORMANCE DRIVEN DESIGN.

per 10/15/14

PROGRAM: LEARNING COMMONS | Sattgast | Preliminary



* 10 offices w/ windows preferred to this layout
* more storage needed in Sattgast or classroom bldg. for teaching

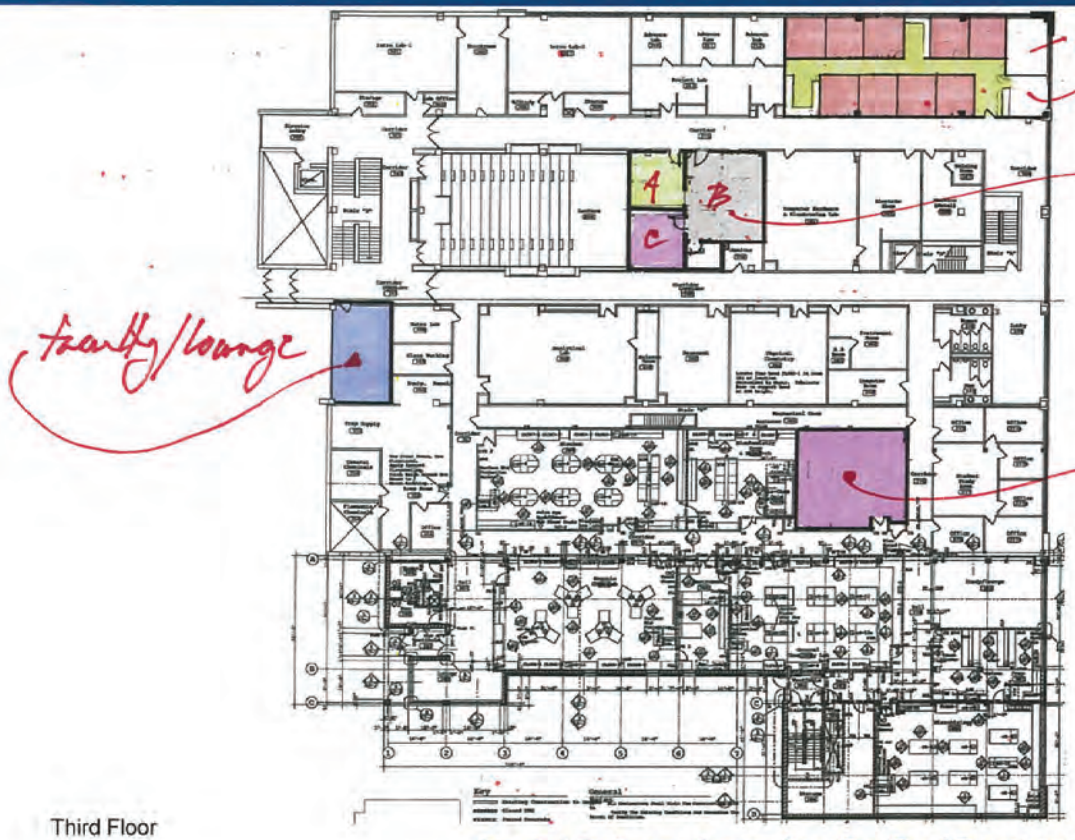
Second Floor

STEM LC: Mathematics & Computer Science
Computer Lab (40)
Study Center

LHB PERFORMANCE DRIVEN DESIGN.

per 10/15/14

PROGRAM: LEARNING COMMONS | Sattgast | Preliminary



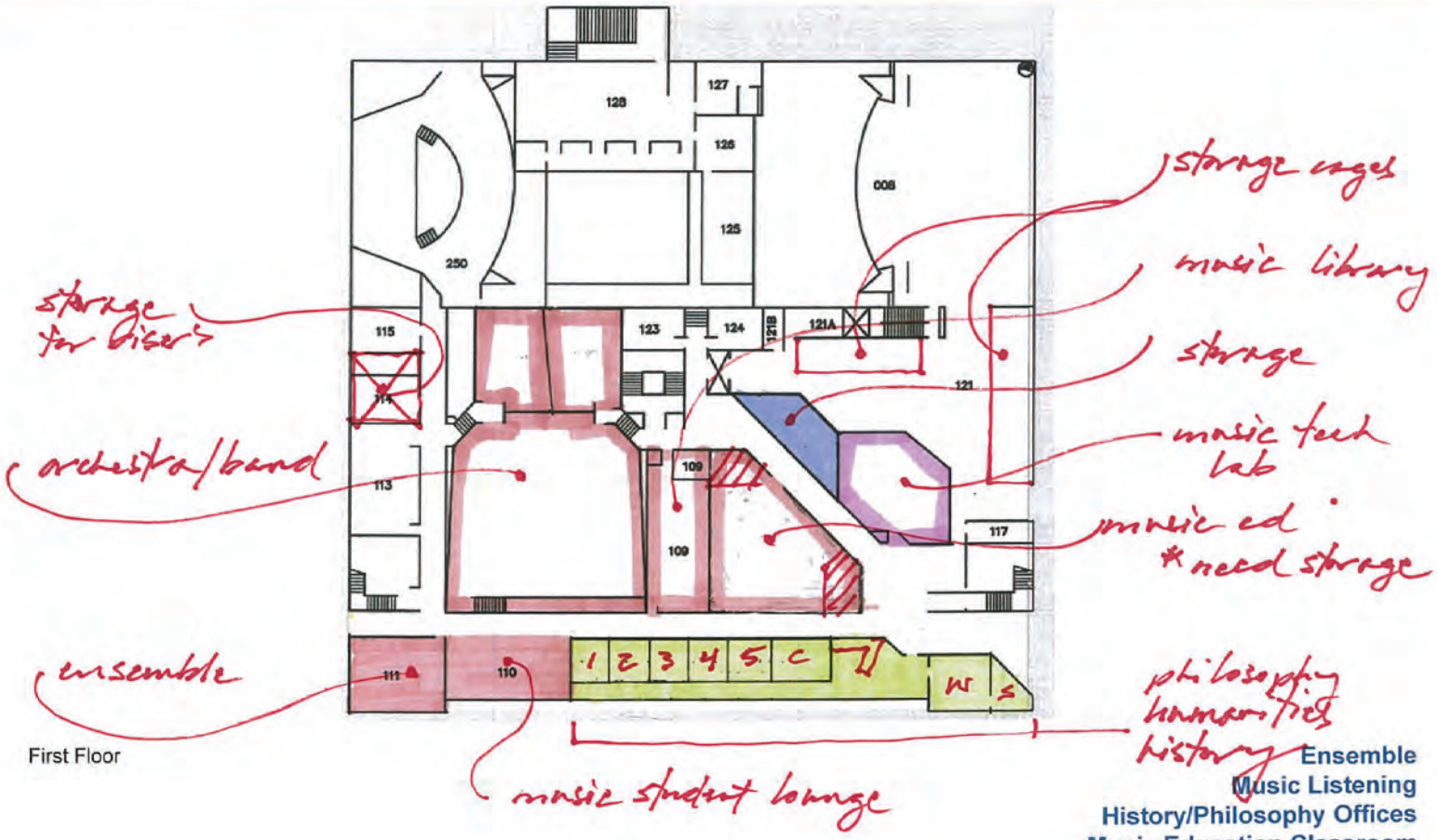
Third Floor

Social Science Learning Co-Op (Geography, Sociology, Political Science)
Conference Room
Computer Lab (32)
Geography Labs

LHB PERFORMANCE DRIVEN DESIGN

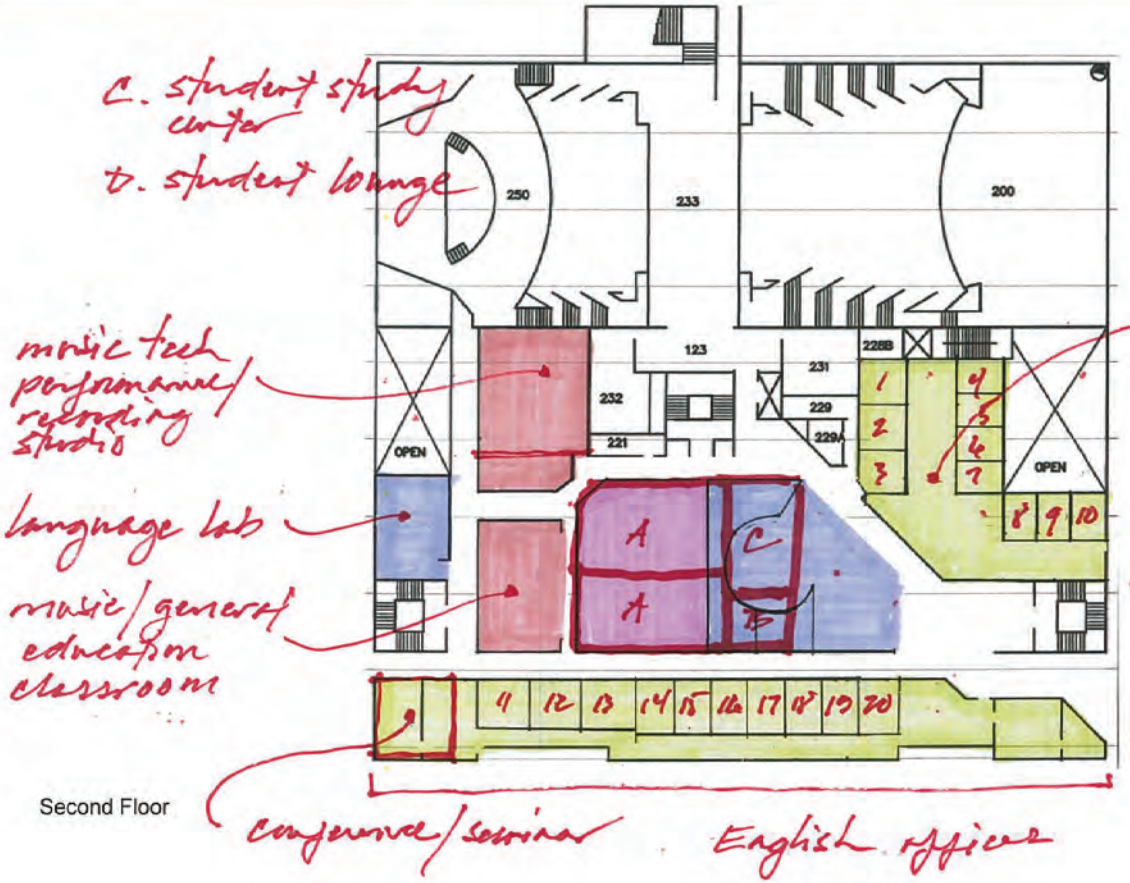
PROGRAM: LEARNING COMMONS | Bangsberg | Preliminary

pw 10/15/14



per 10/15/14

PROGRAM: LEARNING COMMONS | Bangsberg | Preliminary



Electronic Music/Studio
Language Lab
Classroom
General Edu. Classroom
Humanities Commons
Study Center
Admin. Assistant
English/Languages Offices
Humanities Offices

