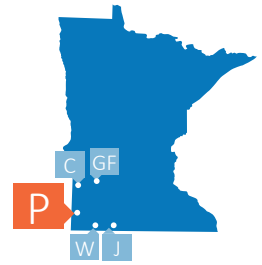


	Daycare	Main Bldg.	Main Bldg. Add. 1	North Bldg.	Main Bldg. Add. 2	Main Bldg. Add. 3	North Wing
Year Constructed	1904	1966	1969	1970	1977	1978	1988
Gross Square Footage	1,914	20,772	29,400	3,400	12,836	27,000	16,100
Current Replacement Value (CRV in 000's)	\$715	\$7,761	\$10,732	\$505	\$4,686	\$9,856	\$5,877
Building Repairs Backlog	\$84	\$526	\$571	\$0	\$396	\$213	\$127
Facility Condition Index	0.12	0.07	0.05	0.00	0.08	0.02	0.02
5-year Renewal Forecast	\$84	\$621	\$1,208	\$601	\$485	\$213	\$868
Mothballed	100%	NA	7%	NA	NA	NA	NA
Roof Type	Asphalt Shingles	4-Ply Asphalt	4-Ply Asphalt	Asphalt Shingles	4-Ply Asphalt	4-Ply Asphalt	4-Ply Asphalt
Building Exterior Type	Masonry	Masonry	Masonry		Masonry	Masonry	Masonry
Sprinklers	N	N	N	N	N	N	N



PIPESTONE CAMPUS BUILDINGS SUMMARY

The MWCTC Pipestone campus consists of one main building, a building previously used for daycare, and auxiliary storage buildings. The main building was originally constructed in 1966. Renovations or additions have been made over the years.

A

GENERAL ACADEMIC & STUDENT SERVICES BUILDING

This is the main building on campus. It contains classrooms, offices, student services, and the LARC.

D

DAYCARE FACILITY

This auxiliary building was once a daycare facility but is now vacant.

S

STORAGE

This auxiliary building provides storage/maintenance space for the campus.

PROJECTS COMPLETED SINCE 2011 MASTER PLAN

- Demolished unused portions of the building (old meat program area)
- Incrementally removed lockers (started but not completed)
- Relocated bookstore
- Remodeled cosmetology area
- Remodeled nursing area for simulation lab

ISSUES

- The student service area is not evident when entering the building.
- Not many students use the renovated commons area or game room.
- The centrally located computer lab, with large interior windows, doesn't get used much since classes moved online.
- The activity in the cosmetology program is isolated to one area of the building.
- Some MWCTC offices are mixed with leased office space (SWWC).
- There is a desire to get more students on campus. Much of the classes have moved to online formats so activity in the building has decreased.



ROOF CONDITION RECOMMENDATIONS

Existing Roof Spec, Inc. roof reports were reviewed and the following recommendations noted.

Daycare

Asphalt Shingles: ASLR 16 years

Main Building

Area A1: MN State Standard 4-Ply Asphalt: Excellent: ASLR 33 years

- Repair: Remove all debris from the roof area.

Area A2: MN State Standard 4-Ply Asphalt: Excellent: ASLR 31 years

- Repair: Remove all leaves and vegetation from the roof area.

Main Building Addition 1

Area D1: MN State Standard 4-Ply Asphalt: Excellent: ASLR 31 years

- Repair: Remove all leaves and debris from the roof and trim overhanging trees.

Area D2: MN State Standard 4-Ply Asphalt: Excellent: ASLR 33 years

North Building

Asphalt Shingles: ASLR 10 years

Main Building Addition 2

Area B1, B2, B3: MN State Standard 4-Ply Asphalt: Excellent: ASLR 36 years

- Repair: Remove all debris and vegetation from the roof area. Install new sealant where ductwork enters the wall.

Area B4: MN State Standard 4-Ply Asphalt: Excellent: ASLR 34 years

Main Building Addition 3

Area C1: MN State Standard 4-Ply Asphalt: Excellent: ASLR 34 years

Area C2: MN State Standard 4-Ply Asphalt: Excellent: ASLR 36 years

- Repair: Should be warranty repair.

Area C3, C4: MN State Standard 4-Ply Asphalt: Excellent: ASLR 34 years

- Repair: Remove all debris and obstructions from the roof drains. Design and adequately support ladder base.

Area C5: Asphalt Shingles: ASLR 15 years

Area C6: Asphalt Shingles: ASLR 24 years

North Wing

MN State Standard 4-Ply Asphalt: Very Good: ASLR 27 years

- Repair: Remove all leaves and debris from the roof area and replace all deteriorated sealant.

RECOMMENDATIONS

During the comprehensive facility planning process, a variety of issues were raised for improving the MWCTC Pipestone facilities. These include:

- Opening up the student services area and making it more evident when entering the building
- Bringing more activity to the central area of the building
- Evaluating materials and equipment stored throughout the building and eliminating outdated or unused items
- Reorganizing office space

HEAPR REQUESTS

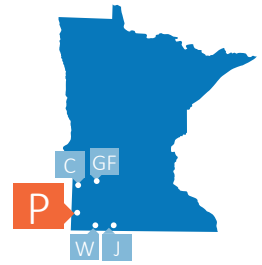
The following are current and projected HEAPR requests:

- Restroom renovation

CAMPUS-FUNDED PROJECTS

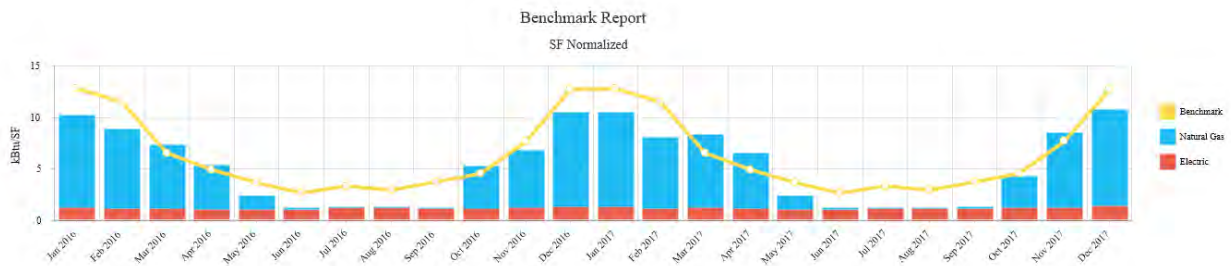
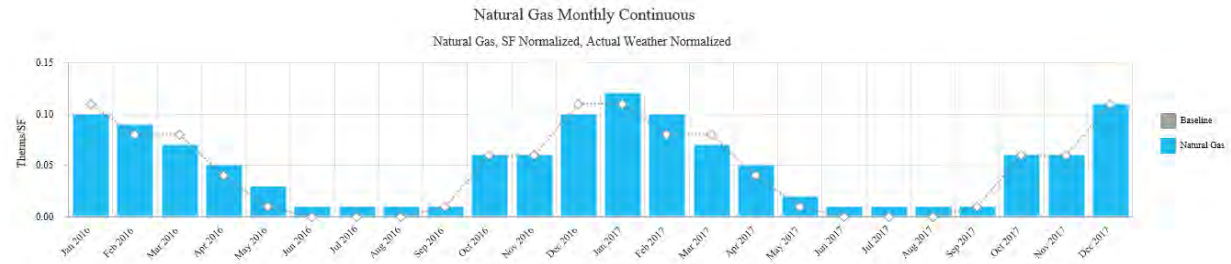
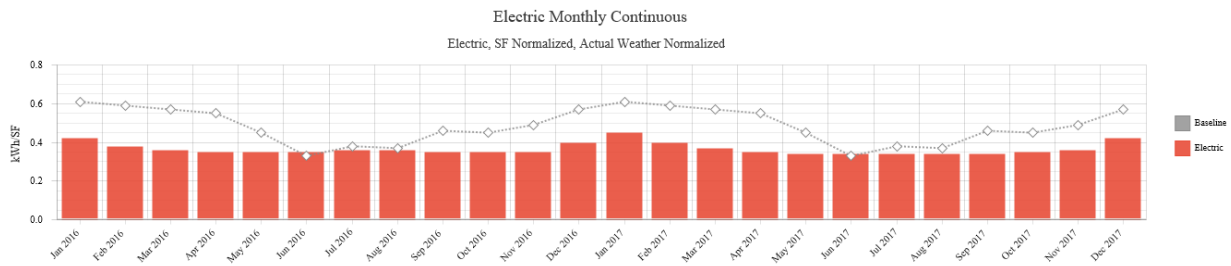
The following are current and projected campus-funded projects:

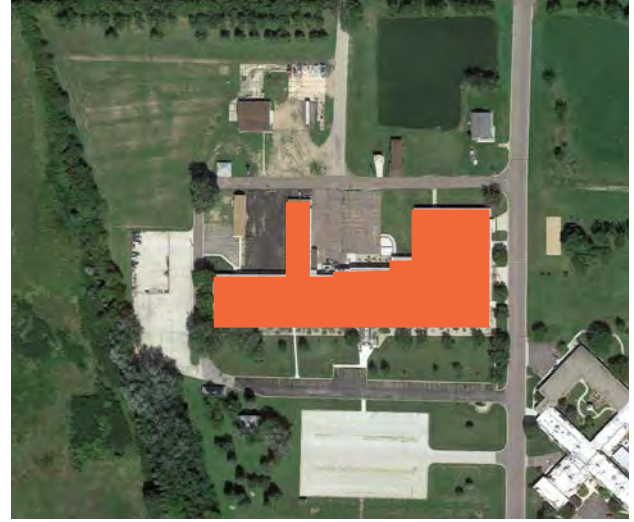
- Parking lot maintenance and repair



B3 DATA ANALYSIS

In 2009, Minnesota State Colleges and Universities started using the B3 system, establishing the baseline for energy use. The information below reflects the MWCTC Pipestone campus's energy use of both natural gas and electricity. The baseline shows how the site would perform in subsequent years if no changes or improvements had been made.





BUILDING SYSTEMS SUMMARY

Pipestone has one central heating plant consisting of two steam boilers providing redundancy. This building is currently all steam heat. Heat is distributed using 7 AH units scattered around the building and multiple fan/coil units. (Boilers were installed/commissioned in 2015).

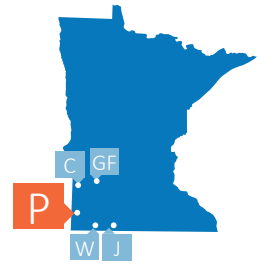
A/C Systems

One central exterior chiller and air-cooled condenser supplies chilled water cooling for most of the mid-campus building with the chiller bundle located in the space with the steam boilers. (Installed/commissioned in 2009)

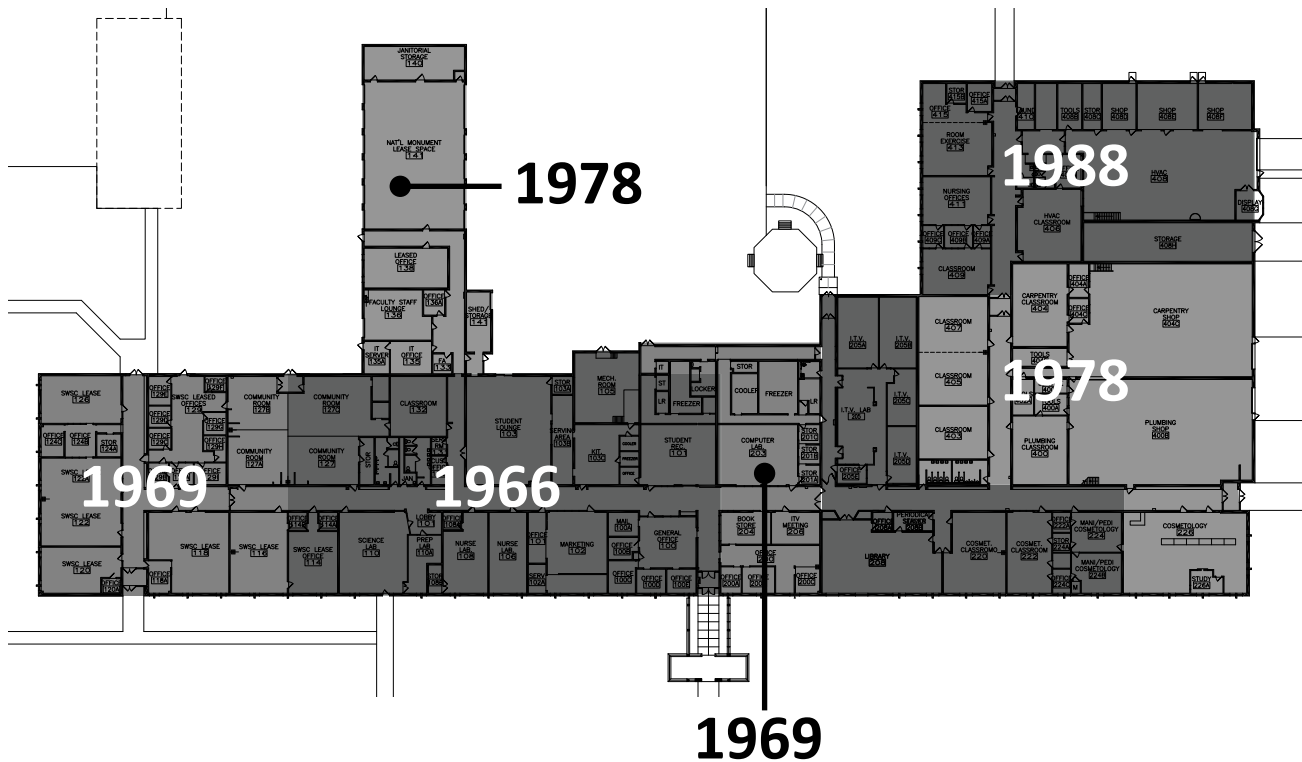
There are two gas-fired rooftop units that supply heat and DX cooling to the Computer Lab and ITV spaces. (Installed/commissioned in 2011.) Two rooftop gas-fired Mammoth units provide heating and cooling as well. (Installed/commissioned 2009.) One rooftop DX unit provides cooling in the HVAC Lab (vintage unknown). One DX unit provides cooling for the 400 wing (vintage unknown).

