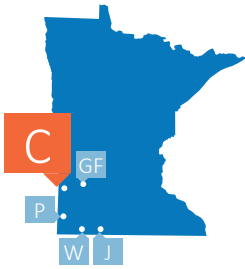


3.2 BUILDING DATA SHEETS

The following pages detail the age, size, current replacement value, backlog of repairs, five-year renewal forecast and facility condition index values for each building on the five MWCTC campuses. The Building Data Sheets also include a summary of the building use (with color-coded space type plans), utilization data (with associated plans), descriptions of building systems (HVAC, electrical and technology) and analysis of current issues.



	Englund Orig. Bldg.	Englund Addition	Technical Building 1	Technical Building 2	Technical Building 4	Technical Building 4 Addition	Carr Residence Hall
Year Constructed	1965	1970	1976	1974	1976	1989	1973
Gross Square Footage	22,000	21,913	13,100	12,800	14,700	1,380	6,300
Current Replacement Value (CRV in 000's)	\$8,220	\$7,999	\$4,894	\$4,782	\$5,492	\$492	NA
Building Repairs Backlog	\$818	\$98	\$0	\$795	\$232	\$563	NA
Facility Condition Index	0.10	0.02	0.00	0.17	0.04	1.14	NA
5-year Renewal Forecast	\$1,110	\$1,006	\$1,355	\$795	\$446	\$569	NA
Mothballed	NA	NA	30%	NA	NA	NA	NA
Roof Type	4-Ply Asphalt	4-Ply Asphalt	Stand. Seam Sht. Mtl	Stand. Seam Sht. Mtl	Stand. Seam Sht. Mtl	Stand. Seam Sht. Mtl	—
Building Exterior Type	Masonry	Masonry	Mtl. Panel	Mtl. Panel	Mtl. Panel	Mtl. Panel	Masonry
Sprinklers	N	N	N	N	N	N	N



CANBY CAMPUS BUILDINGS SUMMARY

The MWCTC Canby campus consists of five buildings constructed through the 1960's and 1970's. Renovations or additions have been made over the years. Campus building include the following:

E

ENGLUND HALL

Englund Hall is contains administration, student services, classrooms and labs. It is the main buidling on the Canby campus.

T1

TECHNICAL BUILDING 1

Technical Building 1 contains offices for Customized Training and testing, a community meeting room, a nurse's aid training room, and storage space.

T2

TECHNICAL BUILDING 2

Technical Building 2 contains offices and classroom/lab space for the diesel technology program.

T4

TECHNICAL BUILDING 4

Technical Building 4 contains offices, classroom, teaching space, and storage for the wind energy and diesel programs.

C

CARR RESIDENCE HALL

Carr Residence Hall contains apartments for MWCTC students.

WT & TC

OTHER

Wind Turbine
Tube Climbing Section

PROJECTS COMPLETED SINCE 2011 MASTER PLAN

- Evaluated condition of exterior envelope for repairs and upgrades
- Sold Technical Building 5 and removed from site
- Extended drive aisle to connect east and west parking lots
- Removed underutilized parking (east side of college)
- Upgraded geothermal/HVAC system in Technical Building 1
- Replaced roof in Technical Building 4

ISSUES

A number of issues were noted for buildings on the Canby Campus.

Englund Hall

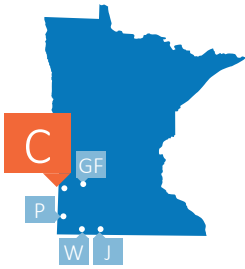
Issues pertaining to both exterior and interior issues include:

- The facility was built on a K-12 design. The banks of lockers and wallpaper borders in the corridors, in addition to the compartmentalized rooms off corridors, diminish the collegiate atmosphere.

- Finishes in the recreation and fitness rooms are outdated.
- Ventilation in the fitness room is poor.
- The offices and program spaces do not feel open and inviting to students.
- The electrical program space is disordered.
- The main entry to the building is confusing. It's not clear which entry is the primary entry —the northwest entry near the campus sign (which is not readily apparent when approaching from the south) or the southeast entry where the flagpole and majority of parking is located. Most people use the entry at the commons area as students and community members congregate at this area of the building. There is also an outdoor, landscaped area near that entry which reinforces it as a primary entry point to the building.

Technical Building 1

- Customized Training offices are isolated in the building and located there through evolution rather than design. The office finishes, fixtures and furniture are outdated.
- Finishes, fixtures, furniture and lighting in the CNA testing, community meeting room and nursing space need improvement.



Technical Building 4

- Much of the building is used for storage; while office, toilets, and classroom spaces need upgrades.

ROOF CONDITION RECOMMENDATIONS

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

Englund Hall: Main Building

MN State Standard 4-Ply Asphalt: Excellent: ASLR 26 years

- Clean all vegetation and debris from roof area and replace all loose or missing fasteners

Englund Hall: 1970 Addition (B1)

Area B1: MN State Standard 4-Ply Asphalt: Excellent: ASLR 26 years

- Replace all loose or missing fasteners

Area B2: MN State Standard 4-Ply Asphalt: Excellent: ASLR 26 years

Technical Building 1

Standing Seam Sheet Metal Roofing: ASLR 0 years

- Inadequate drainage
- Unknown leakage history

Technical Building 2

Standing Seam Sheet Metal Roofing: ASLR 0 years

- Inadequate drainage
- Unknown leakage history

Technical Building 4: Main Building

Standing Seam Sheet Metal Roofing: ASLR 0 years

- Recommended replacement of roof

Technical Building 4: Addition

Standing Seam Sheet Metal Roofing: ASLR 0 years

- Recommended replacement of roof

Roof condition reports are included in the Appendix.

RECOMMENDATIONS

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

Englund Hall

- Removing banks of lockers and wallpaper in the corridor would improve the collegiate atmosphere in

the building.

- The finishes and furniture in the student recreation and fitness spaces should be updated and refreshed.
- The fitness area needs improved ventilation.
- The offices and program spaces should be opened up to feel more accessible and inviting for the students, and to showcase the activity and programs on campus.
- The LARC should be strengthened as a student resource center. Locating other functions in or near the LARC would help enliven the space throughout the day.
- The business offices and administration offices could be reorganized for greater efficiency.
- The electrical program space could be reorganized for improved efficiency.
- The main entry to the building should be strengthened so it's clear for students and visitors.

