

**Perpich Center for Arts Education**

**Projects Summary**  
(\$ in Thousands)

Project Title	2010 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2010	Governor's Planning Estimate	
		2010	2012	2014	Total		2012	2014
Alpha Building Demolition	1	\$799	\$0	\$0	\$799	\$0	\$0	\$0
Delta Dorm-Window Project	1	489	0	0	489	0	0	0
Wellness Center Pre-Design	1	51	0	0	51	0	0	0
Pre-Fab Storage Building	2	129	0	0	129	0	0	0
Dock and Dock Step Project	3	64	0	0	64	0	0	0
Roadway Repair	3	99	0	0	99	0	0	0
Theatre/Scene Shop Pre Design	4	70	0	0	70	0	0	0
<b>Total Project Requests</b>		\$1,701	\$0	\$0	\$1,701	\$0	\$0	\$0

## Alpha Building Demolition

**2010 STATE APPROPRIATION REQUEST:** \$799,000

**AGENCY PROJECT PRIORITY:** 1 of 7

**PROJECT LOCATION:**

**Project At A Glance**

- ◆ \$799,000 for demolition of a non-usable storage building that poses significant health and safety concerns.
- ◆ This building is uniquely designed with low-bearing columns every 12 feet or so. As a storage facility, it was never properly maintained.
- ◆ The roof and windows have leaked over the years, and insulation containing asbestos has been damaged and will soon create a health hazard by being released into the air. In addition, the building has extensive mold activity throughout.
- ◆ The combination of wet asbestos insulation and mold in the air and surfaces has caused us to remove items currently in storage and abandon the building.
- ◆ Beta Building, an identically structured building with the same concerns, was demolished in 2006.

**Project Description**

The agency is requesting \$799,000 to demolish the Alpha Building. This building was constructed in 1960 to serve as a dormitory for Golden Valley Lutheran Community College and has not been used as a dormitory since 1965. Since 1990 Perpich Center for Arts Education has been using the building for storage. The building is approximately 13,800 square feet.

The Alpha Building has fallen into disrepair and can no longer be used or entered. Items can no longer be stored in the building and the roof has

started to leak and break down. There is a large amount of mold growth and the asbestos insulation is now wet and could cause even more health concerns. Only employees who are trained in proper safety and handling are allowed to enter the building. It continues to pose health and safety concerns on campus. The building is monitored and secured to make sure it stays locked and off limits to staff and students.

**Impact on Agency Operating Budgets (Facilities Notes)**

The agency anticipates minimal operating savings associated with security and minor utility costs.

**Previous Appropriations for this Project**

None

**Other Considerations**

Although demolition of Alpha Building was not part of the Master Plan established in 1995, asset preservation of the building was, but no funding has been available to maintain it.

**Project Contact Person**

Nedra Fitzloff-Meyer  
Administrative Management Director  
Perpich Center for Arts Education  
6125 Olson Memorial Highway  
Golden Valley, MN 55422

Main: (763) 591-4700  
Fax: (763) 591-4646  
Direct: (763) 591-4655  
Email: Nedra.Meyer@pcae.k12.mn.us

**Governor's Recommendations (To be completed by MMB at a later date)**

## Delta Dorm-Window Project

**2010 STATE APPROPRIATION REQUEST:** \$489,000

**AGENCY PROJECT PRIORITY:** 1 of 7

**PROJECT LOCATION:** Perpich Center Campus, Golden Valley

**Project At A Glance:**

- ◆ Install new windows in the Perpich Center for Arts Education's (PCAE's) Delta Dormitory for \$489,000.
- ◆ This work will complete the building renovations (that included mold removal and installation of air conditioning to hallways) begun in 2006.
- ◆ Replacing the building's original windows (from the 1960s) will improve climate control and result in greater energy efficiency. This project is part of the Master Plan.

**Project Description**

In 2006, renovations were initiated that included extensive mold removal and the addition of air conditioning in the hallways of Delta Dormitory. This work was the beginning of enhanced climate control for the entire building. The installation of new windows will complete the building renovation and provide energy efficiency throughout the dormitory, and help preserve the infrastructure from further damage.

**Impact on Agency Operating Budgets (Facilities Notes)**

Up-to-date energy efficient windows will lower heating costs in the winter and air conditioning energy expenses in the summer.