Electrical Systems

One transformer located at the north side of the campus buildings supplies the power for the Pipestone campus. The main distribution panel is located in the boiler room adjacent to the transformer. Multiple sub-panels distribute power to the former meats and HVAC labs space.



ADDITIONS/RENOVATIONS BY YEAR



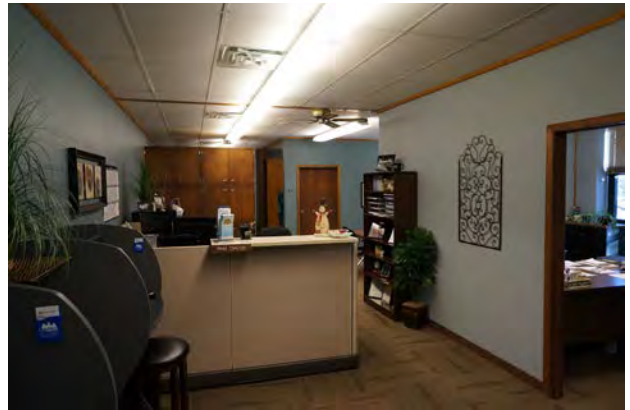
	Main Bldg.	Main Bldg. Add. 1	Main Bldg. Add. 2	Main Bldg. Add. 3	North Wing
Year Constructed	1966	1969	1977	1978	1988
Gross Square Footage	20,772	29,400	12,836	27,000	16,100
Current Replacement Value (CRV in 000's)	\$7,761	\$10,732	\$4,686	\$9,856	\$5,877
Building Repairs Backlog	\$526	\$571	\$396	\$213	\$127
Facility Condition Index	0.07	0.05	0.08	0.02	0.02
5-year Renewal Forecast	\$0	\$0	\$0	\$0	\$0
Mothballed	NA	7%	NA	NA	NA
Roof Type	4-Ply Asphalt	4-Ply Asphalt	4-Ply Asphalt	4-Ply Asphalt	4-Ply Asphalt
Building Exterior Type	Masonry	Masonry	Masonry	Masonry	Masonry
Sprinklers	N	N	N	N	N



EXISTING FACILITY PHOTOS



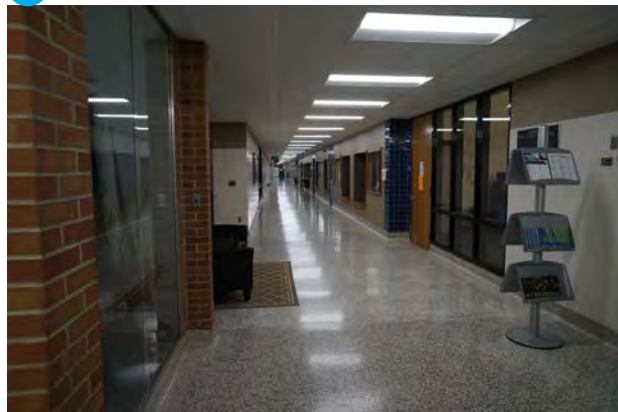
1 Lobby at Main Entry



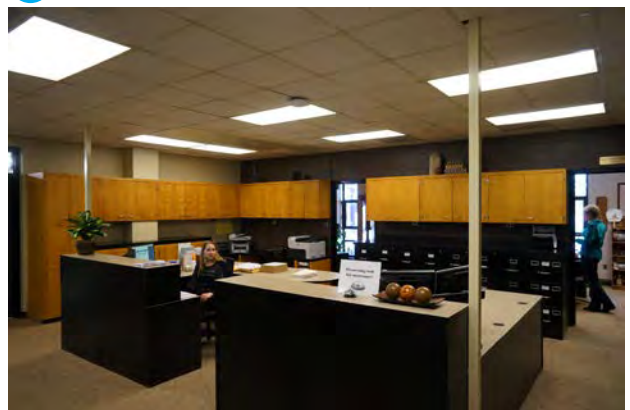
2 Offices



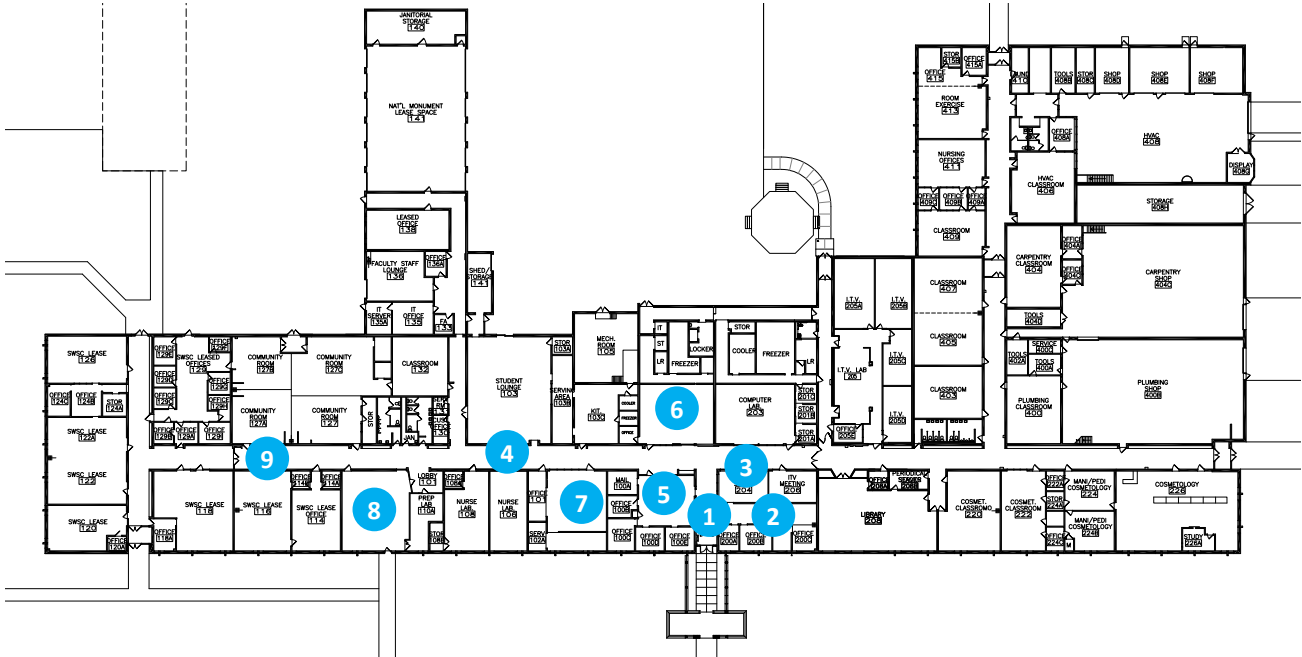
3 Bookstore



4 Main Corridor



5 Offices



6 Student Rec



7 Marketing



8 Science Lab



9 Entry to Spaced Leased by SWWC



EXISTING FACILITY PHOTOS



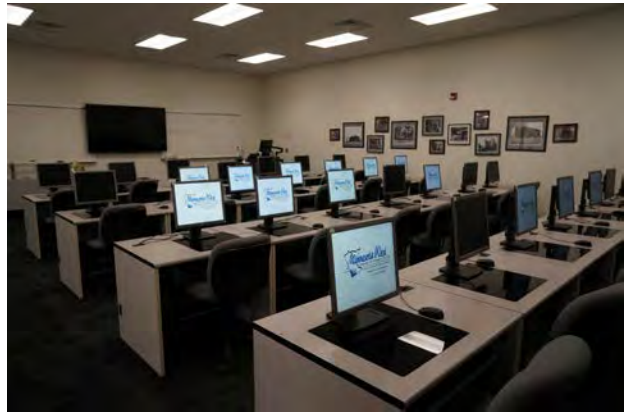
10 Community Room



11 Student Lounge



12 Nurse Lab



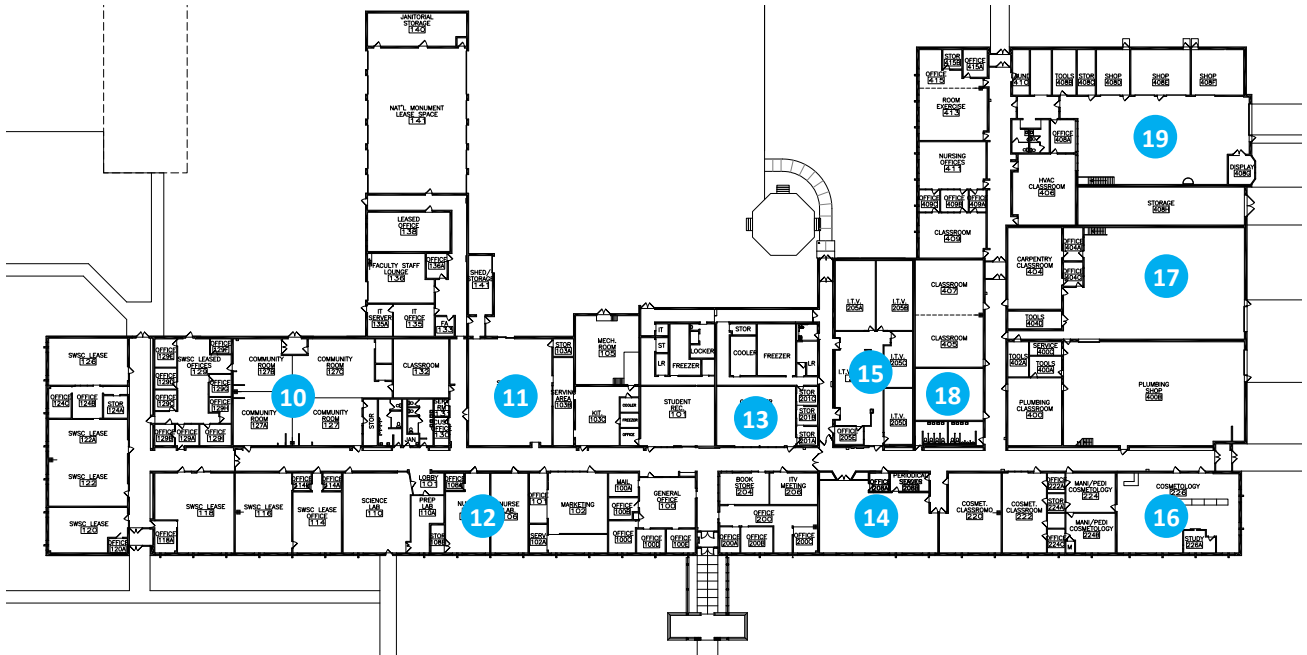
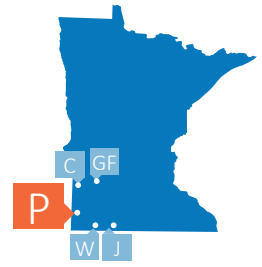
13 Computer Lab



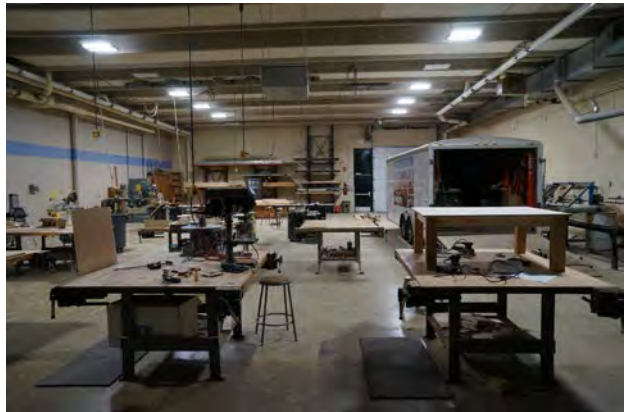
14 LARC



15 ITV Lab



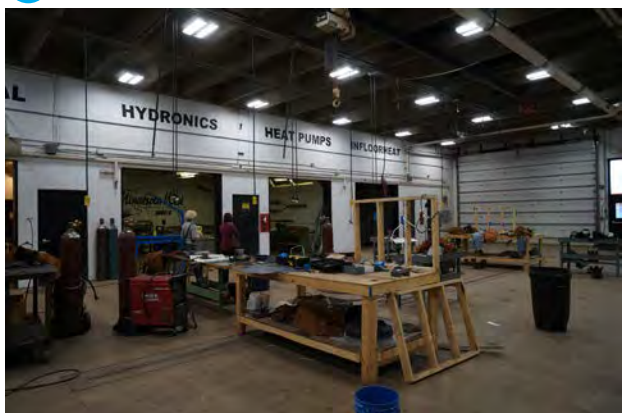
16 Cosmetology



17 Carpentry Shop



18 Classroom



19 HVAC Lab



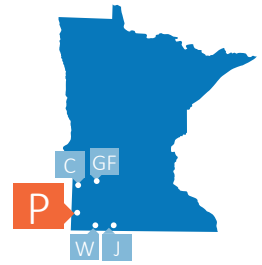
Use Type	Pipestone	
	SF	%
Classroom	10,800	11%
Labs	6,100	6%
Technical Lab	15,200	16%
Library & Study Areas	4,200	4%
Subtotal Academic Area	36,300	38%

Offices	6,100	6%
Conf/Meeting	4,100	4%
Rec/Athletics	1,800	2%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	3,200	3%
Kitchen	1,300	1%
Leased Space	14,000	15%
Support & Mech./Maint. Space	8,200	9%
Circulation	21,000	22%
Total Net Area	96,000	100%

EXISTING SPACE USAGE

The plan below shows the rooms types by color.



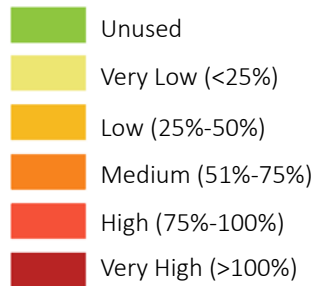


SPACE UTILIZATION

The space utilization diagram indicates very low for all classroom and lab spaces.