HEAPR REQUESTS

The following are current and projected HEAPR requests:

- Englund Hall: Toilet accessibility upgrades: 376 SF toilet room: \$143,000
- Technical Building 1: Roof Replacement (\$200,000 / 2022)
- Technical Building 2: Replace HVAC using existing geothermal wellfield
- Technical Building 2: Roof replacement (\$200,000 / 2022)

CAMPUS-FUNDED PROJECTS

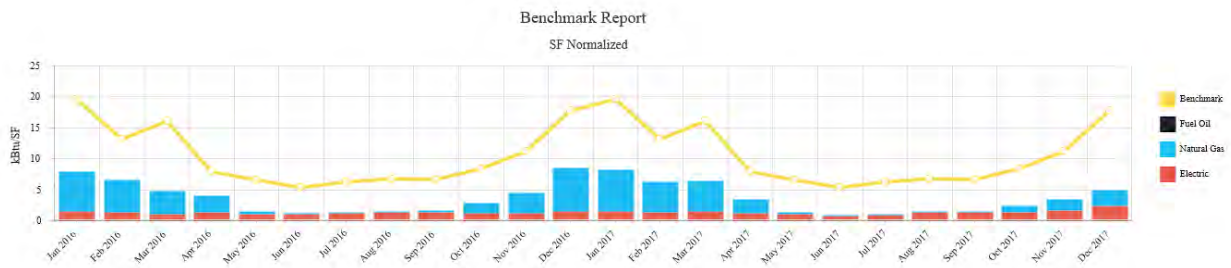
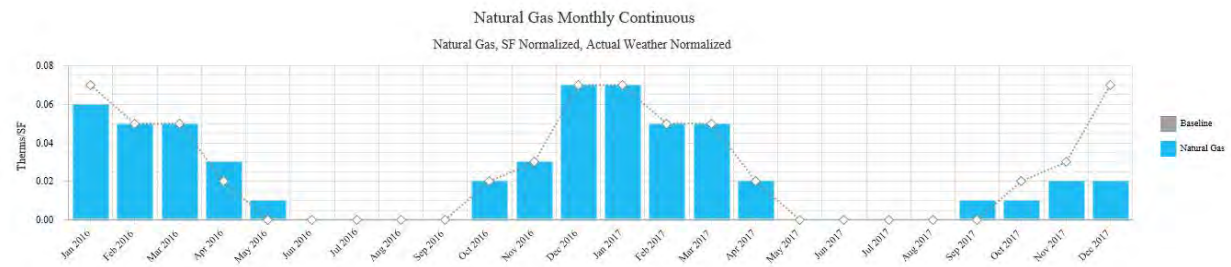
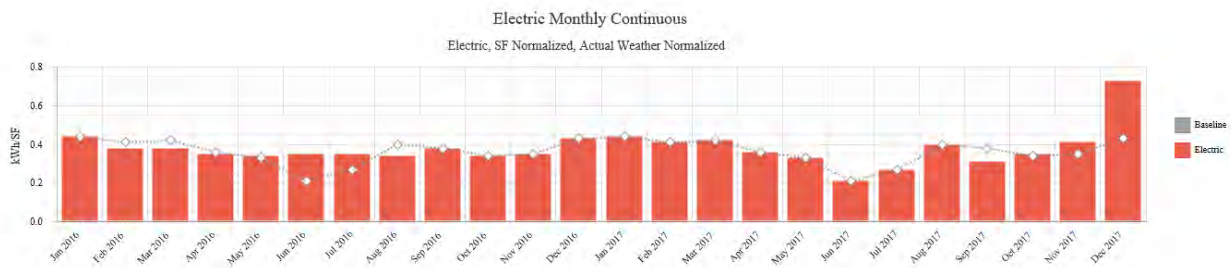
The following are current and projected campus-funded projects:

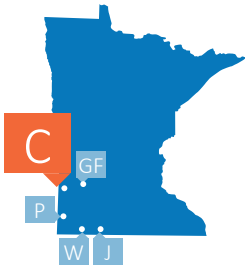
- Parking lot maintenance and repair



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 Jackson 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.





