

Project Title	2006 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2006	Governor's Planning Estimate	
		2006	2008	2010	Total		2008	2010
Alpha Building Renovation	1	\$777	\$0	\$0	\$777	\$0	\$0	\$0
Campus Asset Preservation	2	1,146	400	400	1,946	0	0	0
Delta Dormitory Remodeling	3	2,111	0	0	2,111	0	0	0
Total Project Requests		\$4,034	\$400	\$400	\$4,834	\$0	\$0	\$0

Alpha Building Renovation

2006 STATE APPROPRIATION REQUEST: \$777,000

AGENCY PROJECT PRIORITY: 1 of 3

PROJECT LOCATION: Perpich Center Campus, Golden Valley

Project At A Glance

- ◆ \$777,000 to renovate the Alpha Building for use as a storage and maintenance facility, and dormitory space for Professional Development participants.
- ◆ The Alpha Building is the twin to the Beta Building in every respect except that the roof is intact, asbestos has not been released, and mold is not pervasive.
- ◆ The proposed project would protect the building envelope and remove asbestos.

Project Description

The agency is requesting \$777,000 to renovate the Alpha Building for use as a storage and maintenance facility, and dormitory space for Professional Development participants (as envisioned in the master plan). The building is approximately 13,800 square feet and was constructed as a dormitory in 1960.

The renovation would include a new roof, new windows and doors, and interior remodeling of approximately 13,600 square feet. The cost of the project also includes approximately \$163,000 for asbestos abatement. The intent of this project is to prevent further deterioration to the building and loss of this state asset. The agency has performed minor repairs and minor abatement with operating funds, but no major repairs have been performed since the building was purchased in 1990.

Impact on Agency Operating Budgets (Facilities Notes)

The agency has had to pay for some asbestos abatement and repairs in the Alpha building out of operating budgets. There will be a great impact on Agency operating budgets if the building is not maintained. Those costs will involve removal of supplies and equipment stored there, major asbestos abatement, or replacement costs if the building is lost along with the contents through release of asbestos.

Previous Appropriations for this Project

None.

Other Considerations

In FY 2005 the legislature appropriated \$525,000 to demolish the Beta dorm due to asbestos and mold contamination. The Beta building is off limits to all persons except authorized personnel wearing full body, head, and breathing protection; and is scheduled to be demolished in FY 2006.

Alpha is the twin building to the Beta building. Their structure and age is identical. Alpha is beginning to demonstrate a similar deterioration pattern as the Beta building did. Without renovation, it will become necessary to appropriate money to demolish this building also.

Project Contact Person

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

2006 STATE APPROPRIATION REQUEST: \$1,146,000

AGENCY PROJECT PRIORITY: 2 of 3

PROJECT LOCATION: Perpich Center Campus, Golden Valley

Project At A Glance

- ◆ \$1.146 million to replace a roof on the east administrative building, add a chiller to provide air conditioning in the east wing of the main building, perimeter fencing, sidewalks, road repair, and sanitary sewer pipe repair.
- ◆ Anticipated need of approximately \$400,000 in each subsequent biennium to maintain facilities as safe and appropriate places for students to learn.

Project Description

For the FY 2006-07 biennium, the agency is requesting replacement of the entire roof of the east building. When Inspect, Inc. examined the roof in the spring of 2002 the remaining roof life expectancy was estimated to be approximately three to five years. Extensive patchwork repairs were required in FY 2004, and have been ongoing since. Funding in the FY 2006-07 biennium would have the roof replaced within the estimated life expectancy.

The agency is also requesting to bring air conditioning to the east wing of the main building. This is to complete the work started with the funds from the 2002 biennium. Air conditioning was added to the east end of this wing. To complete the air conditioning of the east wing, installation of a chiller and piping to bring cold water from the west wing to the east wing will be required.

The remaining asset preservation work includes replacing a perimeter fence, broken sidewalks and road sections as well as repair of a sewer pipe that has been damaged by tree roots.

In summary the request includes the following components (in priority order):

Priority 1 – Air Conditioning	\$497,000
Priority 2 – East Wing Roof	\$499,000
Priority 3 – Sewer Line, Sidewalk, and Road	\$106,000
Priority 4 – Fence	\$44,000

For the FY 2008-09 biennium and beyond, the agency anticipates that asset preservation will be approximately \$400,000 in each biennium to maintain facilities as safe and appropriate places for students to learn. These funds would be used to protect the facility envelopes and to upgrade capital fixtures.

Impact on Agency Operating Budgets (Facilities Notes)

Additional air conditioning will add energy use and costs. However, energy efficiency will increase due to contiguous air flow between the two areas, mitigating additional costs.

Previous Appropriations for this Project

In the 2002 Bonding Bill \$643,000 was allocated to replace air handlers, some ducts, to do some abatement, to improve east wing lighting and ceilings, and to air condition the entire wing. This was not enough funding to do everything and we opted to delay the chiller. In 2005, \$90,000 in bonding money was appropriated to replace lighting in the theater and reconstruct the stage to allow its use for both teaching and performances.

Other Considerations

The major reason for requesting the roof replacement and completion of the air conditioning is to prevent health issues related to mold, to prevent further deterioration of the facilities, and to stabilize the climate in all areas of the facility.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

Delta Dormitory Remodeling

2006 STATE APPROPRIATION REQUEST: \$2,111,000

AGENCY PROJECT PRIORITY: 3 of 3

PROJECT LOCATION: Perpich Center Campus, Golden Valley

Project At A Glance

- ◆ \$2.111 million to renovate the dormitory.
- ◆ The request would support new and updated systems including plumbing, heating and cooling, windows and doors and furniture.

Project Description

The agency is requesting \$2.111 million to renovate the Delta Dormitory. The dorm was built in 1970. It has been used since 1990 as a dormitory and is structurally sound.

Between 110 and 140 students live in the Delta Dormitory each year from late August to early June. In order to recruit and safely house these students, most from greater Minnesota, we have to have facilities with reliable systems.

The proposed project would include replacement of mechanical systems, roof repair, an upgrade to electrical systems, interior repairs, remodeling and mold abatement for 37 bathrooms, flooring, and new windows and doors. In addition, the project would add alarms to windows and doors to make the building safer for students and staff.

As we replace the mechanical system, we will add air conditioning so that we could use the facility in June, July, and August for teachers, artists, and students that come from across the state to participate in summer programs.

Impact on Agency Operating Budgets (Facilities Notes)

Remodeling the Delta dorm will reduce costs for repairing outmoded mechanical systems, as will improvements made to energy efficiency.

Previous Appropriations for this Project

The FY 1998 bonding bill included \$296,000 for an elevator, roof repairs, and some electrical upgrades. The FY 2005 bonding bill included approximately \$468,000 that will be used for the remodeling and mold/asbestos abatement of 17 bathrooms.

Other Considerations

Major renovations for the Delta Dormitory have been a part of our master plan since 1995.

The project will make the dormitory a safer place for students to live. We intend to install alarms, for example, on the new windows and doors.

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