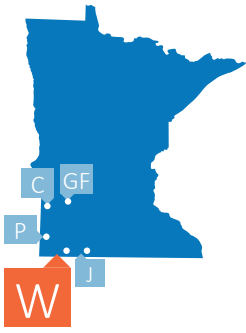
The following items provide some context for spaces with low utilization rates:

- Reporting is for academic credit courses only and may not reflect other non-credit courses such as continuing education or customized training.
- Lab spaces are specialized and not adaptable for other uses. Utilization may not reflect the need for clean-up/set up time between classes.
- Room scheduling inconsistencies may not reflect the true usage rates of these spaces. Scheduling procedures are under refinement/review. (The current usage reflects reports generated prior to the refinement/review process.)



Data from reporting period
8/22/2016 through 5/10/2017





	Ctr for Career Ed.	Class/ Stud Serv & Admin	Ctr for Health & Well	Ctr for Perf & Fine Arts	Ag Bldg/ LRC	Facility Shop	Add to LRC	Link	Field House Annex	Stud Serv Add
Year Constructed	1965	1965	1968	1971	1975	1980	1993	1995	2005	2005
Gross Square Footage	7,915	55,730	19,190	17,513	27,600	1,344	6,775	7,610	10,884	4,380
Current Replacement Value (CRV in 000's)	\$2,821	\$20,822	\$7,170	\$6,543	\$10,312	\$178	\$2,415	\$2,713	\$1,444	\$1,561
Building Repairs Backlog	\$0	\$0	\$0	\$579	\$507	\$0	\$636	\$413	\$0	\$0
Facility Condition Index	0.00	0.00	0.00	0.09	0.05	0.00	0.26	0.15	0.00	0.00
5-year Renewal Forecast	\$453	\$762	\$0	\$762	\$1,573	\$6	\$835	\$1,045	\$9	\$60
Roof Type		4-Ply Asphalt & Stand Seam Sht Mtl	4-Ply Asphalt	4-Ply Built-up Asphalt	EPDM-B		EPDM-B	Stand Seam Sht Mtl & EPDM-B		
Building Exterior Type	Masonry	Masonry	Masonry	Masonry	Masonry		Masonry			Masonry
Sprinklers	Y	Y	Y	Y (partial)	N	N	N	N	N	Y



WORTHINGTON CAMPUS BUILDINGS SUMMARY

The MWCTC Worthington campus consists of five primary buildings and an enclosed link connecting three. Student housing to the west of the existing campus buildings is currently under construction (at the time of this writing). The Center for Career Education, a renovated fire station in downtown Worthington, was developed in 2013 to provide learning space for the Mechatronics program.

CA

CLASSROOM, STUDENT SERVICES AND ADMINISTRATION BUILDING

Current Uses: Classrooms, offices, student services

AT

ACADEMIC AND TECHNOLOGY RESOURCE CENTER

Current Uses: Classrooms, LARC

PA

CENTER FOR PERFORMING & FINE ARTS

Current Uses: Classrooms, offices and theater space

HW

CENTER FOR HEALTH AND WELLNESS

Current Uses: Athletic training, recreation

X

THE ANNEX

Current Uses: Athletic training, recreation

H

STUDENT HOUSING

Current Uses: Housing

OTHER FACILITIES LOCATED OFF-SITE

CCE

CENTER FOR CAREER EDUCATION

Current Uses: Learning space for Mechatronics

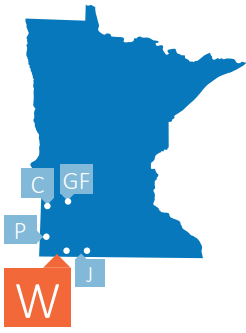
PROJECTS COMPLETED SINCE

2011 MASTER PLAN

- Evaluated condition of exterior envelope for repairs and upgrades
- Evaluated life safety and accessibility needs
- Relocated Veteran's Center
- Relocated Academic and Technology Resources Center second floor ITV lab to the first floor (rented out space to District 518)
- Converted tennis court to challenge course for law enforcement program
- Prepared and converted grounds adjacent to retention pond into pollinator plot
- Completed stormwater pond
- Constructed addition to Center for Health and Wellness and completed link to YMCA
- Installed geothermal wellfield for the Center for Health and Wellness
- Purchased former fire hall for emerging technical programs
- Developed student housing project (opened in fall 2018)

ISSUES

- Existing programs are not adequately showcased. People are not aware of what is offered on campus.
- The welcome desk and student services area gets noisy and messy when students congregate.
- The commons area is located away from foot traffic. As there is also no food service, students don't go there to spend time or study.
- Testing occurs throughout the campus and it's sometimes confusing for students as to where they should go for testing.
- The auditorium needs interior finish and furniture upgrades.
- The lobby of the arts center, which is used as a gallery and function space, is too tight.



HEAPR REQUESTS

The following are current and projected HEAPR requests:

- LARC roof replacement (\$1,600,000 / 2017)
- Center for Performing & Fine Arts Roof replacement (\$1,500,000 / 2018)
- Center for Career Education Boiler replacement (\$200,000 / 2020)
- LARC fire suppression (\$250,000 / 2020)
- Center for Performing & Fine Arts fire suppression (\$200,000 / 2020)
- Remodel of existing nursing simulation lab
- Stage floor replacement
- Theater seating replacement

RECOMMENDATIONS

During the comprehensive facility planning process, a variety of issues were raised for improving the MWCTC Worthington facilities. These include:

- Interior windows at program spaces, such as nursing, could help showcase the activities and programs available on campus, and would enliven the building.
- Installation of more environmental graphics, such as that near the student senate room or in student services, would help showcase programs throughout the campus.

CAMPUS-FUNDED PROJECTS

The following are current and projected campus-funded projects:

- Parking lot maintenance and repair
- Student housing (including parking, walkways, and lighting)

ROOF CONDITION RECOMMENDATIONS

Existing Roof Spec, Inc. roof reports were reviewed and the following recommendations noted.

Center for Career Education

Classrooms, Student Services and Administration Building

Area E1: Mn State Standard 4-Ply Asphalt: Good: ASLR 21 years

- Repair: Replace any loose or missing fasteners and install new sealant where deteriorated. Install hot asphalt and additional aggregate surfacing at exposed areas of membrane. Remove and replace wet insulation.

Area E2: Glass Roof Panels: ASLR 19 years

Area E3: Mn State Standard 4-Ply Asphalt: Good: ASLR 26 years

- Repair: Replace any loose or missing fasteners and repair open flashing joints. Remove and replace wet insulation.

Area E4: 4-Ply Built-up Asphalt Roofing: Very Good: ASLR 4 years

Area E5: Standing Seam Sheet Metal Roofing: ASLR 16 years

Health and Wellness Center

Mn State Standard 4-Ply Asphalt: Excellent: ASLR 37 years

Center for Performing & Fine Arts

4-Ply Built-up Asphalt Roofing: Good: ASLR 2 years

- Repair: Resecure loose fasteners and install additional sealant at the metal insert at the roof to wall transition. Repair displaced metal flashing and open flashing joint. Replace missing stack flashings.
- Replacement: Emergency repairs should be performed as needed until replacement takes place.

Ag Building/LRC

Area A1-A5: EPDM-B: Poor: ASLR 0 years

- Repair: Install new sealant where missing and repair open seam/flashings.
- Replacement.

LRC Addition

Area B1, B2, B3: EPDM-B: Poor: ASLR 0 years

- Repair: Install sealant where missing and remove all debris from the roof area.
- Replacement: Emergency repairs should be performed as needed to maintain a watertight condition until replacement takes place.

Link

Area G1: Standing Seam Sheet Metal Roofing: Fair: ASLR 0 years

- Replacement.

Area G2: EPDM-FA: Fair: ASLR 4 years

- Repair: Install uncured EPDM over open seams and flashings.
- Replacement.

Student Services Addition

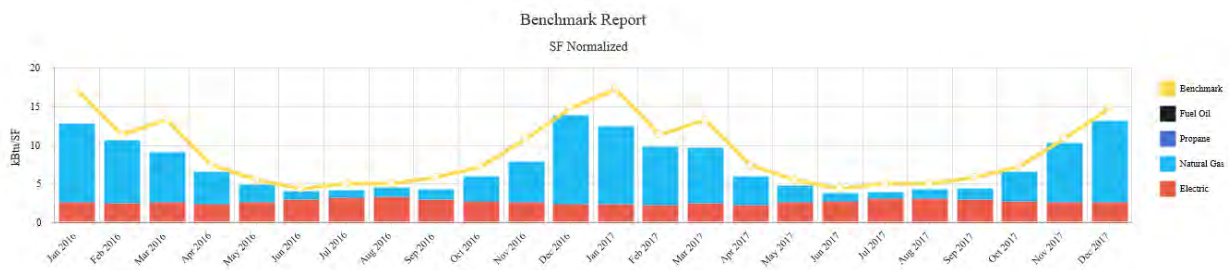
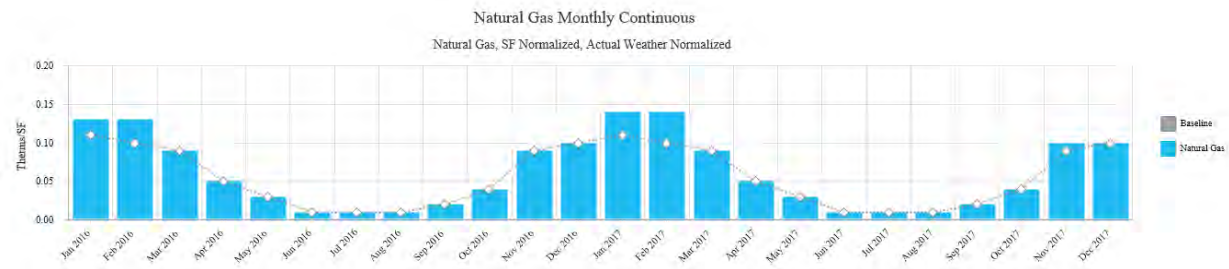
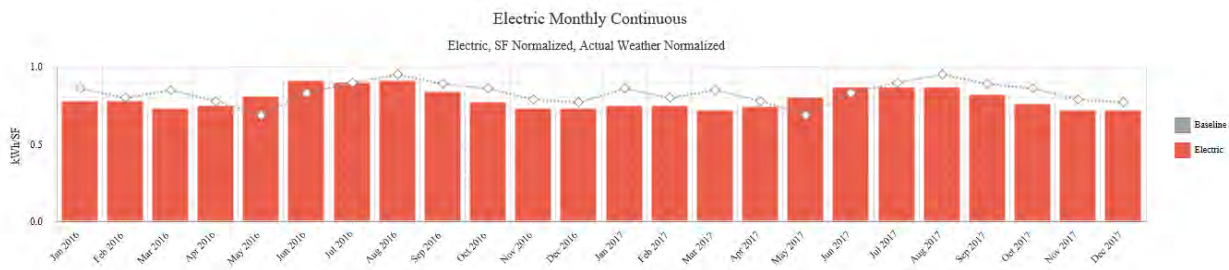
Mn State Standard 4-Ply Asphalt: Excellent: ASLR 28 years

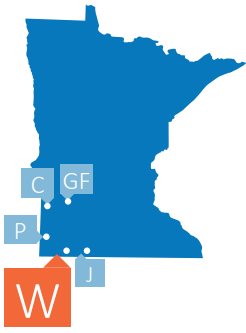
- Repair: Resecure any loose or missing fasteners and install new sealant where missing or deteriorated.



B3 DATA ANALYSIS

In 2009, Minnesota State Colleges and Universities started using the B3 system, establishing the baseline for energy use. The information below reflects the MWCTC Worthington campus's energy use of both natural gas and electricity. The baseline shows how the site would perform in subsequent years if no changes or improvements had been made.





CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

ACADEMIC & TECHNOLOGY RESOURCE CENTER
 CENTER FOR PERFORMING & FINE ARTS
 CENTER FOR HEALTH & WELLNESS / THE ANNEX
 CENTER FOR CAREER EDUCATION



BUILDING SYSTEMS SUMMARY

All heating natural gas systems are set up as interruptible gas service. All heating systems are equipped with their own gas meters which are remotely monitored during interruption via an analog phone line to Minnesota Energy Resources. All non-interruptible systems are metered separately as well.

Heating

The administration building has a central boiler plant that consists of a Fulton condensing boiler (primary) and a backup/redundant fire tube LES boiler (installed/commissioned in 2005).

All Worthington systems:

- Are completely hydronic, carry 35% glycol solution, and controlled and maintained by the Johnson Controls METASYS System and a PSA with JCI.
- Consist of central air handling systems and VAV's with re-heat capability.
- Are a mixture of digital and pneumatic controls. The long term goal would be to switch all systems to complete digital control.

AC

The administration building is cooled by 200-ton chiller located on the ground, adjacent to the building (installed/commissioned in 2005).