ENGLUND HALL

TECHNICAL BUILDING 1
TECHNICAL BUILDING 2
TECHNICAL BUILDING 4



ENGLUND HALL

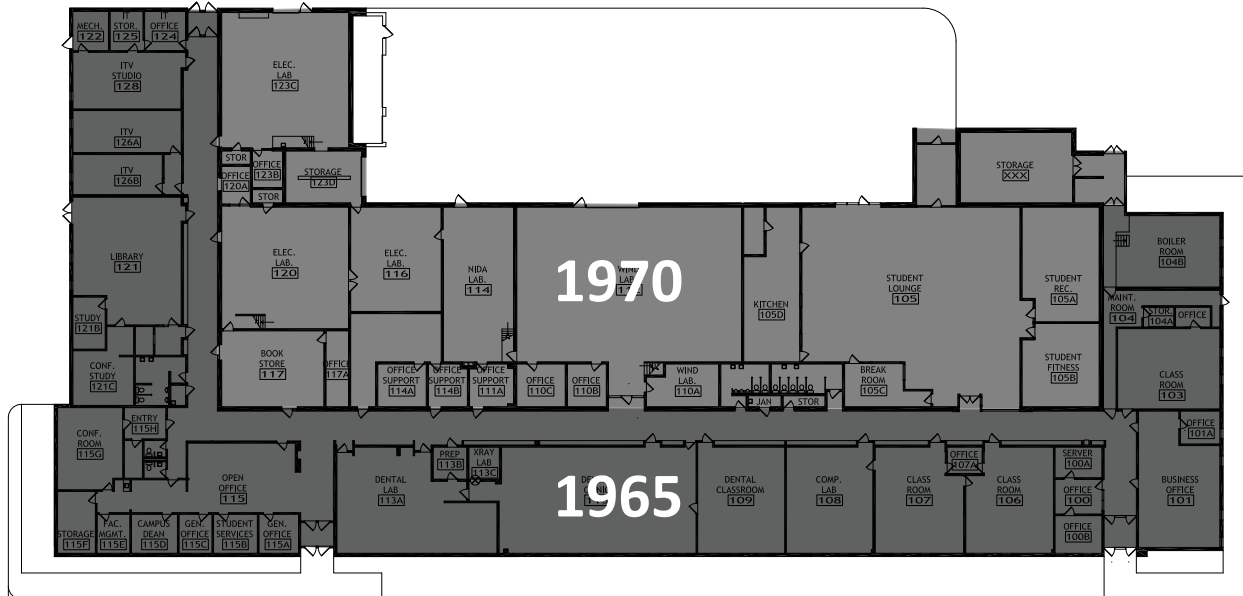
BUILDING SYSTEMS SUMMARY

Englund Hall is served by a geo-thermal system installed and commissioned in 2017. Redundancy and bump-up is provided through a 50 HP boiler. Multiple plenum-mounted AH systems distribute heat and cooling supplied by the geothermal system. The campus spaces are also served by 15 unit ventilators and 7 VAVs.

The main campus transformer is located at the geo-thermal header entry and is distributed from the main panel in the geo equipment room.



ADDITIONS/RENOVATIONS BY YEAR

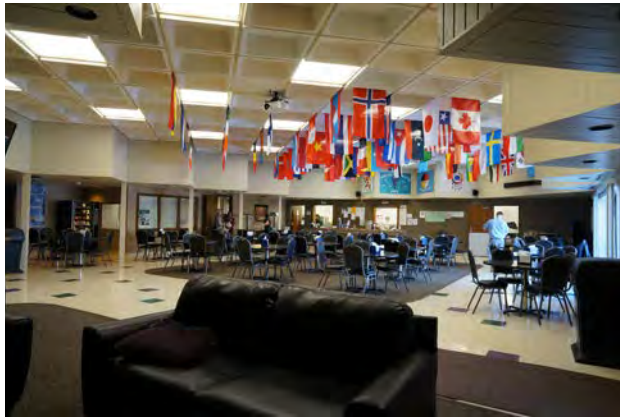


	Englund Orig. Bldg.	Englund Addition
Year Constructed	1965	1970
Gross Square Footage	22,000	21,913
Current Replacement Value (CRV in 000's)	\$8,220	\$7,999
Building Repairs Backlog	\$818	\$98
Facility Condition Index	0.10	0.02
5-year Renewal Forecast	\$1,110	\$1,006
Mothballed	NA	NA
Roof Type	4-Ply Asphalt	4-Ply Asphalt
Building Exterior Type	Masonry	Masonry
Sprinklers	N	N