**Previous Appropriations for this Project**

In 2006, PCAE received \$731,000 in bond funding and an additional \$470,000 in CAPRA funding to design and renovate the dormitory. CAPRA funds were used to do mold abatement and building renovation, but no capital funding dollars were given for new windows.

**Other Considerations**

The PCAE has begun to host summer programs for youth and adults from across the state. Improved environmental control from these changes will assist the agency in attracting adult summer programs and youth camps to its campus.

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 Administrative Management Director  
 Perpich Center for Arts Education  
 6125 Olson Memorial Highway  
 Golden Valley, MN 55422

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## Wellness Center Pre-Design

**2010 STATE APPROPRIATION REQUEST:** \$51,000

**AGENCY PROJECT PRIORITY:** 1 of 7

**PROJECT LOCATION:**

**Project At A Glance:**

- ◆ \$51,000 for a project needs assessment and design of a 7,714 sq. ft. student health and wellness center for resident and non-resident students which is part of the Perpich Center Master Plan.
- ◆ The Perpich Center campus lacks capacity for an area to handle health and wellness for the 310 resident and non-resident students.
- ◆ This project will identify needs (i.e., isolation for ill students, facility for issues of prevention) and determine best use of space so that Perpich can adequately address student health, life and safety needs.

**Project Description**

This is a pre-design to look at the design of a student wellness center. This wellness center will include provisions for the school nurse, space for preventive health and safety programs, physical education facilities and study area for students.

**Impact on Agency Operating Budgets (Facilities Notes)**

In the pre-design phase, there will be no impact to the agency.

**Previous Appropriations for this Project**

None

**Other Considerations**

This would be a health and wellness center for residential and non residential students. Perpich has a very small nurse's office, with not enough room for students to have a private conference with the nurse or to lie down if they are too ill to drive home or return to the dormitory. Currently, Perpich Center contracts with a recreational center to provide students access to exercise and recreational activities. Students are taken off campus for access to these facilities. This will also provide valuable storage area for recreational equipment that Perpich currently owns and utilizes for outdoor recreational activities.

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Administrative Management Director  
Perpich Center for Arts Education  
6125 Olson Memorial Highway  
Golden Valley, MN 55422

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Fax: (763) 591-4646  
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**Governor's Recommendations (To be completed by MMB at a later date)**

## Pre-Fab Storage Building

**2010 STATE APPROPRIATION REQUEST:** \$129,000

**AGENCY PROJECT PRIORITY:** 2 of 7

**PROJECT LOCATION:** Perpich Center Campus, Golden Valley

**Project At A Glance:**

- ◆ \$129,000 for a prefabricated storage building.
- ◆ This building will be 40 feet X 100 feet (4,000 square feet) and will be placed at the location where Alpha Building had been standing prior to its demolition.
- ◆ Currently there is no storage or maintenance workshop available on campus. Classroom space is utilized causing concerns related to health and safety.
- ◆ As an organization focused on arts education, the need for safe and adequate onsite storage is significant.
- ◆ This facility would also address the Center's need for on-site services for repair and maintenance. The lack of an onsite facility results in unnecessary expenses for outsourcing repair services.

**Project Description**

The agency is requesting \$129,000 to install a prefabricated storage unit at the site of the demolished Alpha Building. This building will provide the campus with much needed storage space for equipment and general storage as well as create an adequate maintenance work shop area for more in-house repairs and welding jobs.

**Impact on Agency Operating Budgets (Facilities Notes)**

The agency anticipates minimal operating costs for heat and lights that will be offset by our ability to end outsourcing of services.

**Previous Appropriations for this Project**

None.

**Other Considerations**

The Perpich Center for Arts Education campus lacks sufficient storage space for general storage, repairs, tools and equipment. We have had to contract for repairs that could have occurred if a working shop had been available. This facility will address needed storage space for each art area, particularly large items or staging used in visual arts, theater, media and dance programs.

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 Administrative Management Director  
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**Governor's Recommendations (to be completed by MMB at a later date)**

## Dock and Dock Step Project

**2010 STATE APPROPRIATION REQUEST:** \$64,000

**AGENCY PROJECT PRIORITY:** 3 of 7

**PROJECT LOCATION:**

**Project At A Glance:**

- ◆ \$64,000 for repair of the loading dock and dock steps.
- ◆ The dock is deteriorating due to a combination of truck traffic, weather, and age. The existing dock bumpers are pulling away from the concrete in and around the area of the dock plate.
- ◆ The dock bumpers will continue to pull more concrete away from the dock area. Repair is needed to prevent the dock from becoming unusable for deliveries.
- ◆ The Perpich Center believes that repairing the loading dock now is essential in order to preserve the core structure.