LHB PERFORMANCE DRIVEN DESIGN.

per 10/15/14

PROGRAM: LEARNING COMMONS | Bangsberg | Preliminary

madrigal/performance office

piano lab

practice suites (grand piano)

reception

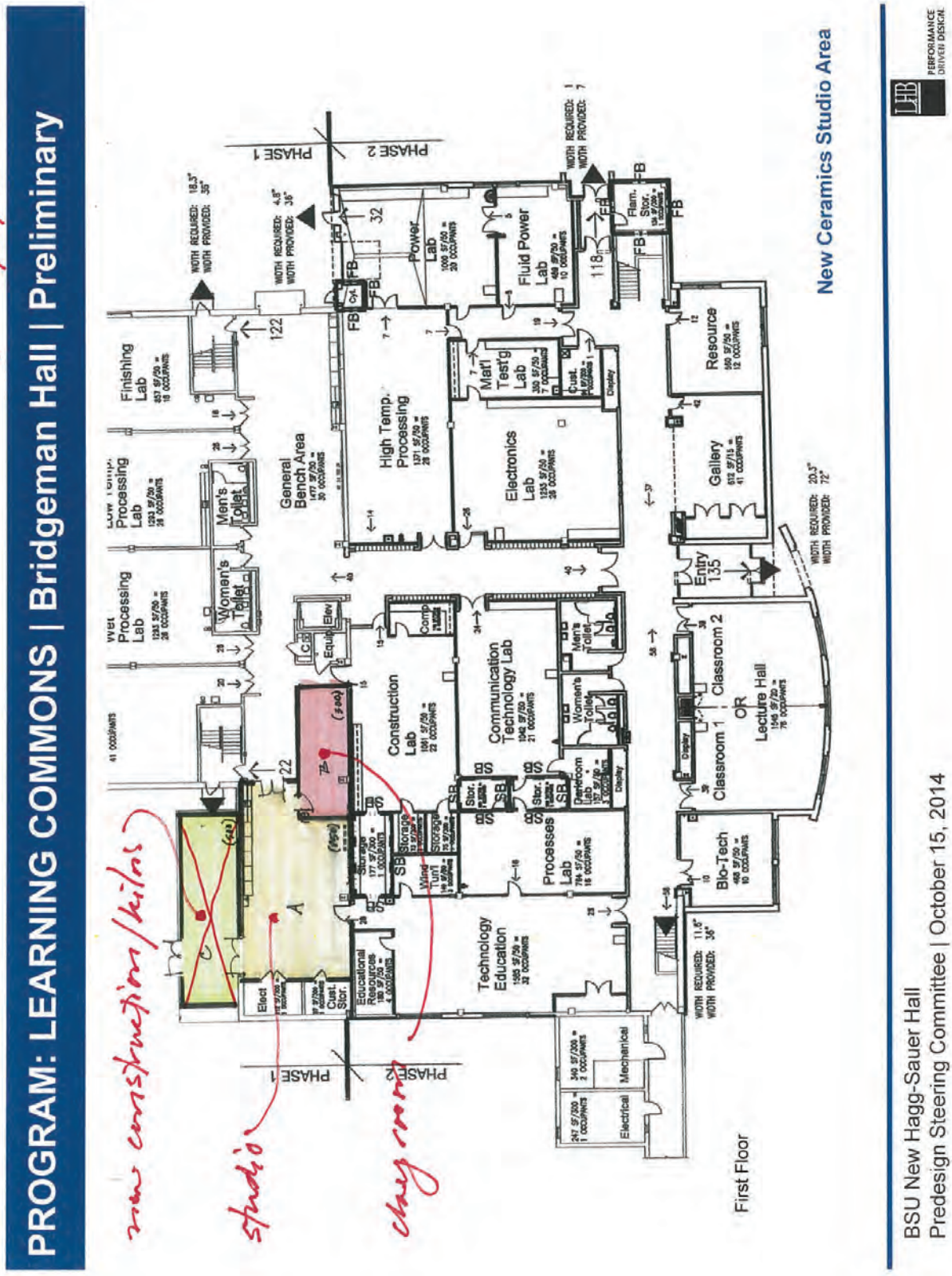
conference room

music listening lab

administrative Assistant

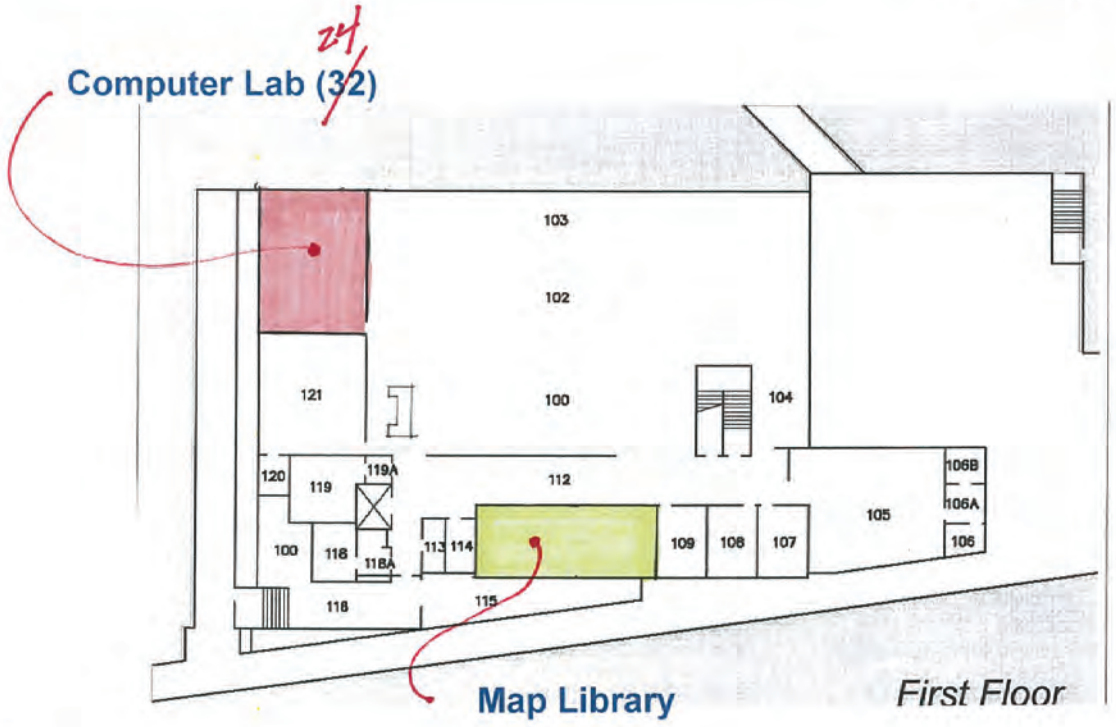
Third Floor

Electronic Keyboard Lab
Music Dept. Off./Lounge
Large Practice Rooms

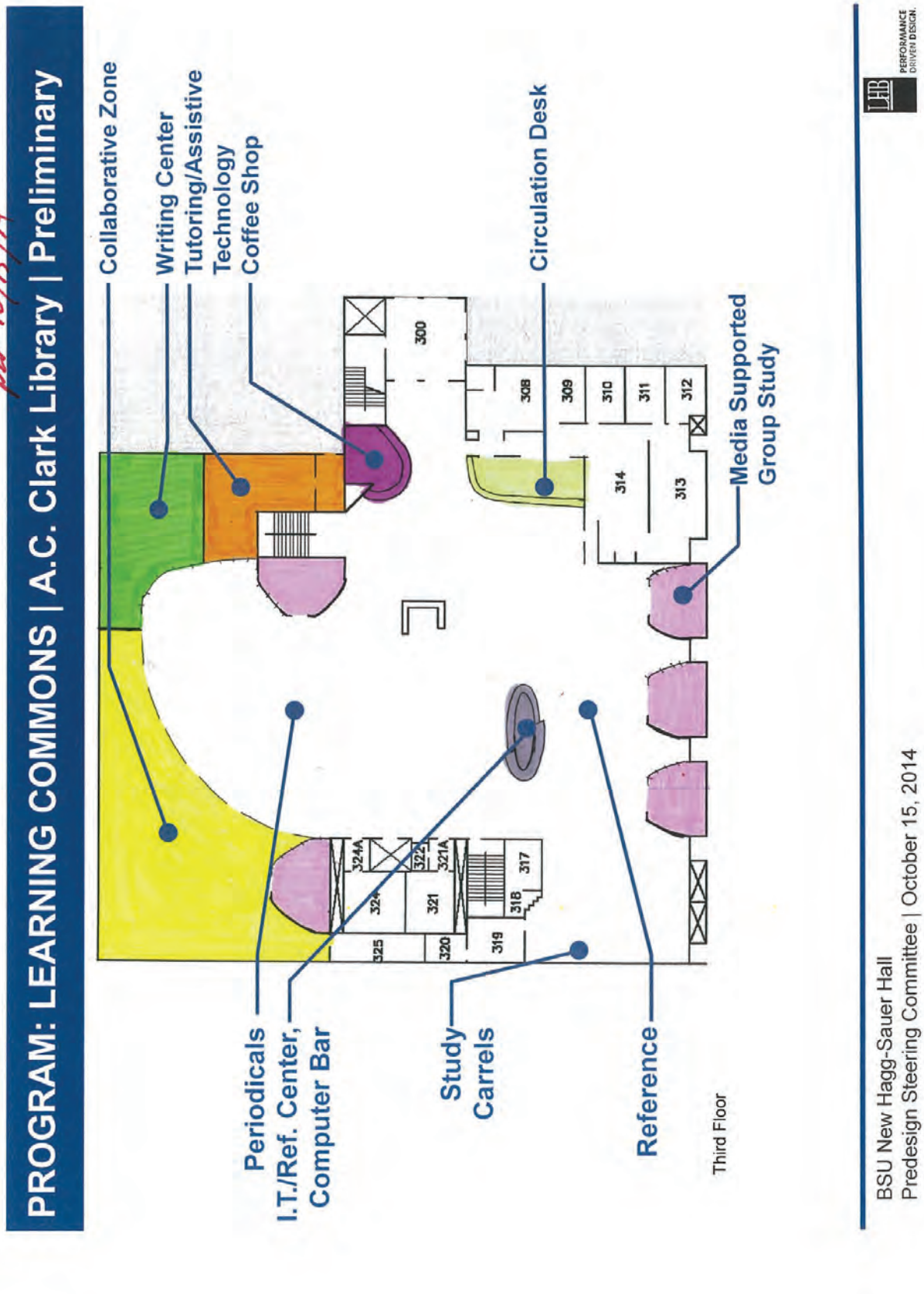

PROGRAM: LEARNING COMMONS | Bridgeman Hall | Preliminary
per 10/15/14
new construction/kilns
student
changing room
New Ceramics Studio Area
PHASE 1
PHASE 2
Finishing Lab
Processing Lab
Men's Toilet
Women's Toilet
General Bench Area
High Temp. Processing
Power Lab
Fluid Power Lab
Matl Testg Lab
Electronics Lab
Resource
Gallery
Entry 135
Classroom 1
Classroom 2
OR
Lecture Hall
Bio-Tech
Construction Lab
Communication Technology Lab
Processes Lab
Technology Education
Educational Resources
Mechanical
Electrical
First Floor
BSU New Hagg-Sauer Hall
Predesign Steering Committee | October 15, 2014
LHB
PERFORMANCE DRIVEN DESIGN

PROGRAM: LEARNING COMMONS | A.C. Clark Library | Preliminary

per 10/15/14



First Floor

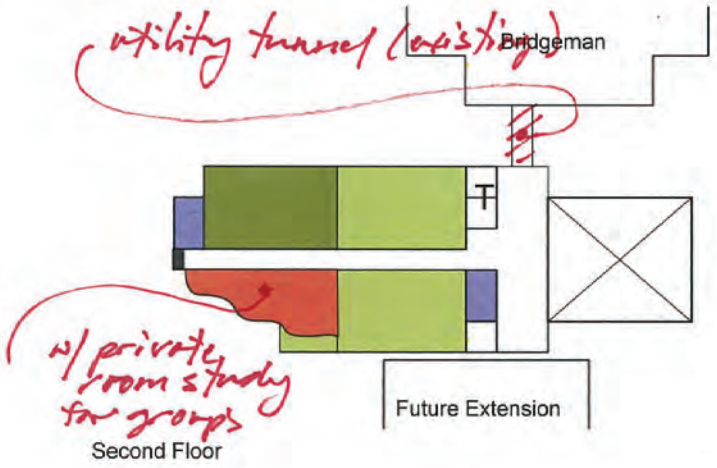

PROGRAM: LEARNING COMMONS | A.C. Clark Library | Preliminary
per 10/15/14
Collaborative Zone
Writing Center
Tutoring/Assistive Technology
Coffee Shop
Circulation Desk
Media Supported Group Study
Periodicals
I.T./Ref. Center, Computer Bar
Study Carrels
Reference
Third Floor