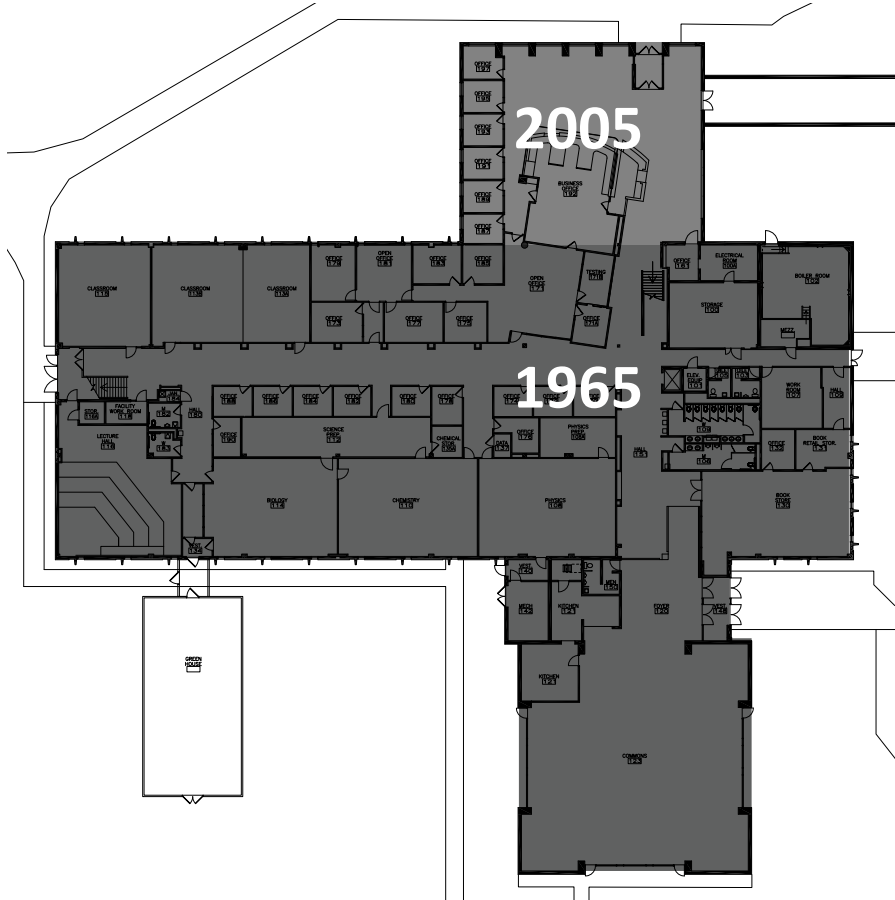
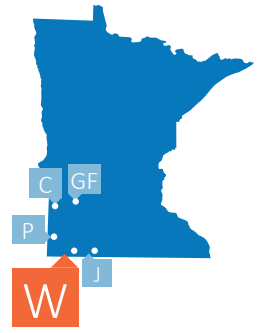
Electrical System

Each building on the Worthington campus has its own transformer and electrical delivery system but there is no sub-metering in place. Service is provided by Worthington

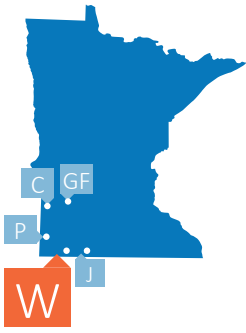
public utilities. (There is no backup generator systems for electrical service. Worthington public utilities maintains a backup generator system which allows for rolling power to all segments of the community on a scheduled basis in the event of a prolonged loss of power.)

CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

ACADEMIC & TECHNOLOGY RESOURCE CENTER
 CENTER FOR PERFORMING & FINE ARTS
 CENTER FOR HEALTH & WELLNESS / THE ANNEX
 CENTER FOR CAREER EDUCATION



	Class/Stud Serv & Admin	Stud Serv Add
Year Constructed	1965	2005
Gross Square Footage	55,730	4,380
Current Replacement Value (CRV in 000's)	\$20,822	\$1,561
Building Repairs Backlog	\$0	\$0
Facility Condition Index	0.00	0.00
5-year Renewal Forecast	\$762	\$60
Roof Type	4-Ply Asphalt & Stand Seam Sht Mtl	
Building Exterior Type	Masonry	Masonry
Sprinklers	Y	Y



CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

ACADEMIC & TECHNOLOGY RESOURCE CENTER
 CENTER FOR PERFORMING & FINE ARTS
 CENTER FOR HEALTH & WELLNESS / THE ANNEX
 CENTER FOR CAREER EDUCATION

EXISTING FACILITY PHOTOS



1 Lobby at Main Entry



2 Student Services



3 Administration



4 Corridor



5 Lecture Hall



6 Biology Classroom/Lab

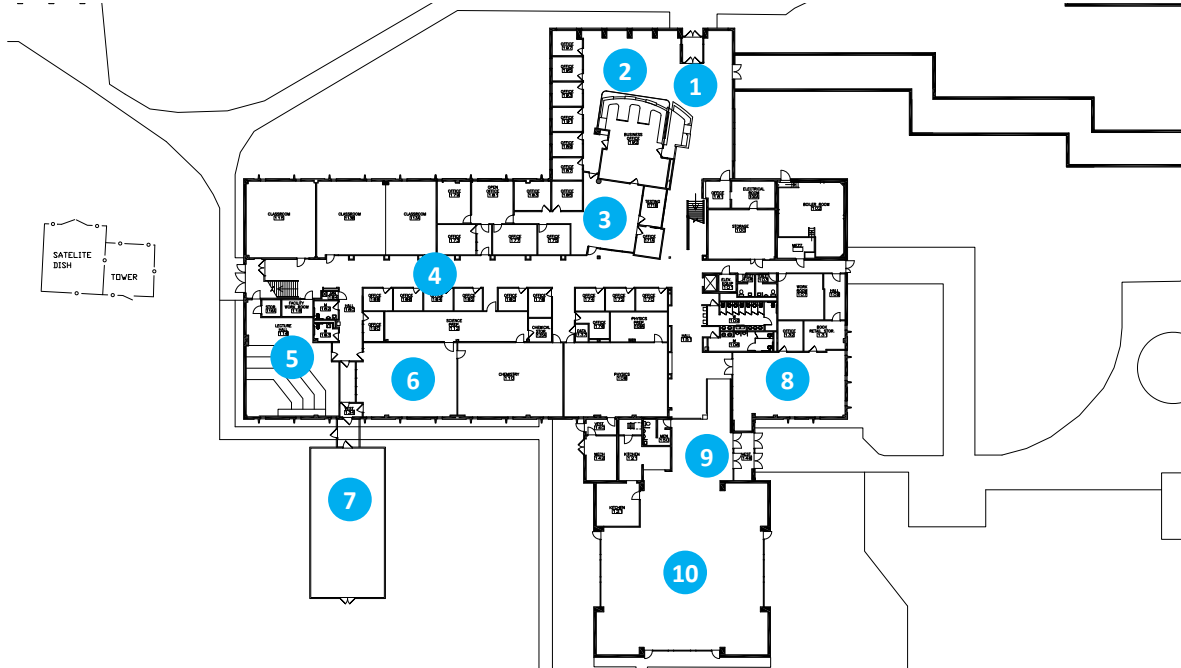
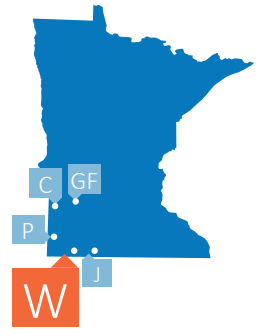
CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

ACADEMIC & TECHNOLOGY RESOURCE CENTER

CENTER FOR PERFORMING & FINE ARTS

CENTER FOR HEALTH & WELLNESS / THE ANNEX

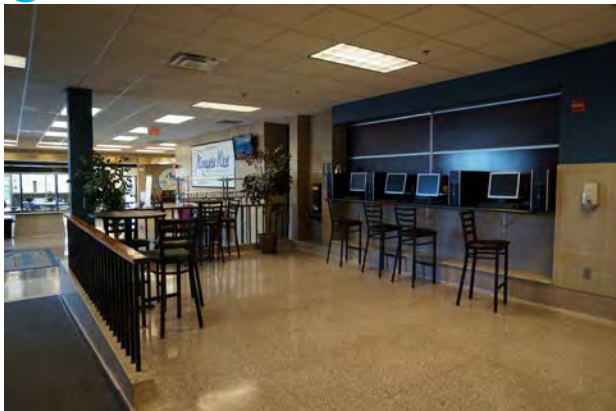
CENTER FOR CAREER EDUCATION



7 Greenhouse



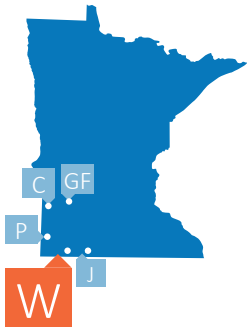
8 Bookstore



9 Student Study Area



10 Commons

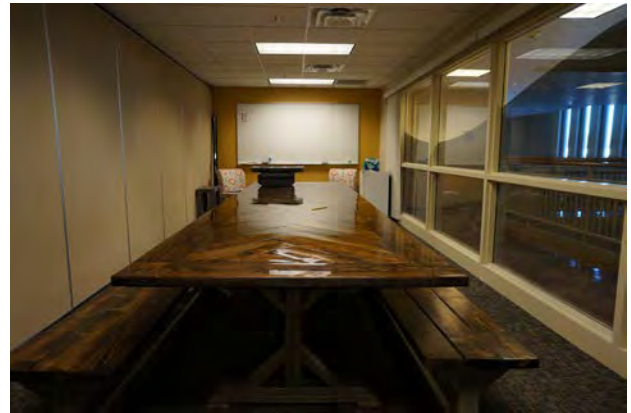


CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

ACADEMIC & TECHNOLOGY RESOURCE CENTER
 CENTER FOR PERFORMING & FINE ARTS
 CENTER FOR HEALTH & WELLNESS / THE ANNEX
 CENTER FOR CAREER EDUCATION



10 Workroom/Lounge



11 Student Senate Room



12 Conference Room



13 ITV Classroom



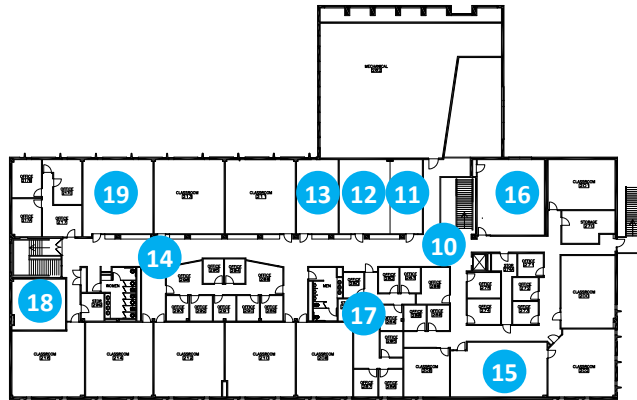
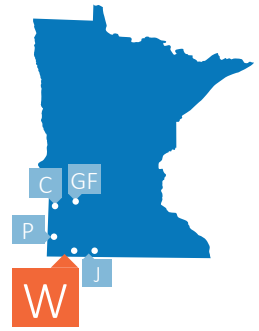
14 Upper Level at Nursing & Student Senate



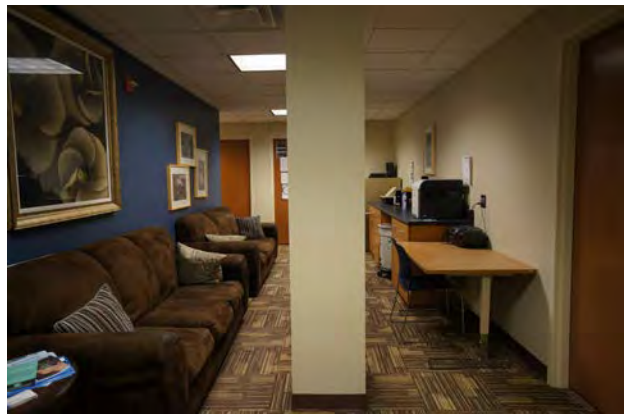
15 Nursing

CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

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16 Law Enforcement Classroom



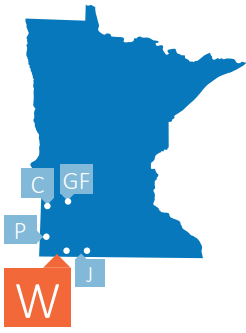
17 Faculty Office Suite



18 Classroom



19 Veteran's Center



CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

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EXISTING SPACE USAGE

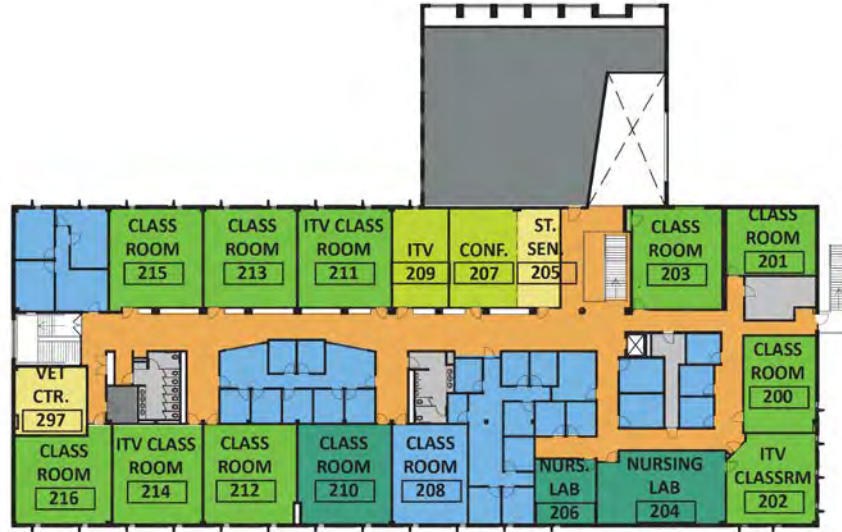
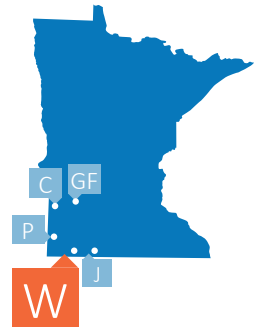
The plan on the following page shows the rooms types by color.

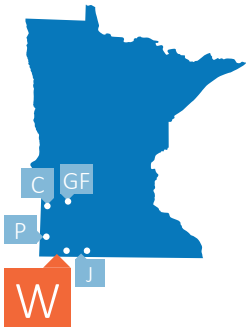
Use Type	Admin Building	
	SF	%
Classroom	11,600	19%
Labs	8,100	13%
Technical Lab	0	0%
Library & Study Areas	0	0%
Academic/Athletics	0	0%
Subtotal Academic Area	19,700	32%

Offices	9,200	15%
Conf/Meeting	0	0%
Recreation/Activity	0	0%
Stud Support/Other	800	1%
Arts Area	0	0%
Cafeteria/Bookstore	5,800	10%
Kitchen	600	1%
Leased Space	0	0%
Support & Mech./Maint. Space	6,600	11%
Circulation	18,200	30%
Total Net Area	60,900	100%

CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

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SPACE UTILIZATION

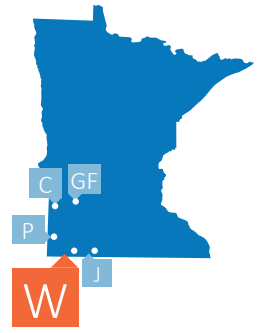
The space utilization diagram indicates very low for all classroom and lab spaces.