ENGLUND HALL
TECHNICAL BUILDING 1
TECHNICAL BUILDING 2
TECHNICAL BUILDING 4

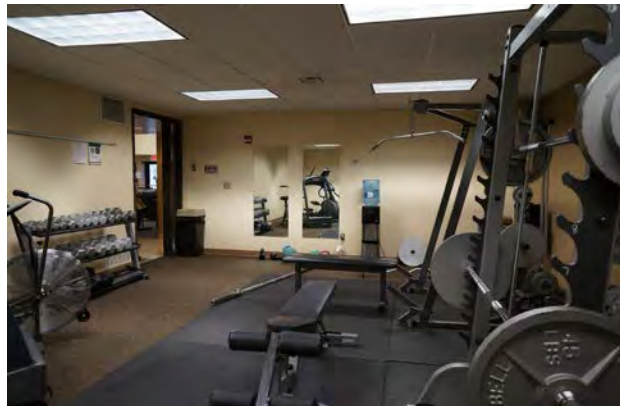
EXISTING FACILITY PHOTOS



1 Commons and Cafeteria (Student Lounge)



2 Student Rec Room



3 Student Fitness Room



4 Typical Corridor

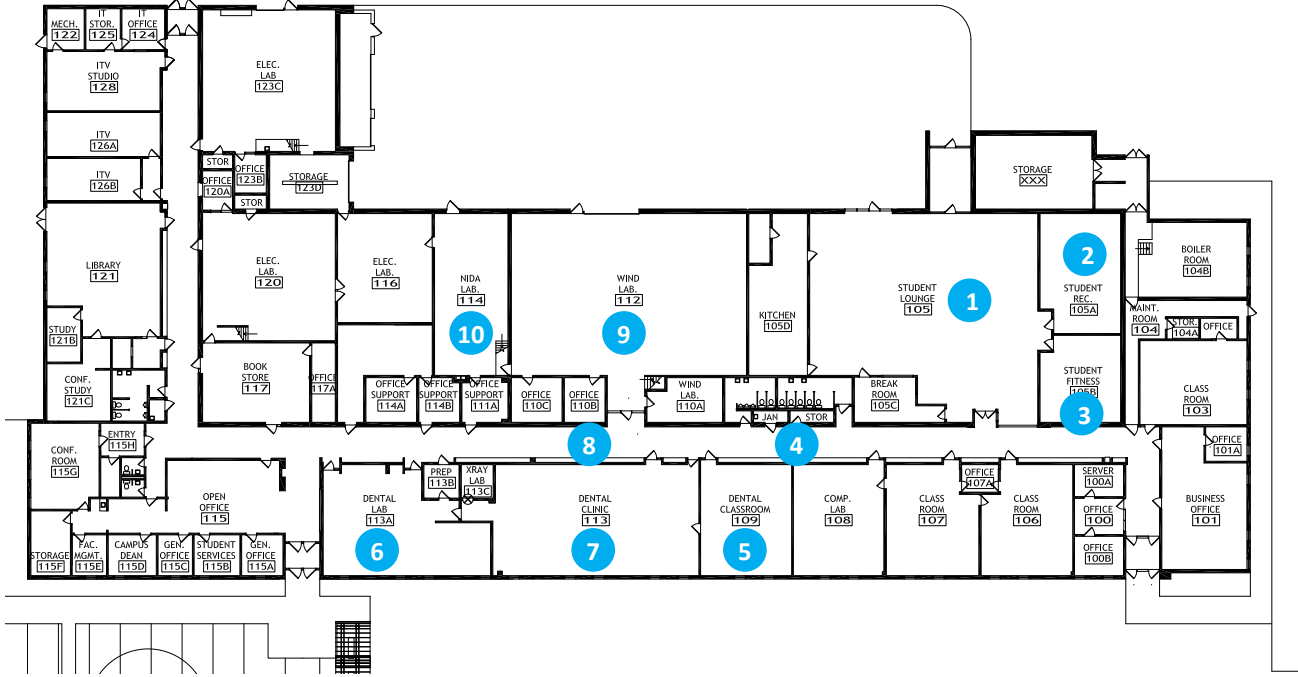


5 Dental Assisting Classroom



6 Dental Assisting Lab

ENGLUND HALL
 TECHNICAL BUILDING 1
 TECHNICAL BUILDING 2
 TECHNICAL BUILDING 4



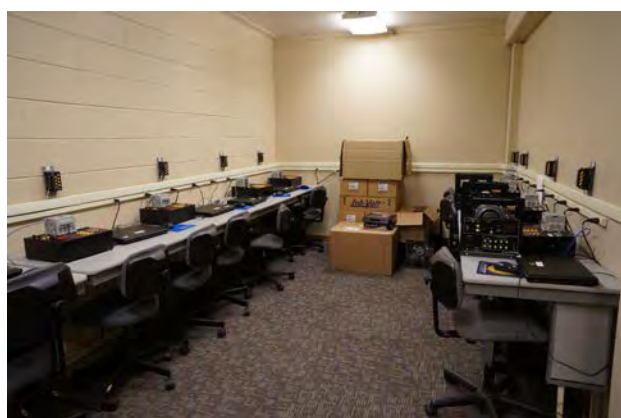
7 Dental Assisting Clinic



8 Corridor at Dental Assisting Clinic



9 Wind Lab



10 NIDA Lab.



ENGLUND HALL
TECHNICAL BUILDING 1
TECHNICAL BUILDING 2
TECHNICAL BUILDING 4

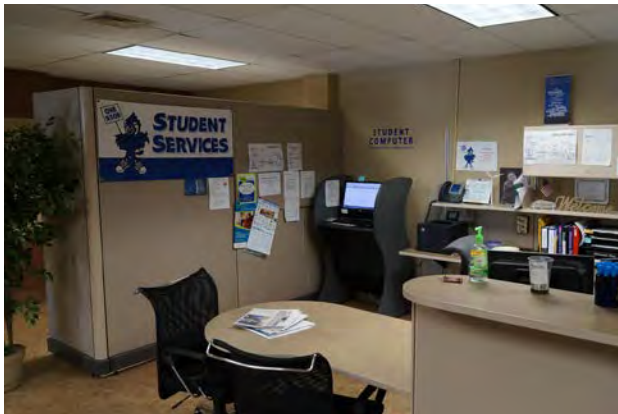
EXISTING FACILITY PHOTOS



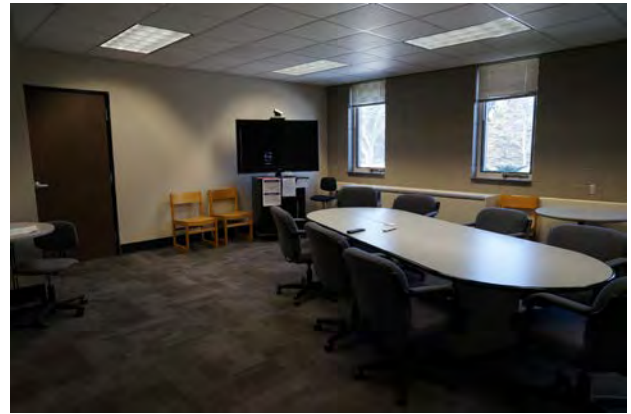
11 Student Space in Corridor



12 Lobby at Main Entry



13 Admissions & Student Services Area



14 Meeting Room near Admissions Area

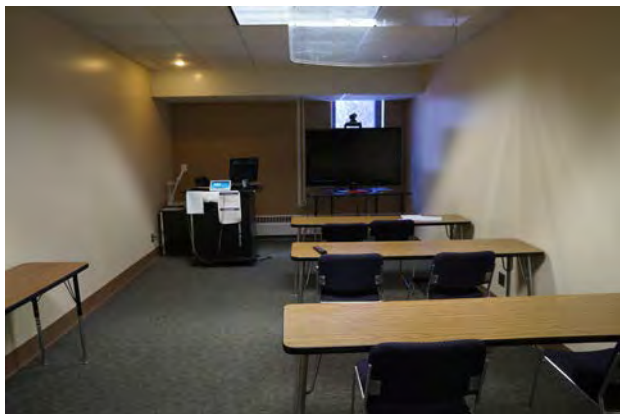
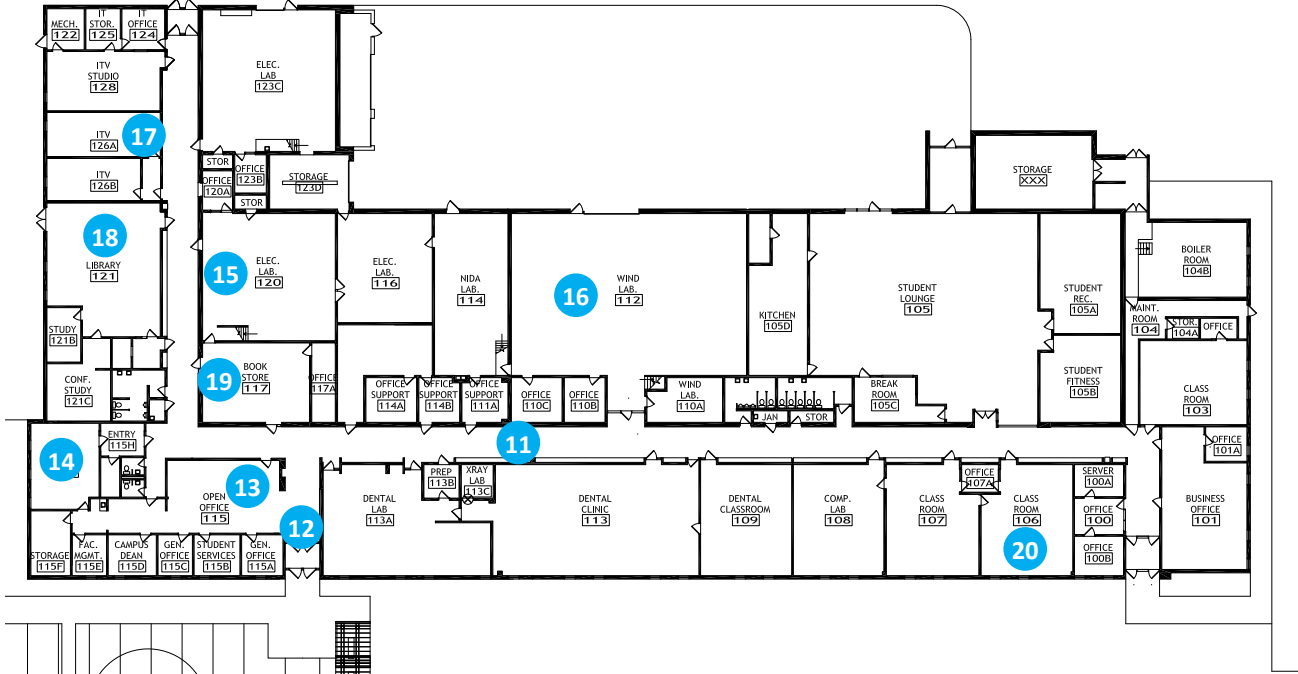
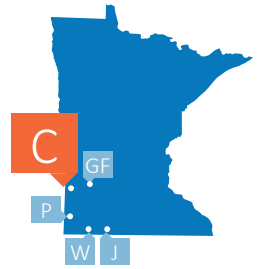