BSU New Hagg-Sauer Hall
Predesign Steering Committee | October 15, 2014
LHB
PERFORMANCE DRIVEN DESIGN.

New Construction

per 10/15/14

CLASSROOM BUILDING DIAGRAM| Preliminary

utility tunnel (existing)

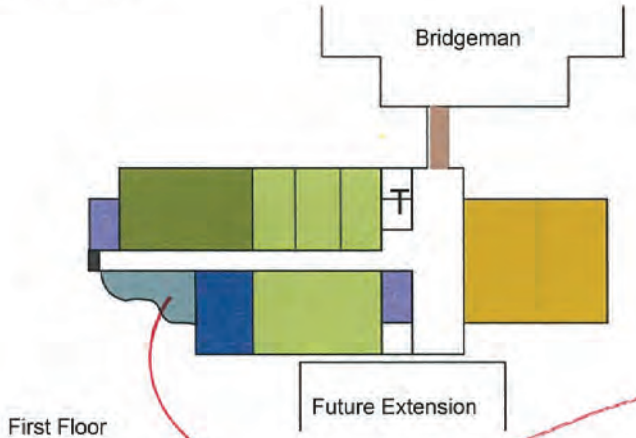


w/ private room study for groups

- Classrooms
- Active Learning Classrooms
- Faculty Resource Center/Admin. Support
- Study Lounge
- Support
- Vertical Circulation
- Auditorium
- Skyway (existing)
- Computer Lab

* Special Programs Center

* specific program storage space needed for 'remote' classrooms



Active Learning	2	1,200 SF (EA)	54 Seats (EA)
Large Classroom	3	2,500 SF (EA)	125 Seats (EA)
Small Classrooms	3	800 SF (EA)	40 Seats (EA)
Lecture Hall 1	4,000 SF (EA)	350 Seats (EA)	
Computer Lab 1	800 SF (EA)	32 Seats (EA)	

minimum 2 private meeting rooms needed.

BSU New Hagg-Sauer Hall
Predesign Steering Committee | October 15, 2014

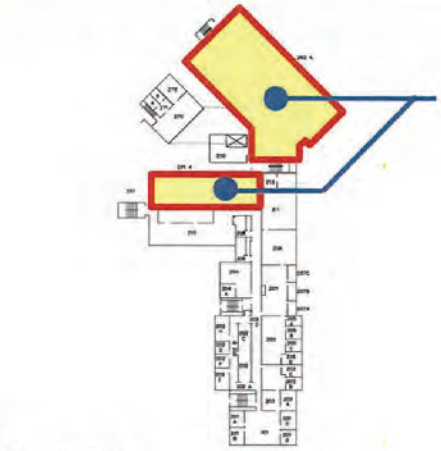
LHB PERFORMANCE DRIVEN DESIGN.

per 10/15/14

PROGRAM: LEARNING COMMONS | Deputy Hall | Preliminary

(by University)

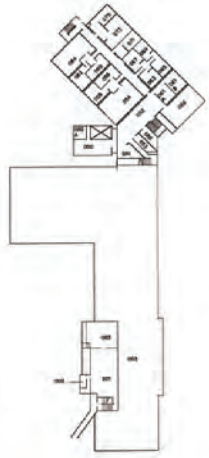
Mass Communication (Separate Project/Funding)



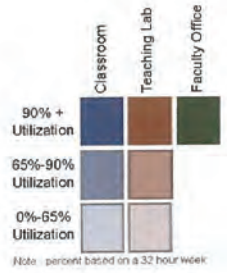
Second Floor

Fourth Floor

First Floor



Basement



LHB PERFORMANCE DRIVEN DESIGN.

Option B (2012 PreDesign)

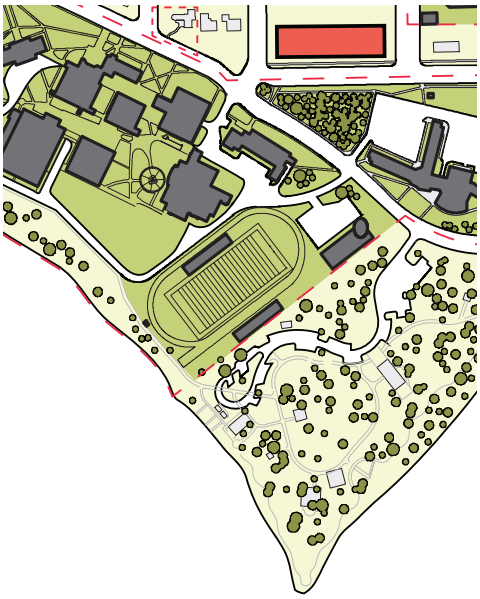
Scope: This option recommends the demolition of the existing 82,000 facility followed by the construction of a new 79,000 GSF facility in essentially the same location.