The following items provide some context for spaces with low utilization rates:

- Reporting is for academic credit courses only and may not reflect other non-credit courses such as continuing education or customized training.
- Lab spaces are specialized and not adaptable for other uses. Utilization may not reflect the need for clean-up/set up time between classes.
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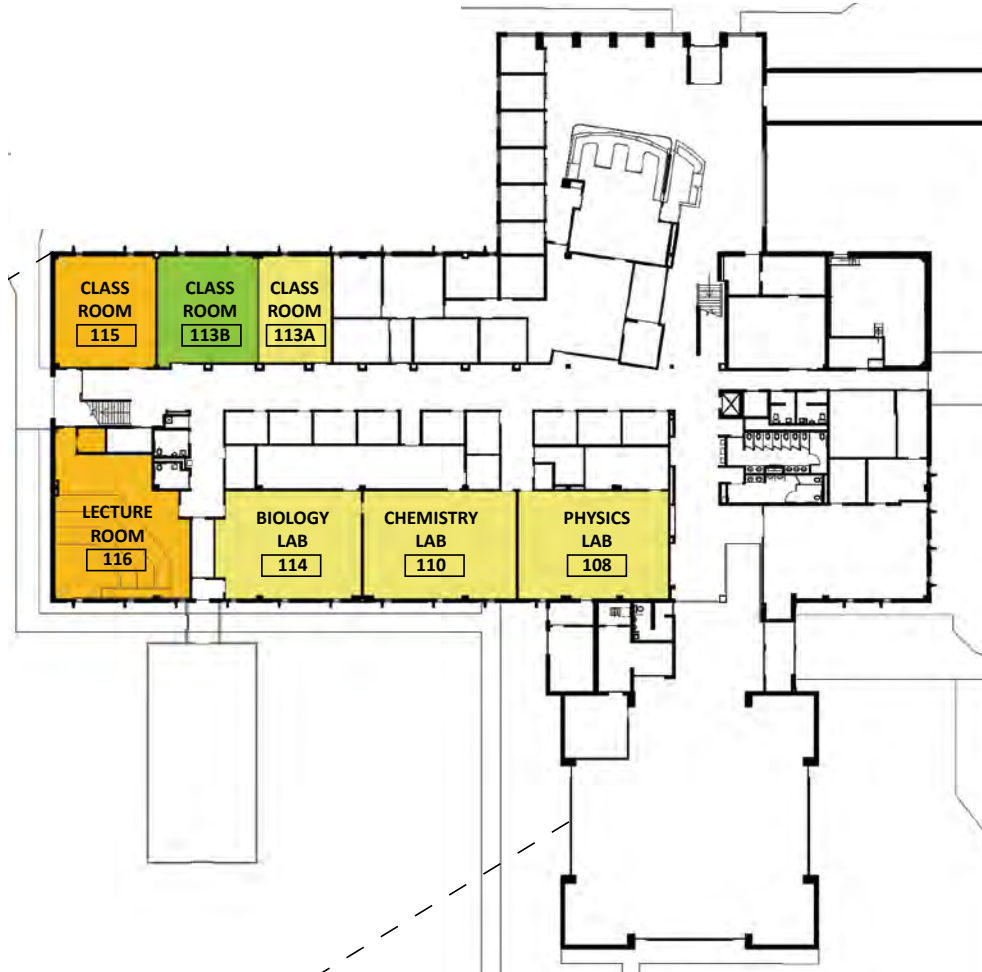
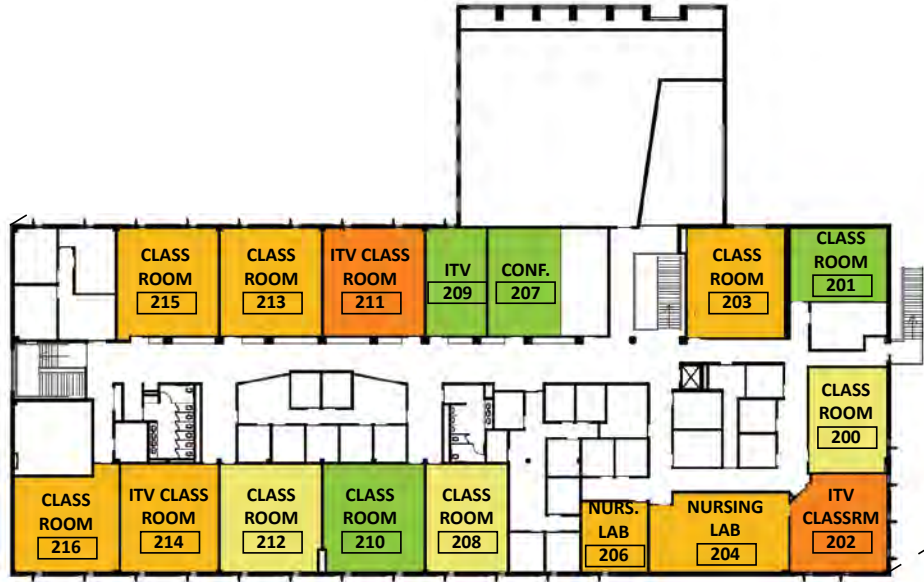
CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING

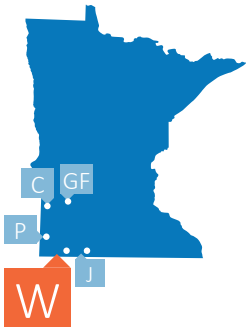
ACADEMIC & TECHNOLOGY RESOURCE CENTER
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- Unused
- Very Low (<25%)
- Low (25%-50%)
- Medium (51%-75%)
- High (75%-100%)
- Very High (>100%)

Data from reporting period
 8/22/2016 through 5/10/2017





CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
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BUILDING SYSTEMS SUMMARY

All heating natural gas systems are set up as interruptible gas service. All heating systems are equipped with their own gas meters which are remotely monitored during interruption via an analog phone line to Minnesota Energy Resources. All non-interruptible systems are metered separately as well.

All Worthington systems:

- Are completely hydronic, carry 35% glycol solution, and controlled and maintained by the Johnson Controls METASYS System and a PSA with JCI.
- Consist of central air handling systems and VAV's with re-heat capability.
- Are a mixture of digital and pneumatic controls. The long term goal would be to switch all systems to complete digital control.

The Academic and Technology Resource Center has two Aereco condensing boilers providing redundancy to the system. This building also houses all of the campus and MWCTC trunk IT equipment and a backup generator for IT equipment only.

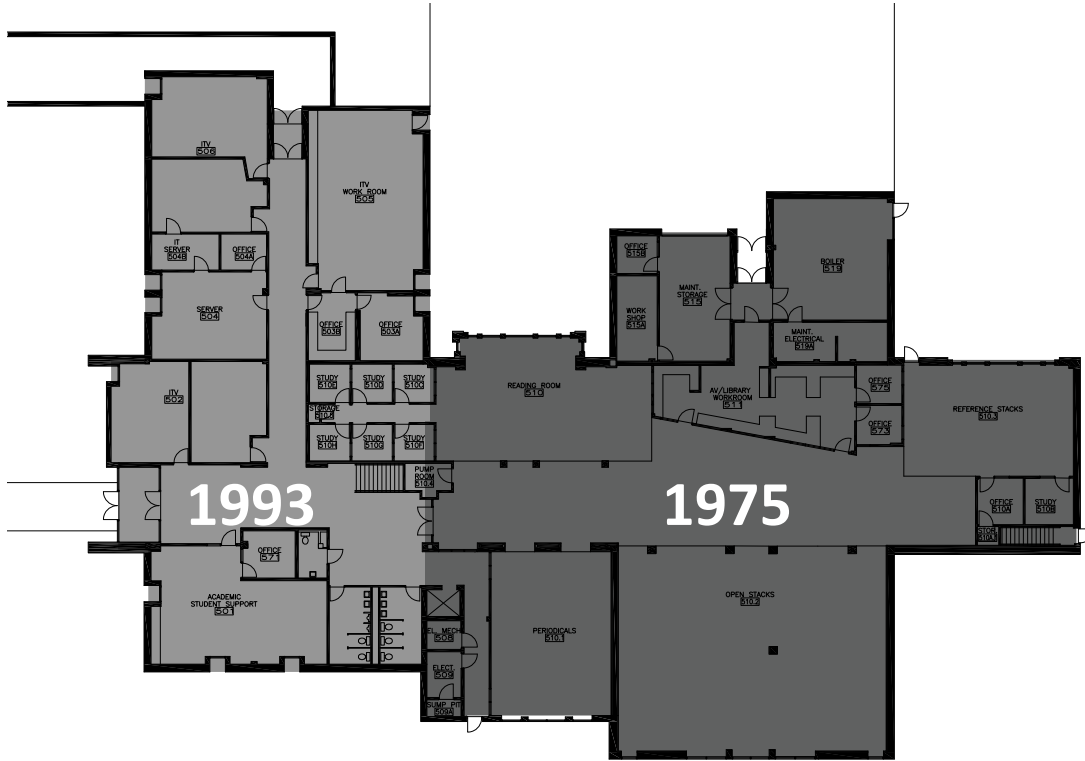
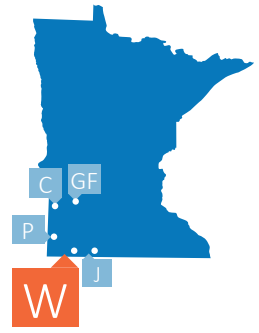
AC

The building is cooled by a 100-ton chiller located on the ground adjacent to the building (installed/commissioned in 2015).

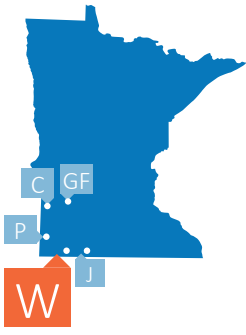
Electrical System

Each building on the Worthington campus has its own transformer and electrical delivery system but there is no sub-metering in place. Service is provided by Worthington public utilities. (There is no backup generator systems for electrical service. Worthington public utilities maintains a backup generator system which allows for rolling power to all segments of the community on a scheduled basis in the event of a prolonged loss of power.)

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	Ag Bldg/LRC	Add to LRC
Year Constructed	1975	1993
Gross Square Footage	27,600	6,775
Current Replacement Value (CRV in 000's)	\$10,312	\$2,415
Building Repairs Backlog	\$507	\$636
Facility Condition Index	0.05	0.26
5-year Renewal Forecast	\$1,573	\$835
Roof Type	EPDM-B	EPDM-B
Building Exterior Type	Masonry	Masonry
Sprinklers	N	N



CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
ACADEMIC & TECHNOLOGY RESOURCE CENTER
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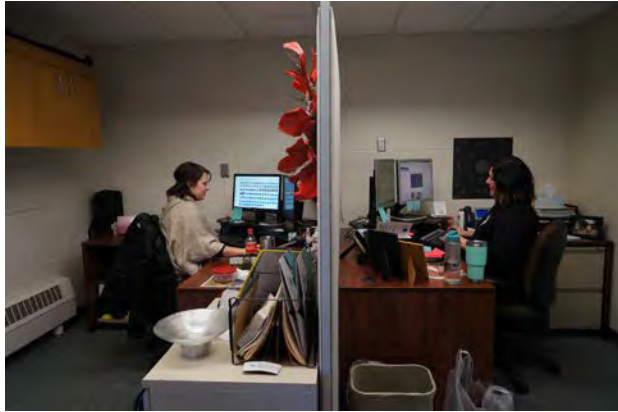
EXISTING FACILITY PHOTOS



1 ITV Classroom



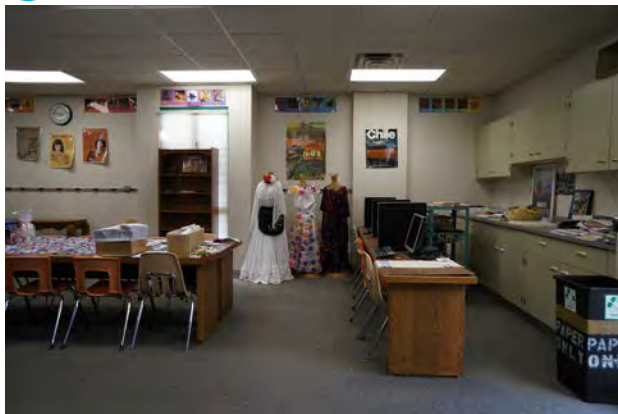
2 ITV Workroom



3 Marketing Office



4 Lobby

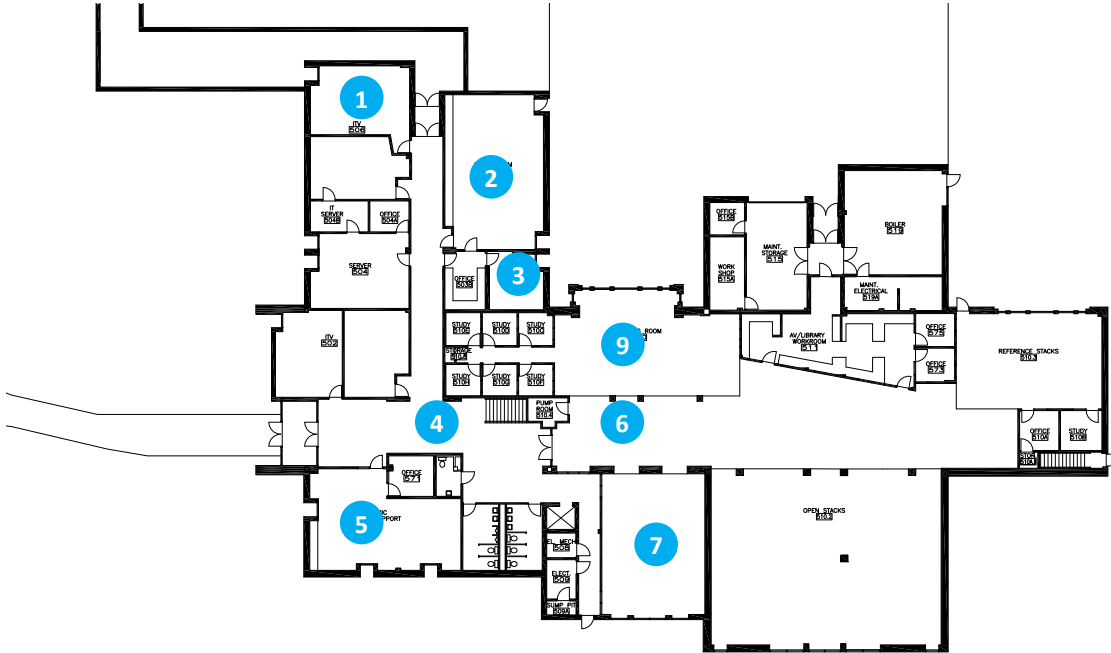
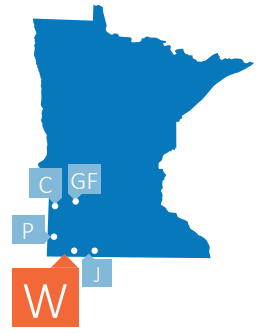