15 Electrician Lab

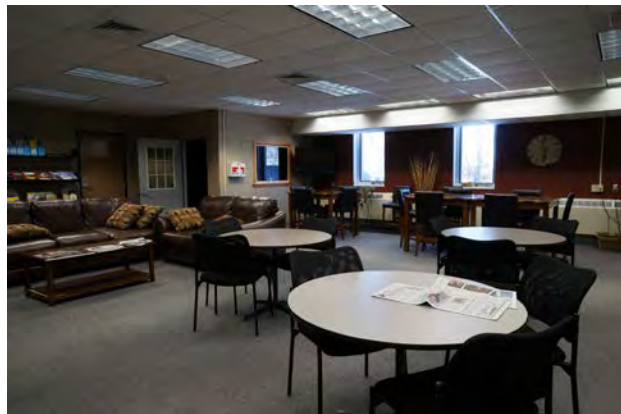


16 Wind Lab

ENGLUND HALL
 TECHNICAL BUILDING 1
 TECHNICAL BUILDING 2
 TECHNICAL BUILDING 4



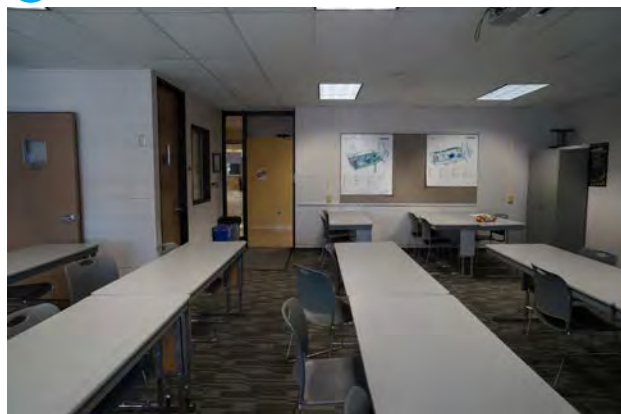
17 ITV Classroom



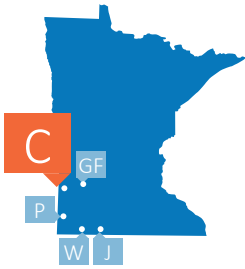
18 LARC



19 Bookstore



20 Classroom



ENGLUND HALL
TECHNICAL BUILDING 1
TECHNICAL BUILDING 2
TECHNICAL BUILDING 4

EXISTING SPACE USAGE

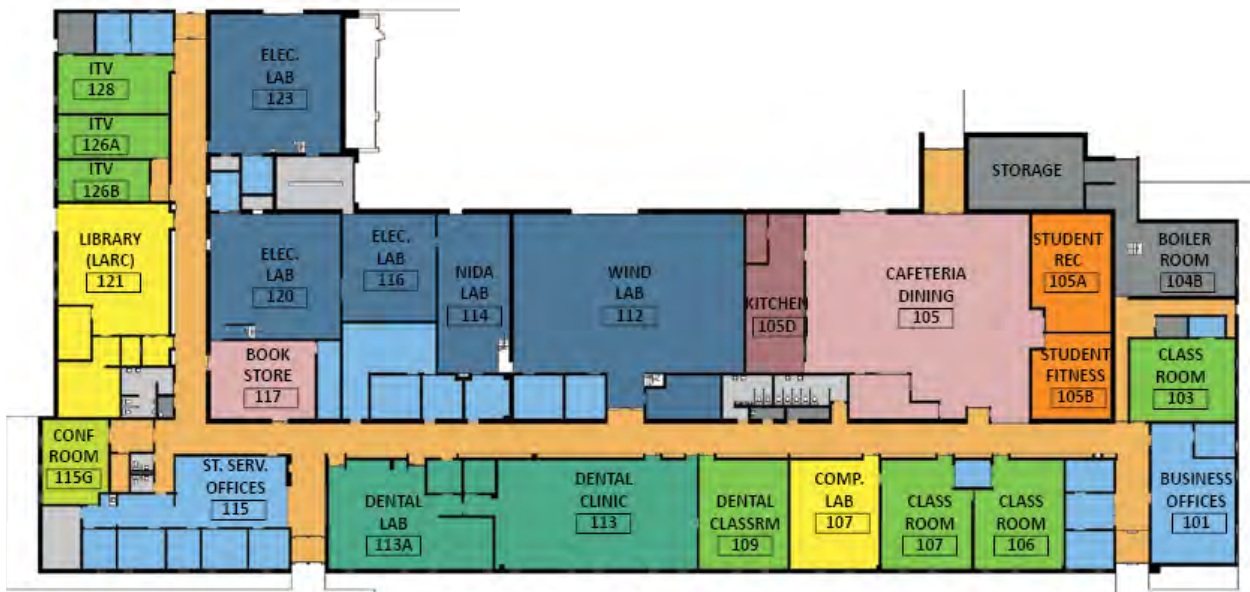
The plan below shows the rooms types by color. The original 1965 building provides office, classrooms and lab spaces which do not have large equipment needs. The 1970 addition includes some offices but primarily large, high-bay lab spaces for technical programs. It also includes student gathering and support spaces such as the cafeteria, recreation room and fitness room. The book store, another student support space, is located near the student services office area at the main entry.