Pros: Design for Option B could be optimally oriented for harvesting solar energy and accessing natural light; Basement would not be required as in Option A; Structural pattern (bay size) and building footprint will be designed for the program; No need to purchase additional property; aligned with 2012 Master Plan; Building shell and systems can be optimally designed for energy efficiency and program efficiency; Potential to reduce the size of the facility which can improve utilization and reduce operating costs; Enhance the university's connection to the lake

Cons: Logistics of relocating classes and faculty offices during demolition and construction are challenging and costly; Option B is more expensive than Option A; Adjacent parking not available in sufficient numbers

Status: Not selected

Option C (2012 PreDesign)



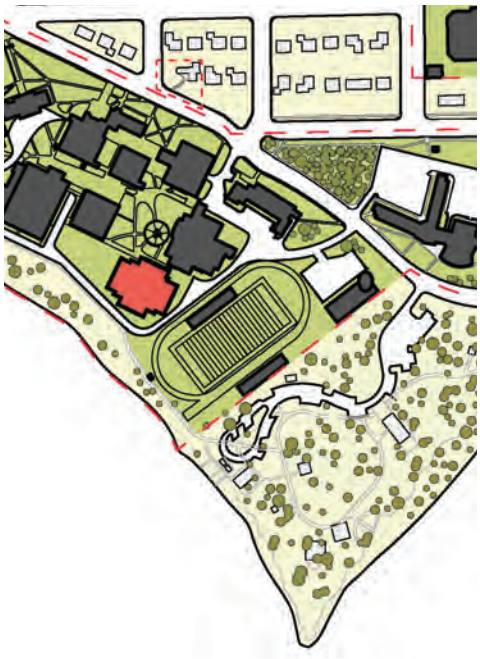
Scope: This option recommends the construction of a new 82,000 facility in an alternative location on campus followed by the complete demolition of the existing 79,000 GSF facility.

Pros: Design for Option C could be optimally oriented accessing natural light; Basement would not be required as in Option A; Structural pattern (bay size) and building footprint will be designed for the program; aligned with 2012 Master Plan; Building shell and systems can be optimally designed for energy efficiency and program efficiency; Potential to reduce the size of the facility which can improve utilization and reduce operating costs; The existing Hagg-Sauer facility can remain in operation during construction

Cons: Option C is more expensive than Option A; Additional property is required to be purchased; Project schedule will most likely be extended; Logistics of purchasing enough property in the adjacent neighborhood will most likely be challenging; North-south orientation is not ideal for harvesting solar energy; Option C is not located on Lake Bemidji; Adjacent parking in significant numbers not available without additional costs

Status: Not selected

Option D (2016 PreDesign)



Scope: This Option is similar to Option A with the scope to include the complete gutting of the existing building (82,000 GSF) down to the structural frame. The difference would be in the extent of the renovation. In this option it is proposed that the entire basement Mechanical Level would be filled in (while maintaining utility runs) and abandoned to avoid costly waterproofing repairs, and a significant portion of the existing third level renovated into a new mechanical room instead of building a new penthouse as described in Option A.

Pros: Significant energy savings through embodied energy in salvage structure; Significant savings in construction costs through reuse of primary structural framing; Alignment with 2014 Master Plan; Maintain continuity of existing utilities; Increased connection to Lake Bemidji; Minor increase in space utilization/optimization.

Cons: Deep structural floor plate not advantageous for daylight harvesting; Existing structural footprint not optimal for needed classroom configuration to meet program; Logistics of relocating faculty and classes on a short term basis during construction is challenging and costly; Campus footprint is not reduced; Low floor-to-floor heights limits clearances for ductwork, lighting, communication, and fire protection pathways; adjacent parking is not adequate.

Status: Not selected

Option E (2016 PreDesign)

Scope: This option is similar to Option B, but at a much smaller scale, in order to aggressively address budgetary and space utilization issues. The complete demolition of the 82,000 SF Hagg-Sauer would be followed by the construction of a small structure on the same site that would house both classrooms and offices for faculty, but at a much reduced scale from Option B. It is intended that the structure would be connected to Bridgeman by a skyway, and an alternative Option F.1 would be reviewed that considers the new structure to be designed as an addition to Bridgeman Hall. During the study of this Option alternative locations on campus will be briefly studied, but the university considered Option C's (previous Predesign) proposed alternative location on the campus to be unacceptable.

Pros: Alignment with 2014 Master Plan; Maintain continuity of existing utilities; Increased connection to Lake Bemidji; Minor increase in space utilization/ optimization; Significant improvement in energy efficiency.

Cons: Logistics of relocating faculty and classes on a short term basis during construction is challenging and costly; adjacent parking is not adequate; Required program cannot be accomplished with available funding in all new construction; Does not align with MnSCU's directive to reduce campus square footage by as much as possible without compromising quality of instruction; Large majority of space would be used to accommodate faculty and support services, not improved learning environments.

Status: Not selected

Option A (2012 PreDesign)

Scope: This option recommends the complete gutting of the 82,000 GSF building down to the structural frame including all exterior walls. This would be followed by complete re-construction of all building systems and the addition of a penthouse for mechanical equipment.

Pros: The salvaged structure for Option A would have significant energy savings (embodied energy) and construction cost savings; Construction schedule may be less in duration; No need to purchase additional property; aligned with 2012 Master Plan; Continuity of utilities may be more manageable.

Cons: Cost savings in salvaging of structure may be balanced with need to reinforce structure to accommodate new rooftop penthouse for HVAC equipment; Existing basement would need to be waterproofed with an active drain tile and sump system to facilitate ever present groundwater infiltration; Deep floor plate is disadvantageous for accessing daylight; Orientation of building is not optimal for harvesting solar energy; Existing structural footprint would limit configuration of classrooms; Logistics of relocating classes and faculty offices during demolition and construction are challenging and costly; Difficult to reduce the size of the facility; Clearance for HVAC ductwork and equipment limited by existing floor-to-floor height.

Status: Not selected

Option F.1 (2016 PreDesign)

Scope: This Option includes the complete demolition of Hagg-Sauer followed by the construction of a Classroom only facility (on the same site) with underutilized portions of additional buildings on campus renovated into faculty offices and some instructional spaces depending on program needs and budget.

Pros: Alignment with 2014 Master Plan; Ease of access to existing utilities; Increased connection to Lake Bemidji; Significant increase in space utilization/ optimization; Significant improvement in energy efficiency; significant reduction in campus square footage; significant reduction in backlog of asset preservation investment; Addresses programmatic needs progressively and creatively based upon student needs.

Cons: Not aligned with 2014 Master Plan; concern with vacating prime location on lake, thus creating a 'missing tooth' in the fabric of the academic quadrangle; Concern with distance of classrooms from center of academic quadrangle; vacated site on the lake subject to parking lot expansion pressures; concern that funding would not be adequate to address Bangsberg's fundamental needs for revised entry to Theater and Recital Hall.

Status: Not selected

Option F.2 (2016 PreDesign)

Scope: This Option includes the complete demolition of Hagg-Sauer followed by the construction of a Classroom only facility (on the same site) with underutilized portions of additional buildings on campus renovated into faculty offices and some instructional spaces depending on program needs and budget.

Pros: Significant increase in space utilization/ optimization; Significant improvement in energy efficiency; significant reduction in campus square footage; significant reduction in backlog of asset preservation investment; Addresses programmatic needs progressively and creatively based upon student needs; Improved parking access for classromms.

Cons: Not aligned with 2014 Master Plan; concern with vacating prime location on lake, thus creating a 'missing tooth' in the fabric of the academic quadrangle; Concern with distance of classrooms from center of academic quadrangle; vacated site on the lake subject to parking lot expansion pressures; concern that funding would not be adequate to address Bangsberg's fundamental needs for revised entry to Theater and Recital Hall.

Status: Not selected

Option G (2016 PreDesign)

Scope: This Option includes the complete demolition of Hagg-Sauer followed by the renovation of underutilized portions of other buildings on campus into faculty offices and some instructional spaces depending on program needs and budget.

Pros: Very significant increase in space utilization/optimization; very significant reduction in campus square footage; very significant reduction in backlog of asset preservation investment,

Cons: Not aligned with 2014 Master Plan; concern with vacating prime location on lake, thus creating a 'missing tooth' in the fabric of the academic quadrangle; vacated site on the lake subject to parking lot expansion pressures; concern that existing available square footage available for renovation would not meet full programmatic needs without significant disruption to existing facilities required for high quality instruction; Concern that full scale campus disruption to the core academic buildings over a significant time period (in order to accommodate continual shifts of classrooms, programs and departments) to accommodate renovation activities would be untenable.

Status: Not selected

BACKLOG COSTS BY BUILDING

Campus Name: BSU Bemidji

Building Name: Athletic Field Sanitation Bldg **Building Number: 070S9294** **Year Built: 1994** **GSF: 418** **Building Type: SMALL** **FCI: 0.20**

Subsystem	% in Backlog	Backlog (000's)
m.1. All Renewal - SMALL	100 %	$14
	SUB TOTAL	**$14**

Building Name: Bangsberg Hall **Building Number: 070S1671** **Year Built: 1971** **GSF: 86878** **Building Type: BASIC** **FCI: 0.17**

Subsystem	% in Backlog	Backlog (000's)
d.1. HVAC - Equipment	85 %	$1,337
e.1. HVAC - Distribution	100 %	$2,034
k.1. Built-in Equipment	80 %	$455
l.2. Interior Finishes	70 %	$691
	SUB TOTAL	**$4,517**

Building Name: Bensen Hall **Building Number: 070S0650** **Year Built: 1950** **GSF: 53342** **Building Type: BASIC** **FCI: 0.13**

Subsystem	% in Backlog	Backlog (000's)
d.2. HVAC - Controls	100 %	$349
f.1. Electrical Equipment	100 %	$790
g.1. Plumbing Fixtures	100 %	$202
j.1. Fire Detection Systems	100 %	$184
l.2. Interior Finishes	100 %	$606
	SUB TOTAL	**$2,130**

Building Name: Clark Library **Building Number: 070S1366** **Year Built: 1966** **GSF: 71462** **Building Type: BASIC** **FCI: 0.05**