5 Academic Student Support/Culture Corner



6 LARC

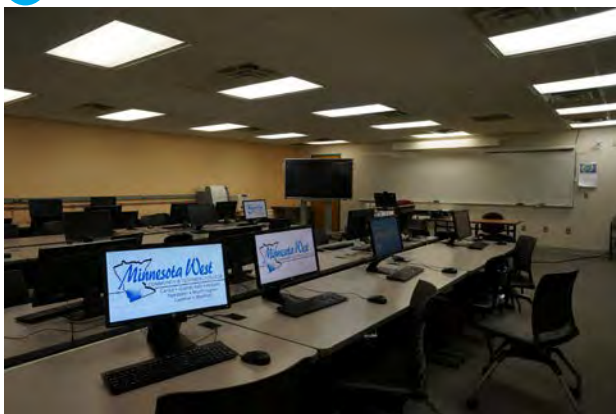
CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
ACADEMIC & TECHNOLOGY RESOURCE CENTER
 CENTER FOR PERFORMING & FINE ARTS
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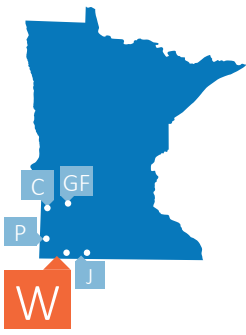
7 LARC



9 LARC



7 Computer Classroom/Lab (2nd floor)



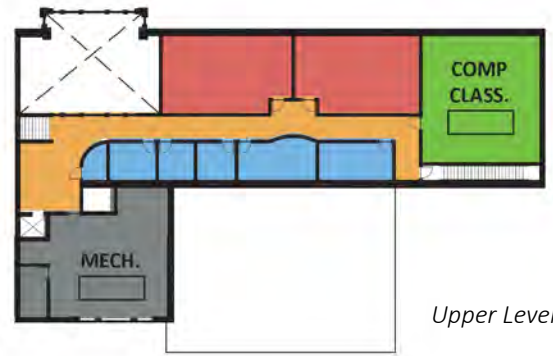
CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
ACADEMIC & TECHNOLOGY RESOURCE CENTER
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EXISTING SPACE USAGE

The plan below shows the rooms types by color.

Use Type	LARC	
	SF	%
Classroom	2,500	9%
Labs	0	0%
Technical Lab	0	0%
Library & Study Areas	8,400	32%
Academic/Athletics	0	0%
Subtotal Academic Area	10,900	41%

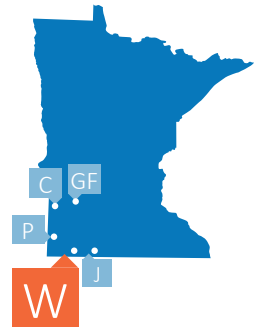
Offices	3,200	12%
Conf/Meeting	0	0%
Recreation/Activity	0	0%
Stud Support/Other	800	3%
Arts Area	0	0%
Cafeteria/Bookstore	0	0%
Kitchen	0	0%
Leased Space	1,400	5%
Support & Mech./Maint. Space	3,600	14%
Circulation	6,500	25%
Total Net Area	26,400	100%



Upper Level



Main Level

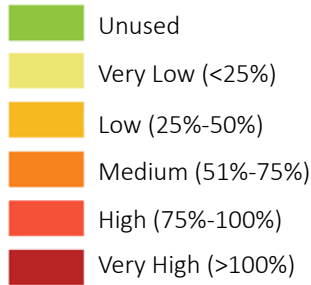


SPACE UTILIZATION

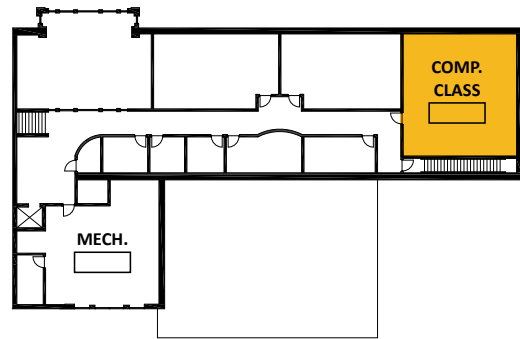
The space utilization diagram indicates very low for all classrooms.

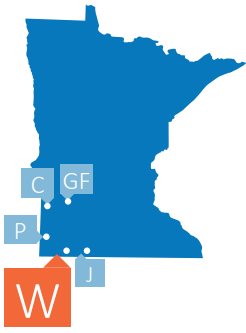
The following items provide some context for spaces with low utilization rates:

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Data from reporting period
 8/22/2016 through 5/10/2017





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BUILDING SYSTEMS SUMMARY

All heating natural gas systems are set up as interruptible gas service. All heating systems are equipped with their own gas meters which are remotely monitored during interruption via an analog phone line to Minnesota Energy Resources. All non-interruptible systems are metered separately as well.

All Worthington systems:

- Are completely hydronic, carry 35% glycol solution, and controlled and maintained by the Johnson Controls METASYS System and a PSA with JCI.
- Consist of central air handling systems and VAV's with re-heat capability.
- Are a mixture of digital and pneumatic controls. The long term goal would be to switch all systems to complete digital control.

The Center for Performing and Fine Arts heating system is supplied completely from the administration building system through a two-pipe system and circulation pumps.

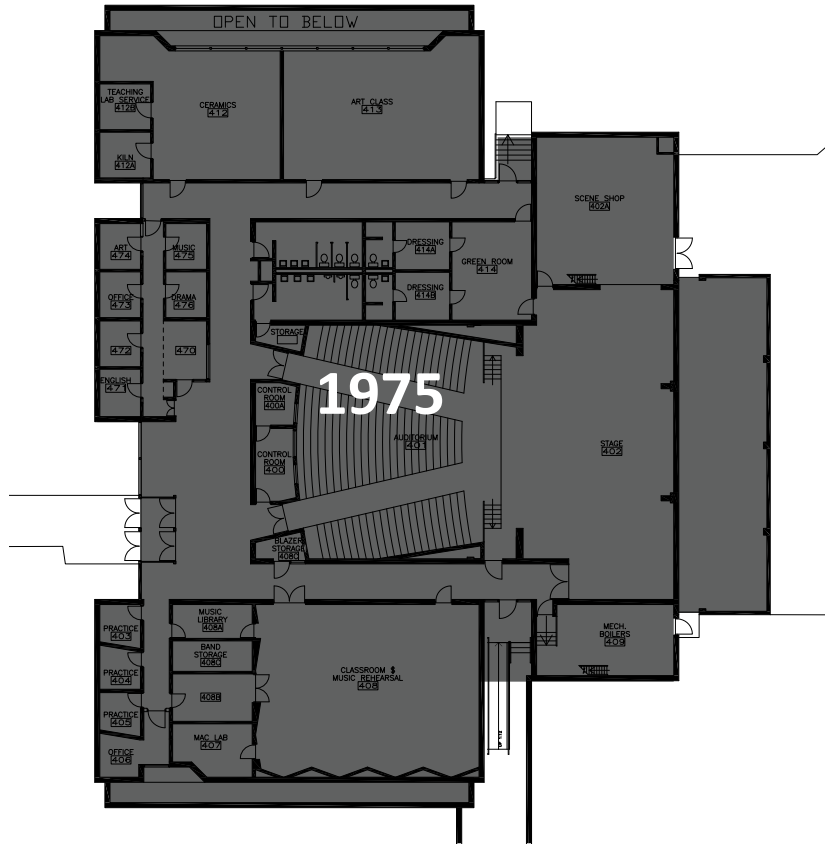
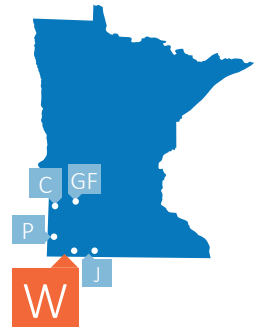
AC

The building is cooled by a 90-ton chiller located on the ground adjacent to the building (installed/commissioned in 2009).

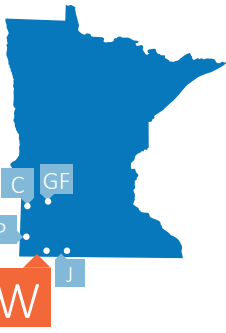
Electrical System

Each building on the Worthington campus has its own transformer and electrical delivery system but there is no sub-metering in place. Service is provided by Worthington public utilities. (There is no backup generator systems for electrical service. Worthington public utilities maintains a backup generator system which allows for rolling power to all segments of the community on a scheduled basis in the event of a prolonged loss of power.)

CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
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	Ctr for Perf & Fine Arts
Year Constructed	1971
Gross Square Footage	17,513
Current Replacement Value (CRV in 000's)	\$6,543
Building Repairs Backlog	\$579
Facility Condition Index	0.09
5-year Renewal Forecast	\$762
Roof Type	4-Ply Built-up Asphalt
Building Exterior Type	Masonry
Sprinklers	Y (partial)

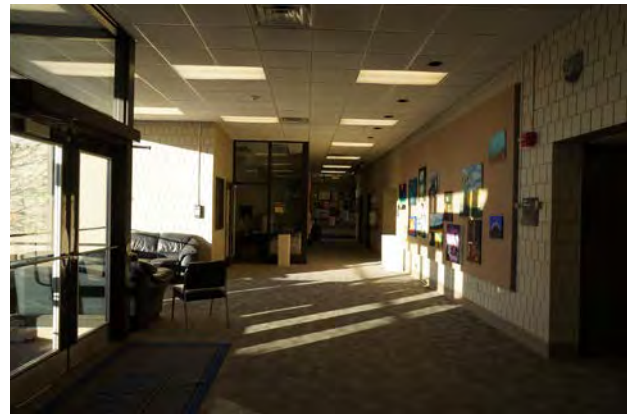


CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
ACADEMIC & TECHNOLOGY RESOURCE CENTER
CENTER FOR PERFORMING & FINE ARTS
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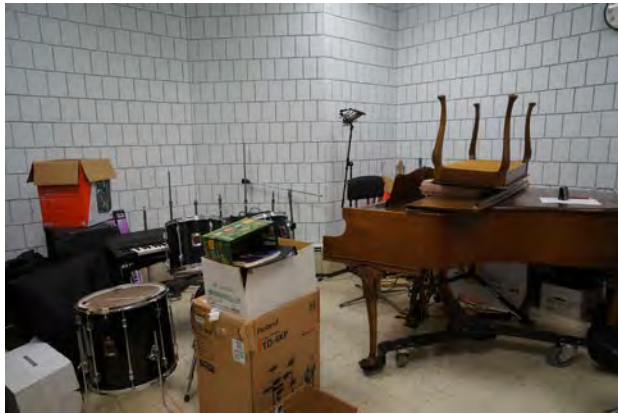
EXISTING FACILITY PHOTOS



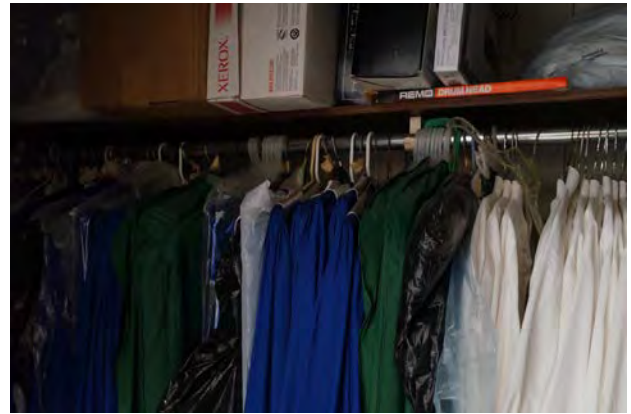
1 Music Classroom



2 Lobby



3 Music Room Storage



4 Gown Storage

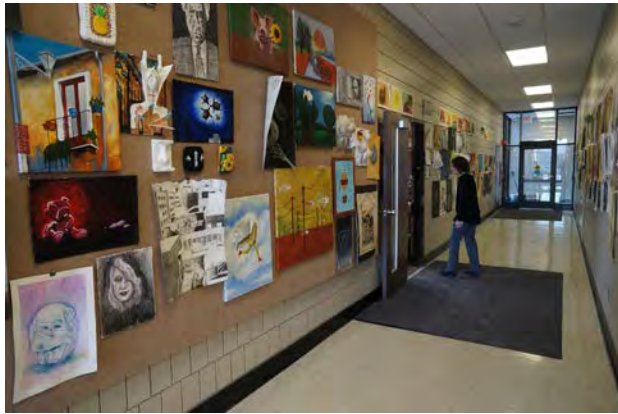
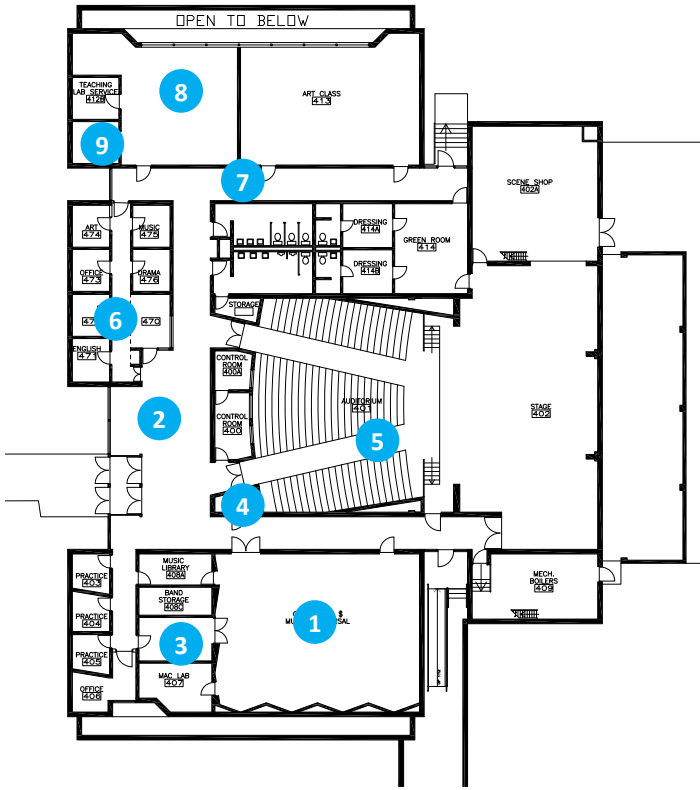
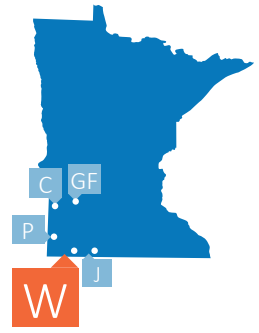