The corridor system organizes the spaces efficiently, but the teaching and lab spaces are visually isolated from the corridor. Other than signage, it's difficult to get a sense of the programs and activity that occur in those spaces. The corridor itself lacks a collegiate atmosphere as many sections of the main corridor are lined with banks of lockers. Some of the lockers are used, but most are not large enough to accommodate the equipment/books/materials that students need for various programs. Many lockers can accommodate a coat and small bag, not other materials such as tools which students need for the technical programs.

There is some disconnect between the internal spaces and building entries. The west entry at the student services area is considered the main building entry, but most visitors and students use the entry near the cafeteria/dining space on the east side of the building; more parking is available and there is an outdoor patio and crossing to the tech buildings. So while most activity and gathering occurs on the east end of the building, support spaces such as the bookstore, student services and LARC are at the east end of the building.

Use Type	Englund	
	SF	%
Classroom	4,600	10%
Labs	3,500	8%
Technical Lab	8,500	19%
Library & Study Areas	2,700	6%
Academic/Athletics	0	0%
Subtotal Academic Area	41,900	43%

Offices	5,300	12%
Conf/Meeting	0	0%
Recreation/Activity	1,400	3%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	4,600	10%
Kitchen	800	2%
Leased Space	0	0%
Support & Mech./Maint. Space	3,100	7%
Circulation	10,000	22%
Total Net Area	44,500	100%



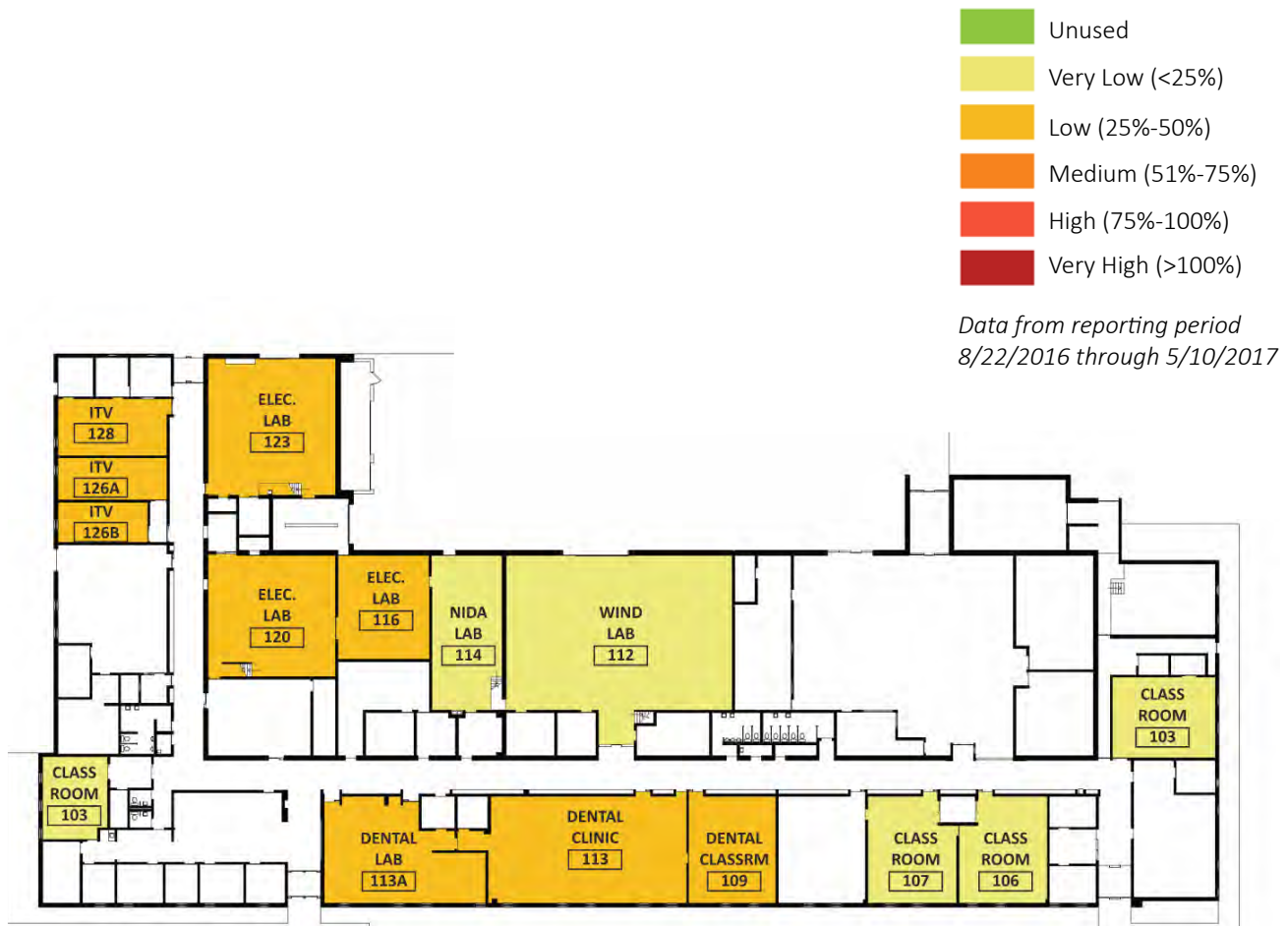


SPACE UTILIZATION

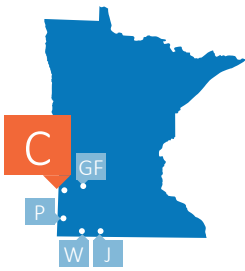
The space utilization diagram indicates very low or low usage for classroom and lab spaces.