Subsystem	% in Backlog	Backlog (000's)
d.2. HVAC - Controls	40 %	$187
l.2. Interior Finishes	100 %	$812
	SUB TOTAL	**$999**

BACKLOG COSTS BY BUILDING

Campus Name: BSU Bemidji

Building Name: Decker/Hickory Hall **Building Number: 070S9657** **Year Built: 1957** **GSF: 29423** **Building Type: RSDNTL** **FCI: 0.14**

Subsystem	% in Backlog	Backlog (000's)
d.1. HVAC - Equipment	100 %	$243
e.1. HVAC - Distribution	100 %	$486
g.2. Plumbing Rough-in	100 %	$324
	SUB TOTAL	**$1,054**

Building Name: Deputy Hall **Building Number: 070S0118** **Year Built: 1918** **GSF: 78656** **Building Type: BASIC** **FCI: 0.11**

Subsystem	% in Backlog	Backlog (000's)
b.1. Building Exteriors (Hard)	100 %	$650
d.2. HVAC - Controls	27 %	$139
g.1. Plumbing Fixtures	100 %	$298
k.1. Built-in Equipment	100 %	$515
l.2. Interior Finishes	100 %	$894
	SUB TOTAL	**$2,495**

Building Name: Gillett Rec./Fitness **Building Number: 070S2189** **Year Built: 1989** **GSF: 85765** **Building Type: BASIC** **FCI: 0.22**

Subsystem	% in Backlog	Backlog (000's)
a.5. Roofing - Builit-up, Membrane, Cedar	100 %	$2,307
d.2. HVAC - Controls	100 %	$561
e.1. HVAC - Distribution	100 %	$2,008
j.1. Fire Detection Systems	100 %	$295
l.2. Interior Finishes	50 %	$487
	SUB TOTAL	**$5,659**

Building Name: Hagg-sauer Hall **Building Number: 070S1570** **Year Built: 1970** **GSF: 82478** **Building Type: BASIC** **FCI: 0.31**

Subsystem	% in Backlog	Backlog (000's)
b.1. Building Exteriors (Hard)	100 %	$682
d.1. HVAC - Equipment	100 %	$909

BACKLOG COSTS BY BUILDING

Campus Name: BSU Bemidji

Building Name: Hagg-sauer Hall **Building Number: 070S1570** **Year Built: 1970** **GSF: 82478** **Building Type: BASIC** **FCI: 0.31**

Subsystem	% in Backlog	Backlog (000's)
d.2. HVAC - Controls	70 %	$378
e.1. HVAC - Distribution	50 %	$1,931
f.1. Electrical Equipment	100 %	$1,221
g.2. Plumbing Rough-in	100 %	$909
k.1. Built-in Equipment	100 %	$540
l.2. Interior Finishes	100 %	$937
	SUB TOTAL	**$7,505**

Building Name: Heating Plant (Bemidji) **Building Number: 070S0325** **Year Built: 1925** **GSF: 20317** **Building Type: BASIC** **FCI: 0.15**

Subsystem	% in Backlog	Backlog (000's)
b.1. Building Exteriors (Hard)	75 %	$126
c.1. Elevators	100 %	$63
d.2. HVAC - Controls	50 %	$211
e.1. HVAC - Distribution	50 %	$238
f.1. Electrical Equipment	30 %	$90
l.2. Interior Finishes	100 %	$231
	SUB TOTAL	**$958**

Building Name: Memorial Hall **Building Number: 070S0540** **Year Built: 1940** **GSF: 53893** **Building Type: BASIC** **FCI: 0.17**

Subsystem	% in Backlog	Backlog (000's)
b.1. Building Exteriors (Hard)	100 %	$445
d.2. HVAC - Controls	100 %	$353
g.1. Plumbing Fixtures	100 %	$204
g.2. Plumbing Rough-in	100 %	$594
i.1. Fire Protection Systems	100 %	$204
k.1. Built-in Equipment	100 %	$353

Campus Name: BSU Bemidji

Building Name: Memorial Hall **Building Number: 070S0540** **Year Built: 1940** **GSF: 53893** **Building Type: BASIC** **FCI: 0.17**

Subsystem	% in Backlog	Backlog (000's)
l.2. Interior Finishes	50 %	$612
	SUB TOTAL	$2,765

Building Name: Physical Education Complex **Building Number: 070S0959** **Year Built: 1959** **GSF: 121586** **Building Type: BASIC** **FCI: 0.24**

Subsystem	% in Backlog	Backlog (000's)
a.5. Roofing - Builit-up, Membrane, Cedar	100 %	$1,030
b.1. Building Exteriors (Hard)	100 %	$1,005
d.1. HVAC - Equipment	100 %	$1,340
f.1. Electrical Equipment	100 %	$1,800
g.1. Plumbing Fixtures	100 %	$460
g.2. Plumbing Rough-in	100 %	$1,340
i.1. Fire Protection Systems	100 %	$460
l.2. Interior Finishes	100 %	$1,381
	SUB TOTAL	$8,816

Building Name: Sanford Hall **Building Number: 070S0220** **Year Built: 1920** **GSF: 17012** **Building Type: BASIC** **FCI: 0.25**

Subsystem	% in Backlog	Backlog (000's)
b.1. Building Exteriors (Hard)	100 %	$141
d.1. HVAC - Equipment	100 %	$187
d.2. HVAC - Controls	70 %	$78
f.1. Electrical Equipment	100 %	$252
g.1. Plumbing Fixtures	100 %	$64
g.2. Plumbing Rough-in	100 %	$187
j.1. Fire Detection Systems	100 %	$59
k.1. Built-in Equipment	100 %	$111
l.2. Interior Finishes	15 %	$29
l.2. Interior Finishes	30 %	$58

BACKLOG COSTS BY BUILDING

Campus Name: BSU Bemidji

Building Name: Sanford Hall **Building Number: 070S0220** **Year Built: 1920** **GSF: 17012** **Building Type: BASIC** **FCI: 0.25**

Subsystem	% in Backlog	Backlog (000's)
l.2. Interior Finishes	55 %	$106
	SUB TOTAL	**$1,273**

Building Name: Sattgast Hall **Building Number: 070S1162** **Year Built: 1962** **GSF: 107598** **Building Type: COMPLEX** **FCI: 0.01**

Subsystem	% in Backlog	Backlog (000's)
g.1. Plumbing Fixtures	50 %	$537
	SUB TOTAL	**$537**

Building Name: Stadium **Building Number: 070S0438** **Year Built: 1938** **GSF: 19911** **Building Type: BASIC** **FCI: 0.10**

Subsystem	% in Backlog	Backlog (000's)
b.1. Building Exteriors (Hard)	50 %	$82
f.1. Electrical Equipment	100 %	$295
g.2. Plumbing Rough-in	100 %	$219
	SUB TOTAL	**$596**

Building Name: Tunnels **Building Number: 070S0752** **Year Built: 1952** **GSF: 25520** **Building Type: SIMPLE** **FCI: 0.00**

Subsystem	% in Backlog	Backlog (000's)
k.1. Built-in Equipment	100 %	$0
	SUB TOTAL	**$0**

BSU Bemidji GRAND TOTAL	**$39,319**

FCI Summary by Building (Grouped by location)

Campus	Location	Building	Bldg. No.	GSF	CRV (000's)	Backlog (000's)	FCI
Bemidji State University - Bemidji	Main	American Indian Center	070S9302	10,388	$3,150	$0	0.00
		Athletic Field Sanitation Bldg	070S9294	418	$72	$14	0.20
		Bangsberg Hall	070S1671	86,878	$26,344	$4,517	0.17
		Bensen Hall	070S0650	53,342	$15,795	$2,130	0.13
		Birch Hall A	070S5052	31,092	$7,708	$103	0.01
		Birch Hall B	070S5053	31,092	$7,708	$0	0.00
		Bridgeman Hall	070S1264	33,772	$10,000	$0	0.00
		Cabin #1,#2 & Sanitation	070S9179	399	$69	$0	0.00
		CAET Addition - Bridgeman Hall	070S9403	25,349	$10,474	$0	0.00
		Cedar Hall	070S5259	39,133	$9,701	$112	0.01
		Clark Library	070S1366	71,462	$21,161	$999	0.05
		Decker/Hickory Hall	070S9657	29,423	$7,294	$1,054	0.14
		Deputy Hall	070S0118	78,656	$23,291	$2,495	0.11
		Electric Sub-sta	070S1060	1,200	$207	$0	0.00
		Gillett Rec./Fitness	070S2189	85,765	$25,396	$5,659	0.22
		Hagg-sauer Hall	070S1570	82,478	$24,422	$7,505	0.31
		Heating Plant (Bemidji)	070S0325	20,317	$6,305	$958	0.15
		Hobson Memorial Union	070S8067	76,756	$19,028	$529	0.03

FCI Summary by Building (Grouped by location)

Campus	Location	Building	Bldg. No.	GSF	CRV (000's)	Backlog (000's)	FCI
Bemidji State University - Bemidji	Main	Linden Hall A	070S5159	28,957	$7,179	$0	0.00
		Linden Hall B	070S5160	38,609	$9,571	$0	0.00
		Maintenance/Receiving	070S1878	14,320	$4,240	$0	0.00
		Memorial Hall	070S0540	53,893	$15,958	$2,765	0.17
		Oak Hall A	070S5466	42,850	$10,623	$1,065	0.10
		Oak Hall B	070S5467	42,850	$10,623	$1,065	0.10
		Oak Hall C	070S5468	42,850	$10,623	$1,313	0.12
		Physical Education Complex	070S0959	121,586	$36,003	$8,816	0.24
		Pine Hall	070S5361	50,264	$12,461	$1,205	0.10
		Sanford Hall	070S0220	17,012	$5,037	$1,273	0.25
		Sattgast Hall	070S1162	107,598	$44,457	$537	0.01
		Skyway	070S1979	2,428	$719	$0	0.00
		Stadium	070S0438	19,911	$5,896	$596	0.10
		Tamarack Hall	070S5769	88,410	$27,189	$1,943	0.07
		Tunnels	070S0752	25,520	$2,812	$0	0.00
		Walnut Hall	070S5669	57,167	$14,172	$0	0.00
		Main TOTAL		**1,512,145**	**$435,685**	**$46,654**	**0.11**
		Bemidji State University - Bemidji TOTAL		**1,512,145**	**$435,685**	**$46,654**	**0.11**
		GRAND TOTAL		**1,512,145**	**$435,685**	**$46,654**	**0.11**