**Project Description**

The agency is requesting \$64,000 for repair of the loading dock and dock steps. The amount requested includes hiring a structural consultant to review the existing area, create bid documents, removing the existing concrete dock area and replacing it with quality fill and a new high-strength concrete dock.

**Impact on Agency Operating Budgets (Facilities Notes)**

If the existing dock isn't replaced, the dock bumpers will soon pull out of the existing concrete dock. This will make the dock potentially unusable to delivery traffic, severely impacting deliveries made by tractor-trailers and dock trucks.

**Previous Appropriations for this Project**

None

**Other Considerations**

If the dock becomes unusable to truck traffic, all deliveries will need to be hand unloaded from the truck(s). This will create a large increase in labor time needed to off-load and deliver packages. Additionally, this will increase to the potential for injury as there will need to be a manual transfer of delivered items from the delivery vehicle to the dock, as the dock plate would become unusable.

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**Governor's Recommendations (To be completed by MMB at a later date)**

## Roadway Repair

**2010 STATE APPROPRIATION REQUEST:** \$99,000

**AGENCY PROJECT PRIORITY:** 3 of 7

**PROJECT LOCATION:**

**Project At A Glance**

- ◆ \$99,000 for roadway repair to the East of the Gaia Building.
- ◆ An area of approximately 15' x 100' is taken into consideration, with a small contingency fund for bad soil.
- ◆ The existing section of roadway is deteriorating rapidly. Additionally, because there is no swale at this section of roadway, the grounds surrounding the area are deteriorating as well.

**Project Description**

The agency is requesting \$99,000 for roadway repair to the east of the Gaia Building. This section of road would be replaced and a swale created to allow for proper drainage to existing storm sewer.

**Impact on Agency Operating Budgets (Facilities Notes)**

The agency anticipates standard upkeep of the area, i.e., snow removal and lot sweeping. There will also be a benefit to the grounds in this area, as it would eliminate washout, making it easier to maintain the lawn.

**Previous Appropriations for this Project**

None

**Other Considerations**

This section of roadway has been steadily deteriorating over the course of several years. In-house staff has patched areas in an attempt to maintain a reasonable surface, however, due to the location and the state of deterioration, a long term approach to this repair is needed. Additionally, the specified section of roadway is a safety concern as well; employees and visitors use this as a means of entry to the building from the parking area.

**Project Contact Person**

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Administrative Management Director  
Perpich Center for Arts Education  
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Golden Valley, MN 55422

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Fax: (763) 591-4646

**Governor's Recommendations (To be completed by MMB at a later date)**

## Theatre/Scene Shop Pre Design

**2010 STATE APPROPRIATION REQUEST:** \$70,000

**AGENCY PROJECT PRIORITY:** 4 of 7

**PROJECT LOCATION:**

**Project At A Glance**

- ◆ \$70,000 for project need analysis and pre-design of a performance venue, scene shop design and equipment/prop storage located on campus.
- ◆ The Perpich Center lacks adequate space for student and public performances. Currently, public spaces throughout the metro area are utilized, adding rental and transportation costs for student performances.
- ◆ Analysis will help identify performance needs in addition to providing solutions for space needs to create props and staging.

**Project Description**

This request is to determine need for and design a 9,000 sq. ft. performance venue, scene shop design and equipment/prop storage area for the performing arts.

**Impact on Agency Operating Budgets (Facilities Notes)**

In the pre-design phase, there will be no impact to the agency.

**Previous Appropriations for this Project**

None

**Other Considerations**

Currently, Perpich Center has a very small performance venue, but no area to create props, backdrops, and production sets. Students have to use any open space (class rooms, offices or lounge areas) to create sets and props for performances. The current performance venue is small and cannot fit the entire student body and staff (approx. 350 people). Members of the public are prohibited from attending the majority of student performances due to lack of space. Perpich would like to offer facility usage by other K-12 schools and community groups.

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Administrative Management Director  
Perpich Center for Arts Education  
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Fax: (763) 591-4646

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