5 Theater



6 Faculty Office Suite

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 ACADEMIC & TECHNOLOGY RESOURCE CENTER
CENTER FOR PERFORMING & FINE ARTS
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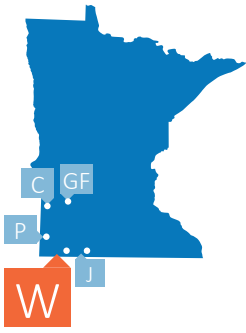
7 Corridor



8 Art Classroom



9 Art Studio



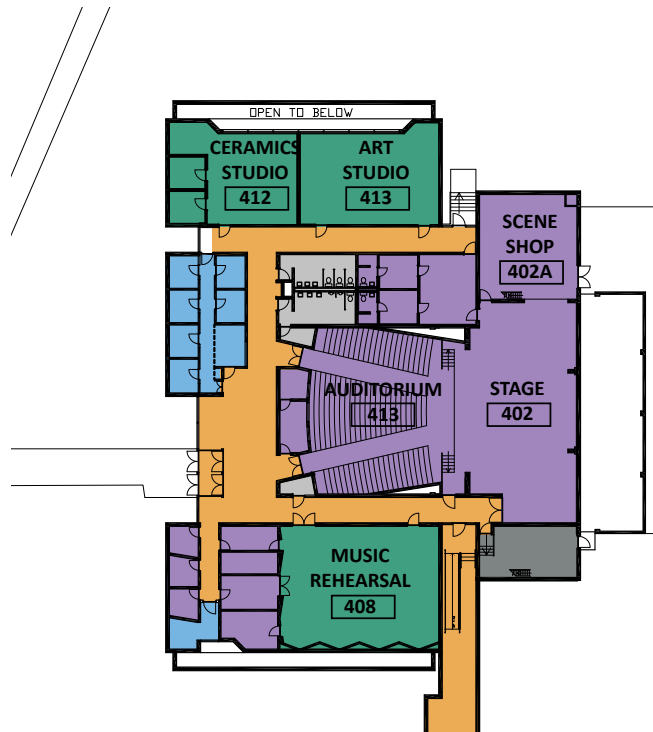
CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
 ACADEMIC & TECHNOLOGY RESOURCE CENTER
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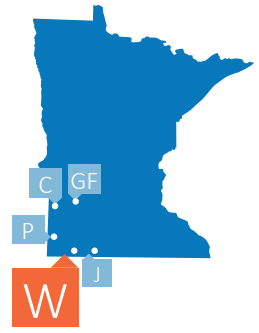
EXISTING SPACE USAGE

The plan below shows the rooms types by color.

Use Type	Theater	
	SF	%
Classroom	0	0%
Labs	3,400	20%
Technical Lab	0	0%
Library & Study Areas	0	0%
Academic/Athletics	0	0%
Subtotal Academic Area	3,400	20%

Offices	800	5%
Conf/Meeting	0	0%
Recreation/Activity	0	0%
Stud Support/Other	0	0%
Arts Area	5,700	34%
Cafeteria/Bookstore	0	0%
Kitchen	0	0%
Leased Space	0	0%
Support & Mech./Maint. Space	800	5%
Circulation	6,100	36%
Total Net Area	16,800	100%



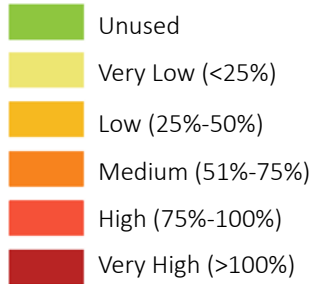


SPACE UTILIZATION

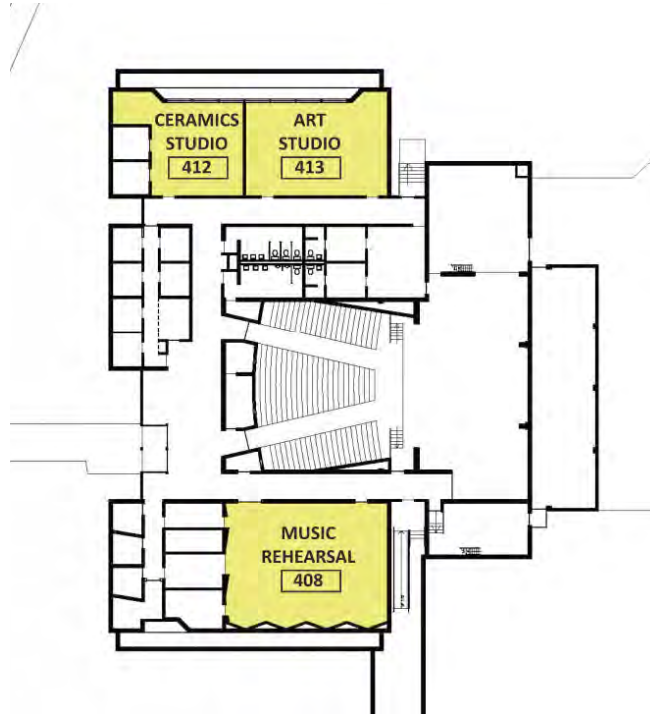
The space utilization diagram indicates very low for all classrooms/studios.

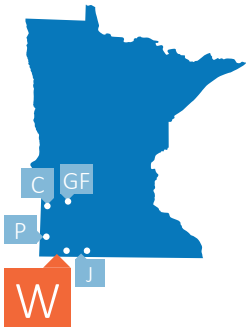
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Data from reporting period
 8/22/2016 through 5/10/2017





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BUILDING SYSTEMS SUMMARY

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- Consist of central air handling systems and VAV's with re-heat capability.
- Are a mixture of digital and pneumatic controls. The long term goal would be to switch all systems to complete digital control.

The Center for Health and Wellness is a geo-thermal system (primary) and a backup/redundant system consisting of two Gasmaster condensing boilers.

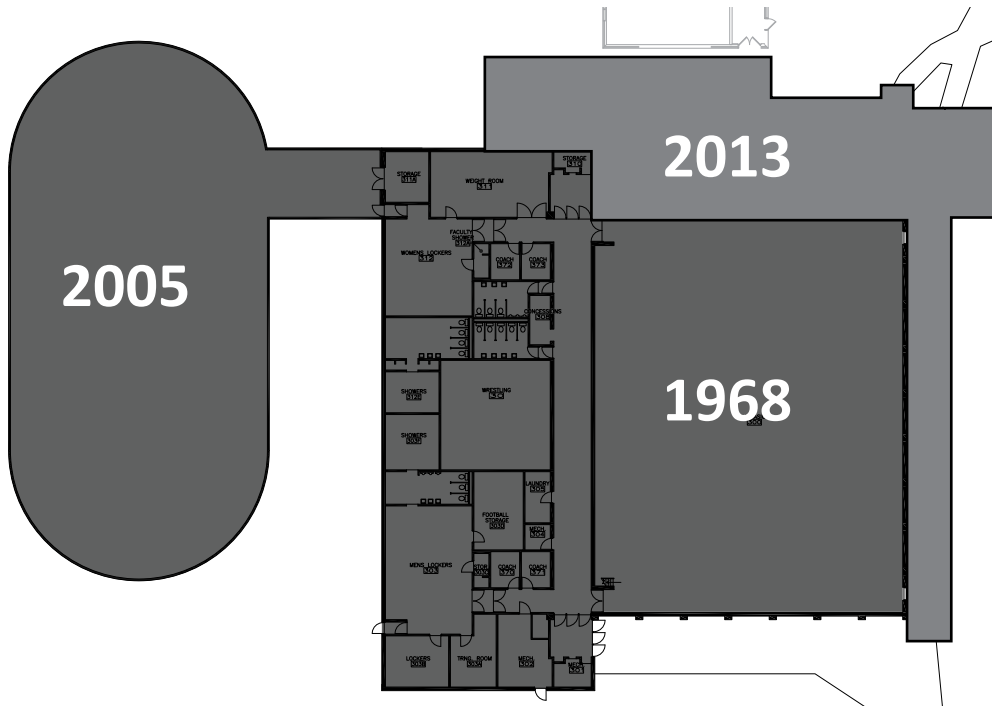
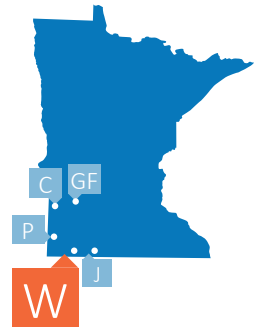
AC

The building is 100% cooled by the geo-thermal system (installed/commissioned in 2013).

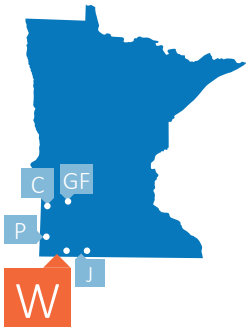
Electrical System

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	Ctr for Health & Well	Field House Annex
Year Constructed	1968	2005
Gross Square Footage	19,190	10,884
Current Replacement Value (CRV in 000's)	\$7,170	\$1,444
Building Repairs Backlog	\$0	\$0
Facility Condition Index	0.00	0.00
5-year Renewal Forecast	\$0	\$9
Roof Type	4-Ply Asphalt	
Building Exterior Type	Masonry	
Sprinklers	Y	N



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EXISTING FACILITY PHOTOS



1 Lobby



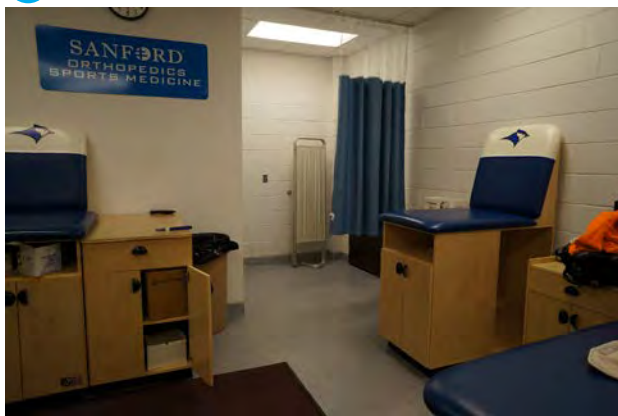
2 Main Corridor



3 Classroom



4 Gym

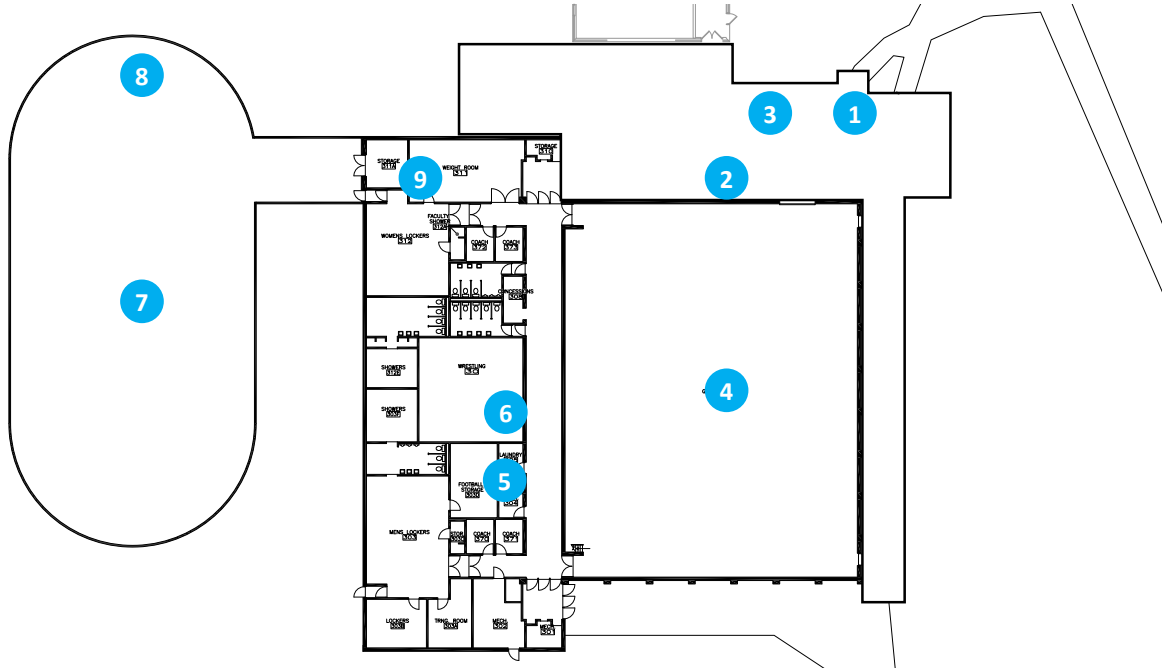
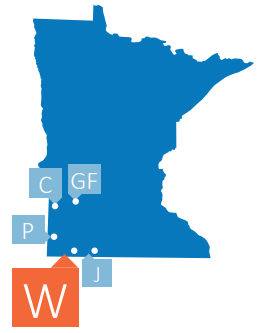