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
Instructions for Capital Project Narrative and Cost Detail

Instructions for Capital Project Narrative and Cost Detail

New format this year:
As a result of changes on how and what the state collects for capital budget information, project narrative and cost detail will be submitted in Excel format.
How this information is used:
This information will be used during the capital scoring process. If a project is eventually selected for the 2016 capital budget request, information will be shared with the Board of Trustees, Minnesota Management and Budget, the legislature, and the Governor's office.
Requirements:
1. Fill out a full workbook for each project. Red text is sample data.
2. Ensure that project information matches the predesign report, especially cost and schedule information.
3. Certain cells in this workbook autopopulate , such as project and campus name and will carry over to other tabs.
3. Certain narrative cells have a 2,000 character limit. (See more detail on Tab A.1). A character counter is included to track characters.
4. For Narratives it may be easiest to draft in Word, and cut and paste text into the appropriate cells.
5. Save workbook with the following naming convention: [request year][Capital Budget Request] [Campus Priority]-[Campus Name].

For example - 2016 CBR 1 - Minnesota College/University, 2016 CBR2 - Minnesota College/University, and so on

Reference:
Capital Budget website: http://www.finance.mnscu.edu/facilities/capitalbudget/
2016 Capital Budget instructions : http://tinyurl.com/p4s3qsw

Tabs - Table of Contents	Purpose	Campus	System Office
A.0 MnSCU Project Information	Provide basic detail on facilities, academic, financial data and other project impacts	X	
A.1 Narrative Information	Narrative project descriptions and supporting details	X	
A.2 Detailed Project Information	Project size (square footage), details on partners and potential private use	X	
B.1 Prior Year Funding and Uses	Prior years project funding sources (including all user/campus funding provided)	X	
B.2 Funding Sources	Funds requested for the 2016 Capital Budget cycle and for future phases	X	
B.3 Construction Costs	Project square footage and costs per sq. ft.	X	
B.3.1 Demolition Impacts	*Specific to projects with demolition as a component only* : additional details as to impact and results	X	
B.4 Detail Level Project Costs	Detailed project costs sheet for design, construction, project management, % for art, inflation and contingency	X	
C.1 Statutory Requirements	Checklist of statutory requirements and compliance requirements	X	X

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
A.0 MnSCU Project Information and Data

A.0 MnSCU Project Information and Data
Academic Learning Center and Campus Renovation Bemidji State University

Description	Campus Request	Instructions
Name of Institution	**Bemidji State University**	*Select one from drop down menu*
Project Title	**Academic Learning Center and Campus Renovation**	*Inputting project title in this cell will carry over to other tabs. (Name the building and phase of work - Example: Smith Hall Renovation or Transportation Center, New Construction and Renovation*
Amount of Request ($)	**$16,000,000**	*Total project amount required (should be the same as the detailed project costs)*
Square Footage - Amount and Type summary - New, renovation/renewal, and/or demolition	**29,400 new sq.ft., 73,410 sq. ft. renovation; and 82,500 sq.ft.demolition**	*Ex. 10,000 new sq. ft., 12,000 sq. ft. renovation*
Institution's project priority	1	*Select from drop down menu*
Project will reduce, increase or result in no new net square footage on campus	Reduce	*Select one from drop down menu*
Project will be utilized by two or more campuses when completed	No	*Identify additional campus, if applicable. "No" if not applicable.*
Date final predesign document and/or update submitted	Final Predesign October 2014	*Date of all predesign documentation (Ex. Original Predesign, November 2010, updated July 2014)*
Past Capital Project Funding		
Project received funds in 2014 Capital Budget or prior year	TRUE	*Select from drop down menu (True/False)*
Project was on 2014 Capital Budget list, but was not funded	FALSE	*Select from drop down menu (True/False)*
New Project (not on prior capital budget lists)	FALSE	*Select from drop down menu (True/False)*
Facilities Data		
Master Facilities Plan	95% Draft August 2014	*Date of current master facilities plan (i.e. August 2010)*
Current Campus Space Utilization (Spring 2014)	51%	*Enter EMS Campus - Room Utilization % (see Tab labeled "EMS Campus" for more details)*
Current Space Utilization (Spring 2014) of impacted area	Bangsberg Hall - 27%; Bensen Hall - 43%; Bridgeman - 65%; Hagg-Sauer	*Enter EMS Campus - Room Utilization % (see Tab labeled "EMS Campus" for more details)*
Projected Space Utilization after this project is complete	90%	*Estimated target*
Facility Condition Index	0.14	*Add campus FCI for 2014*
Deferred Maintenance Backlog removed:	$9,024,000	*Describe the amount of backlog (in dollars) this project is expected to remove.*
Rightsizing and Space Utilization Improvement:	Classroom utilization will increase by over fifty percent as we will be cosntructing more flexible classrooms while at the same time reducing the number of classrooms on campus from a total of 98 to 72 (27% reduction).	*Describe briefly how this will increase intensity of use of campus space or solves a problem of access (right space at the right time)*
Energy efficiency and/or other Sustainability Improvements:	-37%	*Enter % change for 2013 over 2009 Baseline - Use this site http://mnscu.b3benchmarking.com/*
Renewable Energy System Included in Recommended project? What type?	No	*Yes/No. If not, why not. Statute requires renewable energy system analysis in predesign for solar Made in Minnesota*
Capacity of Current Utility Infrastructure:	N/A	*If Square Footage will be added, describe what, if any utility infrastructure needs to be added to accommodate the additional space*
Enrollment Data		
FYE	4,296	*Total FYE for 2014*
Headcount (Unduplicated)	6,170	*Unduplicated Headcount for 2014*
Part Time Enrollment %	28%	*FY2014*
% Students of Color	11%	*FY2014*
Average Age of Student	23.9	*FY2014*
Academic Data		
Institution Master Plans and Regional Collaborations	This project is in close alignment with the university's master academic and facilities plans. The impacted programs have strong statewide and regional partnerships in working with K-12 partners and other local governmental and non-profit entities. Examples include the NW MN Foundation, public television, and the DNR.	*Description of what efforts and partnering has occurred between campuses for this project*
Program descriptions of areas impacted by project	Fifteen different programs that encompass nearly half of the university's total enrollment is impacted by this project.	*Text describing what programs are involved, such as welding, science, natural resources, English, etc.*
Program enrollments	Criminal Justice - 214 FYE; Geography - 100 FYE; English - 283 FYE; History - 111 FYE; Political Science - 116 FYE; Psychology - 294 FYE; Social Work - 87 FYE; Sociology - 78 FYE; Music - 102 FYE; Mass	*What programs and how many students will be impacted by this project*
Degree / award attainment for the campus and for the program	A total of 1,042 degrees were awarded in FY2014. 300 of them were from programs listed above that will be part of this project.	*# of degrees/awards in FY2014*
Capital Budget Guidelines		
Exploration/Implementation of Alternatives	The university explored eight other alternatives for this project. This project was determined to be the best option has it significantly improves space utilization; reduces deferred maintenance backlog; and most importantly meets several master plan goals : provide improved program identity; strengthen the academic core of campus; improve the campus	*Describe alternatives explored and why the project is the best option*
Partnerships for Funding and/or Equipment	The university will work with its local utility company to explore funding opp	*Describe coordination with other campuses, governmental entities or private partners in support of this project*
Financial Impacts		
Financial Recovery Plan: (See Procedure 7.3.16 for application) Generally: If CFI is less than 1.5 or trending downward or a CFI of 0.5 for the most recent year, a campus is required to enter into a financial recovery plan.	FALSE	*True or False*
Financial Recovery Plan status	N/A	***(If applicable)*** *Identify status of financial recovery plan and how a capital project will impact it.*
Current Debt Service:	$900,400	*Enter annual debt service payable in FY14*

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
A.1 Narrative Information

A.1 Narrative Information
Academic Learning Center and Campus Renovation Bemidji State University

Red text is sample text only.