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.)



ENGLUND HALL
TECHNICAL BUILDING 1
 TECHNICAL BUILDING 2
 TECHNICAL BUILDING 4



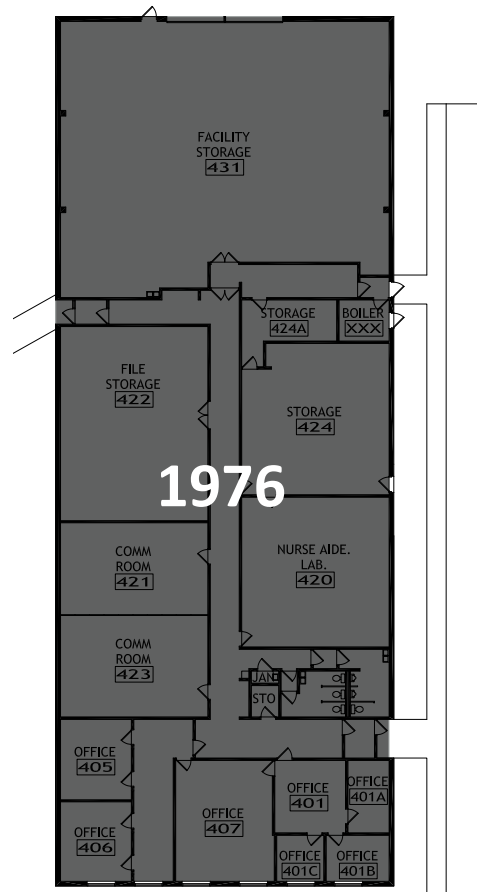
TECHNICAL BUILDING 1

BUILDING SYSTEMS SUMMARY

Technical Building 1 (Customized Training) is heated by a gas-fired hot water boiler system and cooled by a rooftop DX unit. The main campus transformer is located at the geo-thermal header entry and is distributed from the main panel in the geo equipment room.

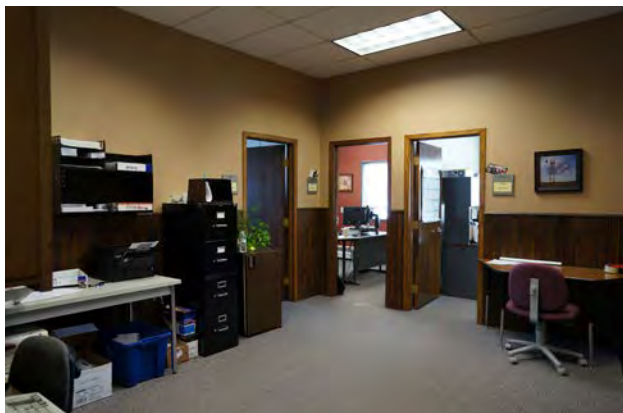
	Technical Building 1
Year Constructed	1976
Gross Square Footage	13,100
Current Replacement Value (CRV in 000's)	\$4,894
Building Repairs Backlog	\$0
Facility Condition Index	0.00
5-year Renewal Forecast	\$1,355
Mothballed	30%
Roof Type	Stand. Seam Sht. Mtl
Building Exterior Type	Mtl. Panel
Sprinklers	N

ADDITIONS/RENOVATIONS BY YEAR

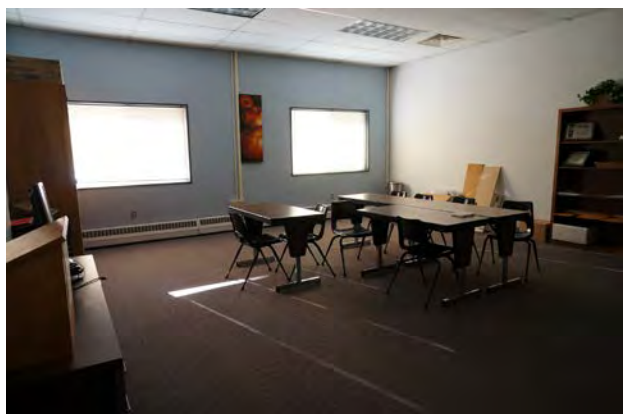
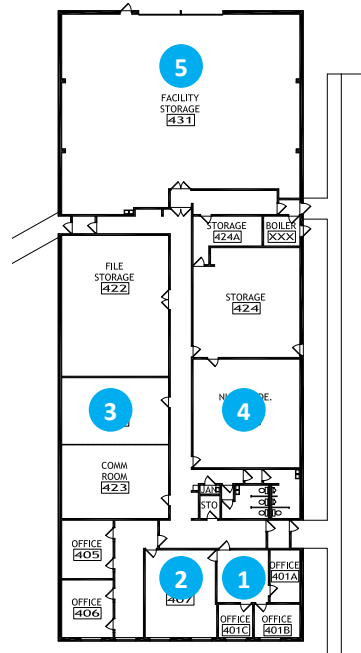