5 Training Room



6 Locker Room

CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
 ACADEMIC & TECHNOLOGY RESOURCE CENTER
 CENTER FOR PERFORMING & FINE ARTS
CENTER FOR HEALTH & WELLNESS / THE ANNEX
 CENTER FOR CAREER EDUCATION



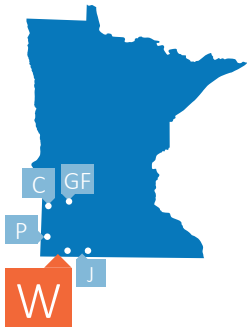
7 Wrestling



8 Weight Training



9 Entry to Dome



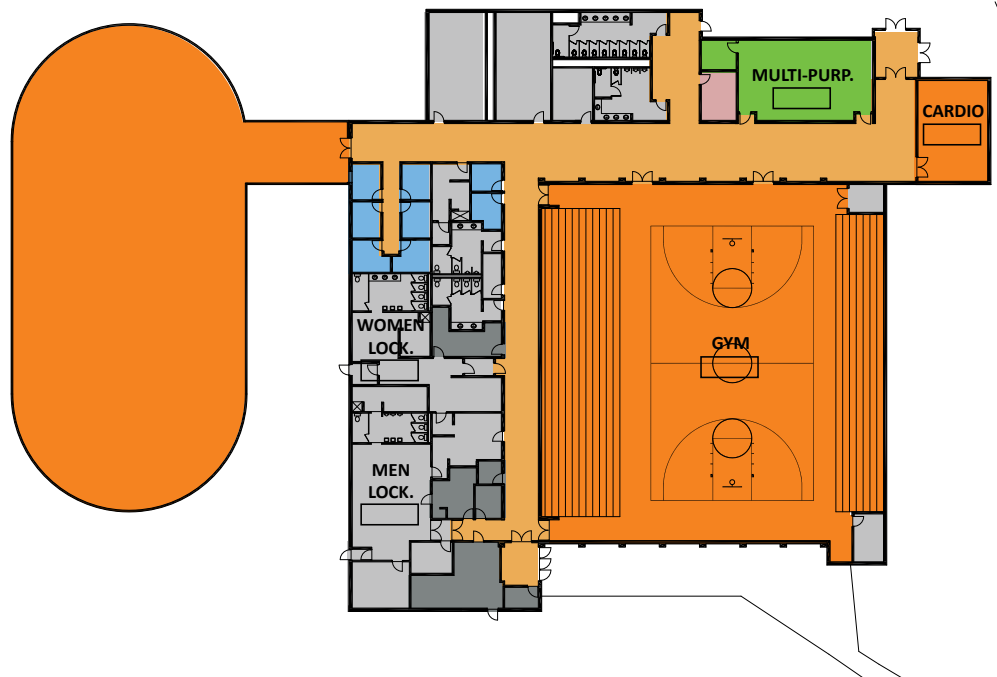
CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
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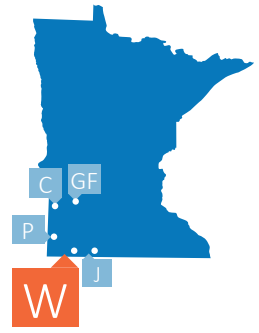
EXISTING SPACE USAGE

The plan below shows the rooms types by color.

Use Type	Rec Building	
	SF	%
Classroom	1,100	3%
Labs	0	0%
Technical Lab	0	0%
Library & Study Areas	0	0%
Academic/Athletics	21,350	55%
Subtotal Academic Area	22,450	58%

Offices	800	2%
Conf/Meeting	0	0%
Recreation/Activity	650	2%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	200	1%
Kitchen	0	0%
Leased Space	0	0%
Support & Mech./Maint. Space	7,000	18%
Circulation	7,400	19%
Total Net Area	38,500	45%



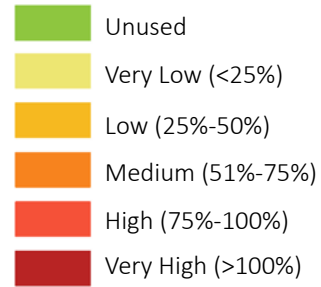


SPACE UTILIZATION

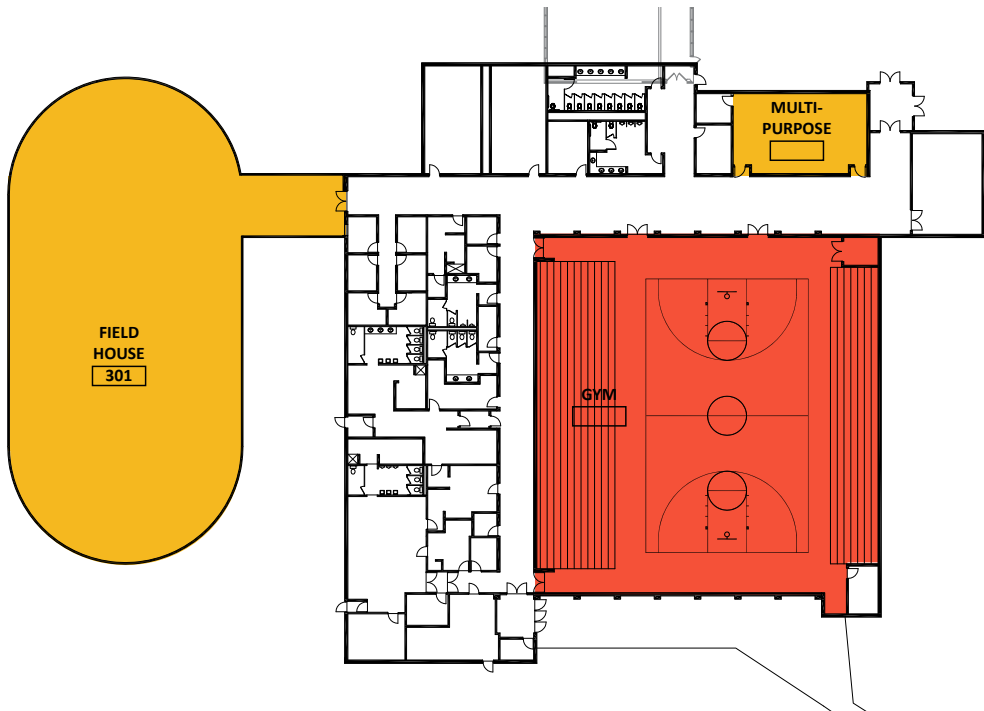
The space utilization diagram indicates very low for all classrooms.

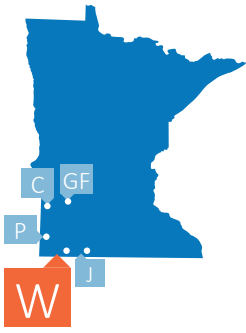
The following items provide some context for spaces with low utilization rates:

- Reporting is for academic credit courses only and may not reflect other non-credit courses such as continuing education or customized training.
- Lab spaces are specialized and not adaptable for other uses. Utilization may not reflect the need for clean-up/set up time between classes.
- Room scheduling inconsistencies may not reflect the true usage rates of these spaces. Scheduling procedures are under refinement/review. (The current usage reflects reports generated prior to the refinement/review process.)

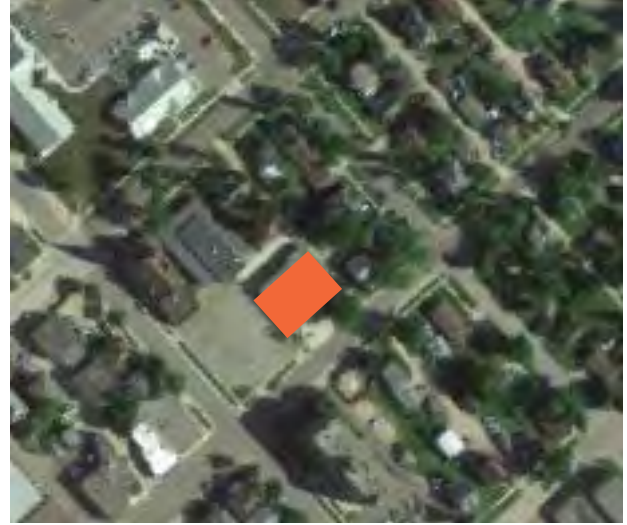


Data from reporting period 8/22/2016 through 5/10/2017





CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
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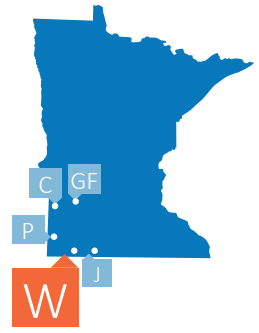


BUILDING SYSTEMS SUMMARY

The heating plant for the Center for Career Education is served by two fin-tube boilers for redundancy and are original to the building which was constructed in 1974.

The building is cooled by a single DX rooftop unit that was replaced (2010) before MWCTC purchased the building in 2012.

	Ctr for Career Ed.
Year Constructed	1965
Gross Square Footage	7,915
Current Replacement Value (CRV in 000's)	\$2,821
Building Repairs Backlog	\$0
Facility Condition Index	0.00
5-year Renewal Forecast	\$453
Roof Type	
Building Exterior Type	Masonry
Sprinklers	Y

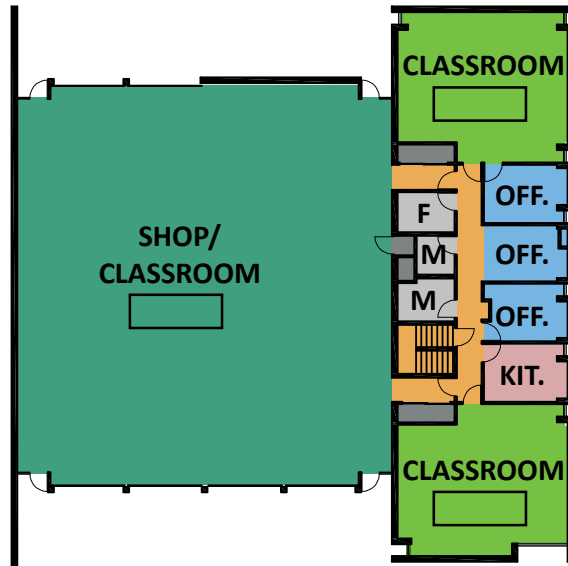


Use Type	CCE	
	SF	%
Classroom	1,300	18%
Labs	0	0%
Technical Lab	4,000	56%
Library & Study Areas	0	0%
Academic/Athletics	0	0%
Subtotal Academic Area	5,300	74%

Offices	400	6%
Conf/Meeting	0	0%
Recreation/Activity	0	0%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	0	0%
Kitchen	100	1%
Leased Space	0	0%
Support & Mech./Maint. Space	300	4%
Circulation	1,100	15%
Total Net Area	7,200	100%

EXISTING SPACE USAGE

The plan below shows the rooms types by color.

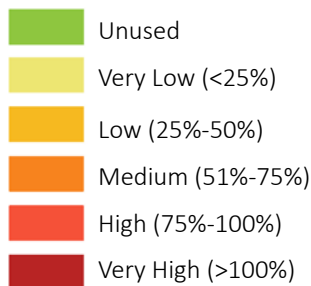


SPACE UTILIZATION

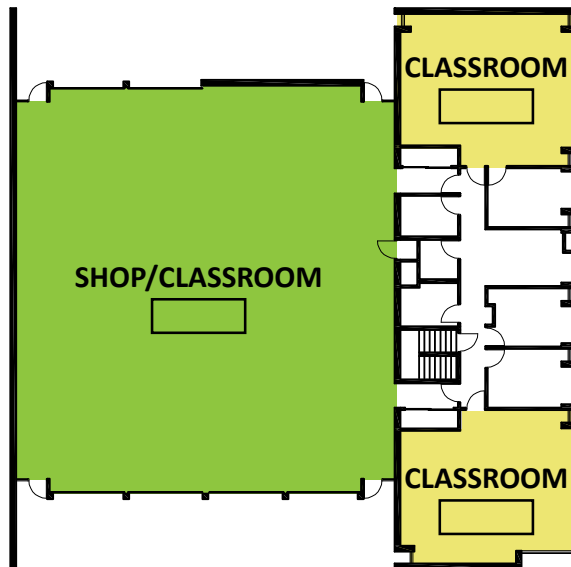
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Data from reporting period 8/22/2016 through 5/10/2017



ADDITIONAL MWCTC FACILITIES: LEASED FACILITIES

ADDITIONAL MWCTC FACILITIES

L

LUVERNE EDUCATIONAL CENTER FOR HEALTH CAREERS

311 N Spring St
Luverne, MN 56156

The Luverne Educational Center for Health Careers opened in 2007 as part of a joint effort between MWCTC, Sanford Health Systems and the City of Luverne. The center accommodates programs in Radiologic Technology, Surgical Technology, Medical Assistant, Medical Laboratory Technician, Phlebotomy, and Massage Therapy, as well as Liberal Arts classes and customized training.





MERIT CENTER

Marshall Merit Center
 1001 W Erie Rd
 PO Box 359
 Marshall, MN 56258

The MERIT (Minnesota Emergency Response & Industry Training) Center contains MWCTC's Customized Training. It's a 53-acre, state-of-the-art, regional fire and rescue training facility located in Marshall, Minnesota. The facility is owned by the City of Marshall and operated by MWCTC. The MERIT Center offers a wide variety of training opportunities to both municipal emergency responders as well as private industrial emergency responders.



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