		Campus Request	Instructions	
General Information	**Project Name**	**Academic Learning Center and Campus Renovation**	*Name of the building or area and phase of work. (Example: Business building renovation; Science Center design, etc.)*	
	Campus	Bemidji State University	*Select from Drop Down List*	
	City	Bemidji	*Text*	
	County	Beltrami	*Text*	
	Zip Code	56601	*Numeric*	
	Institution Priority	1	*Select from Drop Down List*	
	Contact Name	William Maki	*Campus contact name*	
	Contact Title	Vice President for Finance and Administration	*Campus contact title*	
	Contact Phone	(218) 755-2012	*Campus contact phone number*	
	Contact Email	wmaki@bemidjistate.edu	*Campus contact email*	
	Project Category (Primary)	Demolition	*Select primary project work category from the drop down menu.*	
	Project Category (Secondary)	Renovation	*Add if there is more than one type of work involved (ex. renovation and demolition)*	
	Project Category (Tertiary)	New Construction	*Add if there is more than one type of work involved (ex. renovation and demolition)*	
	CBR Submission Status	Submitted	*Do not change status*	

		Campus Request	Instruction	Character Count
Narrative Details	**Short Description**	***University seeks $17 million to demolition Hagg-Sauer Hall; build a 25,000 s.f. classroom building addition; and renovate underutilized space in 5 other buildings to relocate 12 academic departments.***	***Limit 250 characters. Short summary - What does the campus want in this request?***	199
	Project Rationale	***This request will achieve multiple goals in the University's strategic, academic, and facilities plans. Over half of all students will be directly impacted by the improvements that will be made in their learning environments and by creating "front doors"for several departments and disciplines. The project will reduce campus square footage by 58,000 GSF, decrease the deferred maintenance backlog, and improve campus classroom utilization. Hagg-Sauer Hall, the current main classroom building on campus, has not been renovated in over forty years and has one of the highest FCI values on campus. The learning environment is compromised due to poor light levels and limited daylight, limited student gathering spaces, and inflexible classrooms.***	***Limit 750 characters. Why does the campus need this project? Explain briefly the rationale for the project - why it is required and how this will benefit students and programs. Include the number of students to be impacted.***	747
Narrative Details Continued	**Long Description and Relationship to Strategic Framework**	Almost all students at the university spend their first two years fulfilling their liberal education requirements. The current Hagg-Sauer lir	***Limit 2,000 characters. Explain in more detail how the project aligns with the strategic framework and the capital budget guidelines established by the Board of Trustees. Best to write it in Word and cut and paste into the cell. Such as:***	1950
	Additional Detail	The university in studying several alternatives came up with the one that ensures that all academic programmatic needs were met in a pro	***Limit 2,000 characters. Complete what was started in the long description above.*** *Also: 1. Describe the steps the campus took to maximize its on campus space and room utilization to meet this need. 2. Explain the reason why a short term leased location would not solve this space need. 3. Describe the consequences of delayed funding*	675

we could reduce the number of classrooms on campus and gave us the opportunity to renovate u

put limited facility maintenance funding into an outdated facilty.

MnSCU Strategic Framework:

1. Ensure access to an extraordinary education for all Minnesotans
2. Be the partner of choice to meet Minnesota's workforce and community needs
3. Deliver to students, employers, communities and taxpayers the highest value/most affordable option

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
A.2 Capital Budget Request - Detailed Project Information

A.2 Capital Budget Request - Detailed Project Information

Academic Learning Center and Campus Renovation

Bemidji State University

Red text is sample text only.

Description	Campus Request	Instructions
Who will own the facility?	State of Minnesota, Minnesota State Colleges and Universities	*Do not change*
Who will operate the facility?	Bemidji State University	*Select campus from Drop Down List*
Description of Private Entity Occupancy/Use	N/A	*List any partners expected to occupy a portion of the space funded by this request, such as food service, business partners, Workforce Center nonprofit, etc.*
Public Purpose	State college or university	*Add additional detail if another public partner is involved (such as workforce center, city, etc)*
Measurement of Work: Primary sq, ft	82,500	*Add the square footage attributable to primary type of project work from Tab A.1 (reminder of Tab A.1 selection is to the right >>>>*
Measurement of Work: Secondary sq. ft.	73,410	*Add the square footage attributable to secondary type of project work from Tab A.1 (reminder of Tab A.1 selection is to the right >>>>*
Measurement of Work: Tertiary sq. ft.	29,400	*Add the square footage attributable to tertiary type of project work from Tab A.1 (reminder of Tab A.1 selection is to the right >>>>*
Anticipated Encumbrance Date	Jul-16	*Add date the project will be encumbered. The target for project encumbrance is before the end of calendar year 2016.*
Anticipated Mid-Point of Construction	Feb-17	*Add expected mid-point of construction for the project. This should match what is established in the predesign document and will be used to add the building cost inflation*
Anticipated End Date	Dec-17	*Add date of expected completion, assuming funding occurs in 2016.*
Project Phase	2	*Add phase number if multiple phases (i.e. Design is phase 1, construction phase 2)*
Previous Appropriations	$1 million for the design of the demolition in 2014	<text description> Example: $1 million for design in 2012; $9 million for construction in 2013
State Program or Project-Specific Request	Project-Specific Request	*HEAPR is State Program, all other requests are project specific*
Statutory Program Citation	Minn. Stat. 136F.01, et. al.	*Do not change*
Bondable Activity	Multiple Bondable Activities	*MMB designation*
Project Type	Building	*Building or land (if acquisition)*
Policy Area	Higher Education	
Facility Condition Index	0.14	*Cross Referenced from Previous Sheet*

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
B.1 Project Funding - Prior Year

B.1 Project Funding - Prior Year Funding and Uses

Academic Learning Center and Campus Renovation

Bemidji State University
(in thousands 000)

Red text is sample text only.

Appropriation Year	2010	2011	2012	2013	2014	2015	*Description*
Total Prior Year Funding (sum)	**$0**	**$0**	**$0**	**$50**	**$1,000**	**$0**	
General Obligation Bonds					$1,000		*Any funding via GO bonds, most commonly from capital bonding bill*
Appropriation Bonds							*Cash appropriated by legislature for project backed by bonds; rare for MnSCU*
General Fund Cash							*Operating appropriation from legislature*
User Financing				$50			*Campus contribution to project costs*
Trunk Highway Bonds							
Trunk Highway Cash							
Other State Funds							*Ex. Grant programs (if capital grant, identify whether GO or not), infrastructure funds*
Federal Funds							***Capital funds only*** *used to support construction, furniture, fixtures or equipment*
City Funds							*Such as sales tax funds used to finance capital construction*
County Funds							*Such as sales tax funds used to finance capital construction*
Other Local Government Funds							*Grants for infrastructure, etc.*
Non-Governmental Funds							*Direct donations, campus foundation contributions*
Other Funding							*Any other funding source not mentioned here*
Total Prior Year Uses	**$0**	**$0**	**$0**	**$50**	**$1,000**	**$0**	
Property Acquisition Costs							
Predesign Fees				$50	$50		*Campus cost incurred for predesign work*
Design Fees					$700		*Cost of schematic, design development, construction docs*
Project Management Costs					$250		*Costs for hiring owner's rep, state project management*
Construction Costs							*Total construction costs*
Relocation Expenses							*Costs used to relocate equipment, technology & furnishings (Few relocation expenses are eligible to be bonded. Use campus operating funds)*
One Percent for Art							*Amount expended on art up to $100,000 or 1% of construction cost*
Occupancy Costs							*Qualifying furniture, fixtures & equipment*
Net Prior Year Funding and Uses	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Comments							

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
B.2 Funding Sources for Request

B.2 Funding Sources for Request

Academic Learning Center and Campus Renovation

Bemidji State University

(000 in thousands)

Red text is sample text only

	2016	2018	2020	Instructions
General Obligation Bond Request	$16,000			*Total amount required of capital bonding request; this amount should match request on Tab B.4*
Appropriation Bond Request				
General Fund Cash Request				
User Financing Request				
Trunk Highway Bond Request				
Trunk Highway Cash Request				
Other Fund-Type Request				
Total Requested Amount	**$16,000**	**$0**	**$0**	
Committed General Obligation Bonds	$1,000			*Committed funds are those funds that have been awarded or otherwise identified for use for this project*
Committed Appropriation Bonds				
Committed General Fund Cash				
Committed User Financing	$0			
Committed Trunk Highway Bonds				
Committed Trunk Highway Cash				
Other Committed State Funds				
Committed Federal Funds				
Committed City Funds				
Committed County Funds				
Committed Other Local Government Funds				
Committed Non-Governmental Funds				
Total Funds Currently Committed	**$1,000**	**$0**	**$0**	
Pending State Funds				*Pending funds are funds that may have been applied for or are conditioned on funding from the capital request*
Pending Federal Funds				
Pending Local Funds				
Other Pending Funds				
Total Pending Contributions	**$0**	**$0**	**$0**	
Total Funding Sources Related to the Request	**$17,000**	**$0**	**$0**	
Matching Funds %	**6%**	**#DIV/0!**	**#DIV/0!**	*Committed + Pending/Total Funding Sources*
Comments				

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
B.3 Construction Costs

B.3 Construction Costs

Academic Learning Center and Campus Renovation **Bemidji State University**

Red text is sample text only

CONSTRUCTION TYPE OF SPACE	EXISTING	NEW CONSTRUCTION			RENOVATION AND RENEWAL			DEMOLITION			Figures should match Section 5 on detail level project cost work sheet, Tab B.4
List Major Type of Space (classroom, office, lab, mech., etc.)	Gross Sq. Feet	Gross Sq. Feet	Cost (in $000)	Cost Per Sq. Foot (in $)	Gross Sq. Feet	Cost (in $000)	Cost Per Sq. Foot (in $)	Gross Sq. Feet	Cost (in $000)	Cost Per Sq. Foot (in $)	TOTAL COST (in $000)
Classroom	-	16,300	$ 3,912	240	9,595	$ 648.9	68	-	$ -		$4,561
Lab - Open (Computer, tutoring)	-	-			2,160	$ 154.1	71	-	$ -		$154
Lab - Science (i.e. biology, chemistry)	-	800	$ 196	245	-	$ -		-	$ -		$196
Lab - Teaching	-	500	$ 162.5	325	6,070	$ 466.7	77	-	$ -		$629
Lab - Allied Health (nursing, dental assistant)	-										
Offices	-	800	$ 148	185	29,600	$ 2,484	84	-	$ -		$2,632
Informal Student Space (lounge, informal study space)	-	800	$ 148		4,580	$ 278.4	61	-	$ -		$426
Peformance space (theaters, music rooms, etc)	-	-	$ -		-	$ -	#DIV/0!	-	$ -		$0
Support Space (IT, Facilities, Shop space)	-	1,400	$ 112	80	21,405	$ 1,273	59	-	$ -		$1,385
Physical Plant - Circulation	-	7,200	$ 756	105	-	$ -		-	$ -		$756
Toilets	-	800	$ 260	325	-	$ -			$ -		$260
Demolition	-	-	$ -		-	$ -		82,500	$ 577.5	$7	$578
Other: *Specify*	-	-	$ -		-	$ -		-	$ -		$0
	-				-	$ -		-	$ -		$0
Faculty Resource	-	800	$ 148	185	-	$ -		-	$ -		$148
	-	-	$ -		-	$ -		-	$ -		$0
TOTAL	-	29,400	$ 5,842.5		73,410	$ 5,304.53		82,500	$ 577.50		$11,725

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
B.3.1 Demolition Impacts

B.3.1 Demolition

Academic Learning Center and Campus Renovation **Bemidji State University**

Red text is sample text only

CONSTRUCTION TYPE OF DEMOLITION	SQUARE FOOTAGE IMPACTED			Project COST (in $000)	OUTCOME Yes or No				PROJECTED COST SAVINGS ($000)		
Type of Space	Campus GSF	Demolition/ Mothball GSF	Net Change (%)		No Replacement	Renovation	Replace with New	Life Safety	Current Backlog	Reduction	Net Change (%)
Complete Building	82,500	82,500	100%	475		Yes	Yes	Yes	7505	7505	100.00%
Classroom											
Lab - Open (Computer, tutoring)											
Lab - Science (i.e. biology, chemistry)											
Lab - Engineering/Trades/Technology											
Lab - Allied Health (nursing, dental assistant)											
Office space											
Informal Student Space (lounge, informal study space)											
Peformance space (theaters, music rooms, etc)											
Support Space (IT, Facilities, Shop space)											
Physcial Plant											
Demolition											
HEAPR Related											
Other: *Specify*											
TOTAL	82,500	82,500		475	-				7,505	7,505	

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
B.3 Project Funding - Detail

Amount of request (Tab A.0):	16000000
Variance (Must = 0)	$15,984,021

B.3 Project Funding - Detail Level

Academic Learning Center and Campus Renovation — Bemidji State University — Red text is sample text only

		2016	2018	2020	% thresholds/targets
	Project Costs				
1	**Property Acquisition**				
	Acquisition of Land, Land Easements, Options				No more than 110% of appraised value
	Acquisition of Land and Buildings				No more than 110% of appraised value
	Subtotal-Property Acquisition Costs	$0	$0	$0	
2	**Predesign Fees (campus funded)**	$0			0.5% of total project cost
3	**Design Fees**				***(7-10% of construction costs - 5c)***
	Schematic design	$0			20% of design fee
	Design Development	$0			25% of design fee
	Contract Documents	$0			30% of design fee
	Construction Administration	$295			25% of design fee
	Other Design Costs				
	Subtotal-Design Fees	$295	$0	$0	7-10% of construction costs
4	**Project Management**				***(6-8% of construction costs - 5c)***
	State Staff Project Management	$128			0.80% of project cost
	Non-State Staff Project Management	$402			2-3% of project cost
	Commissioning	$45			0.5% of construction cost
	Other Project Management Costs	$625			1% of construction cost
	Subtotal-Project Management	$1,200	$0	$0	6-8% of construction cost
5	**Construction**				Cost breakout on Project Construction Worksheet B.3
5a	Site and Building Preparation	$150			
5b	Demolition and Decommissioning	$570			
5c	Construction	$11,724			
5d	Infrastructure/Roads/Utilities	$250			
5e	Hazardous Materials Abatement	$25			
5f	Construction Contingency	$900			6-10% of construction cost - 5c
	Subtotal-Construction Costs	$13,619	$0	$0	
6	**Relocation Expenses**				
7	**One Percent for Art**	$100			1% of construction or $100K max
8	**Occupancy**				
	Furniture, Fixtures, and Equipment	$215			4-8% construction costs
	Telecommunications (voice & data)	$425			1% construction costs
	Security Equipment	$125			1% construction costs
	Subtotal-Occupancy Costs	$765	$0	$0	4-10% of construction costs
	Project Cost Subtotal	**$15,979**	**$0**	**$0**	CPMI Project Inflation Schedule (v. 4/2/2013):
	Midpoint of Construction	Feb-17			http://www.mmb.state.mn.us/doc/budget/bud-cap/12/inflation.pdf
	System Calculated Inflation				Calculation based on mid-point of construction and CPMI
	Adjustment to Calculated Inflation				CPMI Building Inflation Factor:
	Total Inflationary Adjustment	**$0**	**$0**	**$0**	Amount auto-populated based on two amounts above
	System Calculated Contingency				Calculation based on 5% of project costs
	Adjustment to Calculated Contingency				
	Total Contingency Adjustment	**$0**			Amount auto-populated based on two amounts above
	Total Project Costs	**$15,979**			Auto-populated based on amounts above
	Total Funding Sources	$17,000	$0	$0	Amount auto-populated from B.2
	Net Funding Sources and Project Costs		$0	$0	Amount auto-populated; error shown if this is not zero
	IT Costs (isolate from Occupancy Costs)	$550			Calculate total IT costs from occupancy (i.e. security, telecom, et
	Operating Budget Impact				
	Operating Budget Impact ($)	-$400			Enter a negative number if expected operating cost savings
	Operating Budget Impact (FTE)	(1.00)			Additional or fewer FTE of additional faculty or staff required
	Comments				

Minnesota STATE COLLEGES & UNIVERSITIES

2016 Capital Budget Request
C.1 Additional Information - Statutory

C.1 Additional Information - Statutory Requirements

Academic Learning Center and Campus Renovation **Bemidji State University**

	Preliminary Request	Instructions
Major Construction: MS 16B.335 1a	Yes	Drop Down List (Yes, No, Unsure, N/A)
Predesign Review: M.S. 16B.335 (3)	Yes	Drop Down List (Yes, No, Unsure, N/A)
Predesign Submitted to Commissioner of Administration	Yes	Drop Down List (Yes, No, Unsure, N/A)
Predesign Approved by the Commissioner of Administration	Yes	Drop Down List (Yes, No, Unsure, N/A)
Comments on Predesign		Text
Energy Conservation: M.S. 16B.335 and M.S. 16B.325	Yes	Drop Down List (Yes, No, Unsure, N/A)
Energy Conservation Comments		**Text**
Solar Energy in State Buildings, 16B.323 (Made in Minnesota)	Yes	Drop Down List (Yes, No, Unsure, N/A)
Written plan w/predesign to consider providing Geothermal & Solar Energy Heating & Cooling Systems on new or replacement HVAC systems, M.S. §16B.326	Yes	Drop Down List (Yes, No, Unsure, N/A)
Meets Sustainable Building Guidelines	Yes	Drop Down List (Yes, No, Unsure, N/A)
Sustainable Building Guideline Comments		Text
Meets Sustainable Building Designs	Yes	Drop Down List (Yes, No, Unsure, N/A)
Sustainable Building Design Comments	Yes	Text
IT Review Required: M.S. 16B.335 (5)	No	Drop Down List (Yes, No, Unsure, N/A)
Public Ownership: M.S. 16A.695	Yes	Drop Down List (Yes, No, Unsure, N/A)
Use Agreement Required: M.S. 16A.695 (2)	Yes	Drop Down List (Yes, No, Unsure, N/A)
Program Funding Review: M.S. 16A.695 (4)	Yes	Drop Down List (Yes, No, Unsure, N/A)
Will Meet Cancellation Deadline: M.S. 16A.642	Yes	Drop Down List (Yes, No, Unsure, N/A)
Guideway Project: M.S. 174.93, subdivision 1a	n/a	Drop Down List (Yes, No, Unsure, N/A)
Guideway Project Documentation Submitted	n/a	Drop Down List (Yes, No, Unsure, N/A)
Meets Match Requirement: M.S. 16A.86	Yes	Drop Down List (Yes, No, Unsure, N/A)
Additional Comments		Text

Campus Name
Alexandria Technical and Community College
Anoka Ramsey Community College - Cambridge
Anoka Technical College
Anoka-Ramsey Community College - Coon Rapids
Bemidji State University
Central Lakes College - Brainerd
Central Lakes College - Staples
Century College
Dakota County Technical College
Fond du Lac Tribal & Community College
Hennepin Technical College - Brooklyn Park
Hennepin Technical College - Eden Prairie
Inver Hills Community College
Lake Superior College
Metropolitan State University
Minneapolis Community and Technical College
Minnesota State College - Southeast Technical - Red Wing
Minnesota State College - Southeast Technical - Winona
Minnesota State Community & Technical College - Detroit Lakes
Minnesota State Community & Technical College - Fergus Falls
Minnesota State Community & Technical College - Moorhead
Minnesota State Community & Technical College - Wadena
Minnesota State University, Mankato
Minnesota State University, Moorhead
Minnesota West Community & Technical College - Canby
Minnesota West Community & Technical College - Granite Falls
Minnesota West Community & Technical College - Jackson
Minnesota West Community & Technical College - Pipestone
Minnesota West Community & Technical College - Worthington
Normandale Community College
North Hennepin Community College
Northeast Higher Education District - Hibbing Community College
Northeast Higher Education District - Itasca Community College
Northeast Higher Education District - Mesabi Range College - Eveleth
Northeast Higher Education District - Mesabi Range College - Virginia
Northeast Higher Education District - Rainy River Community College
Northeast Higher Education District - Vermilion
Northland Community & Technical College - East Grand Forks
Northland Community & Technical College - Thief River Falls
Northwest Technical College
Pine Technical and Community College
Ridgewater College - Hutchinson
Ridgewater College - Wilmar
Riverland Community College - Albert Lea
Riverland Community College - Austin
Riverland Community College - Owatonna
Rochester Community and Technical College
Saint Paul College
South Central College - Faribault
South Central College - North Mankato
Southwest Minnesota State University
St. Cloud State University
St. Cloud Technical & Community College
Winona State University