EXISTING FACILITY PHOTOS



1 Offices



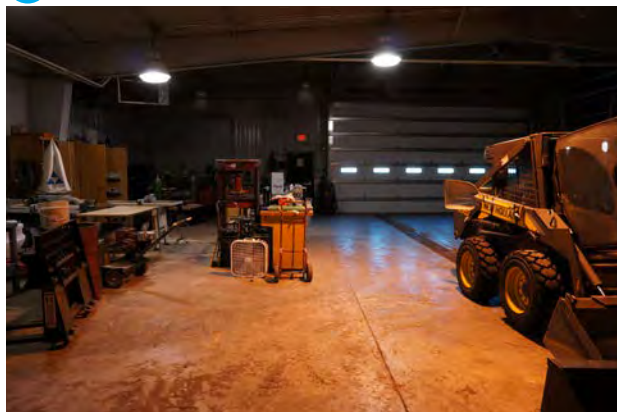
2 Testing Area/Office



3 Community Room



4 Nurse Aid Lab



5 Facility Storage

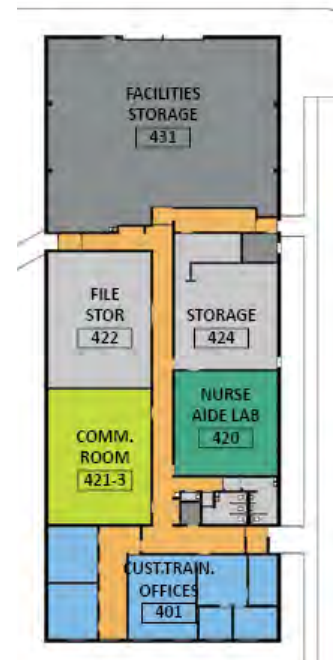


ENGLUND HALL
TECHNICAL BUILDING 1
 TECHNICAL BUILDING 2
 TECHNICAL BUILDING 4

EXISTING SPACE USAGE

The plan below shows the rooms types by color. The 1976 building provides space for the Customized Training Program offices, community gathering/meeting, nurse aide training and facility storage. Large community events are held in the community room. Outside of the cafeteria/dining in Englund Hall, this is the largest meeting space on campus, but the interior is dated. Significant interior upgrades are needed, in addition to planned HEAPR requests to re-skin/insulate the exterior and replace the roof.

Use Type	Tech 1	
	SF	%
Classroom	0	0%
Labs	900	14%
Technical Lab	0	0%
Library & Study Areas	0	0%
Academic/Athletics	0	0%
Subtotal Academic Area	900	14%
Offices	1,900	29%
Conf/Meeting	1,200	18%
Recreation/Activity	0	0%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	0	0%
Kitchen	0	0%
Leased Space	0	0%
Support & Mech./Maint. Space	300	5%
Circulation	2,300	35%
Total Net Area	6,600	100%



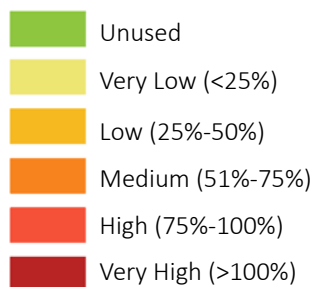


SPACE UTILIZATION

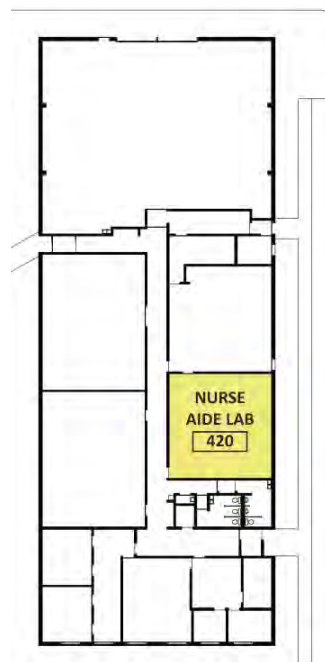
The space utilization diagram indicates low usage for the Nurse Aide Lab. All other spaces are used for other functions such as offices, testing, storage or community gathering.

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





ENGLUND HALL
 TECHNICAL BUILDING 1
TECHNICAL BUILDING 2
 TECHNICAL BUILDING 4



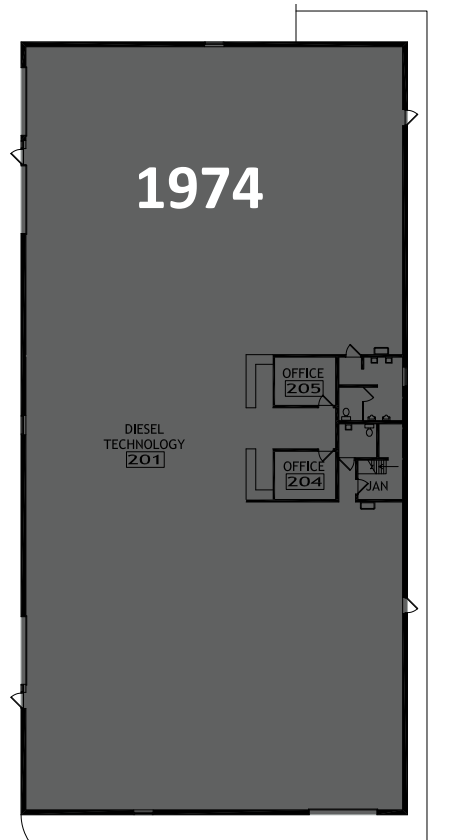
TECHNICAL BUILDING 2

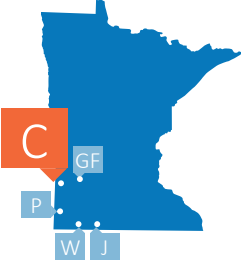
BUILDING SYSTEMS SUMMARY

Technical Building 2 (Diesel) is heated by geo-thermal and gas fire radiant tube heating (shop). The main campus transformer is located at the geo-thermal header entry and is distributed from the main panel in the geo equipment room.

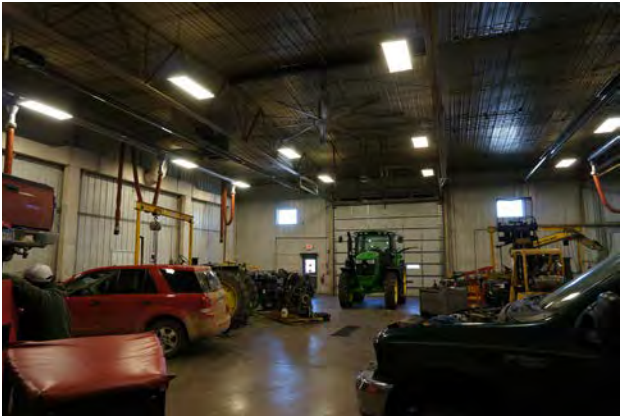
	Technical Building 2
Year Constructed	1974
Gross Square Footage	12,800
Current Replacement Value (CRV in 000's)	\$4,782
Building Repairs Backlog	\$795
Facility Condition Index	0.17
5-year Renewal Forecast	\$795
Mothballed	NA
Roof Type	Stand. Seam Sht. Mtl
Building Exterior Type	Mtl. Panel
Sprinklers	N

ADDITIONS/RENOVATIONS BY YEAR

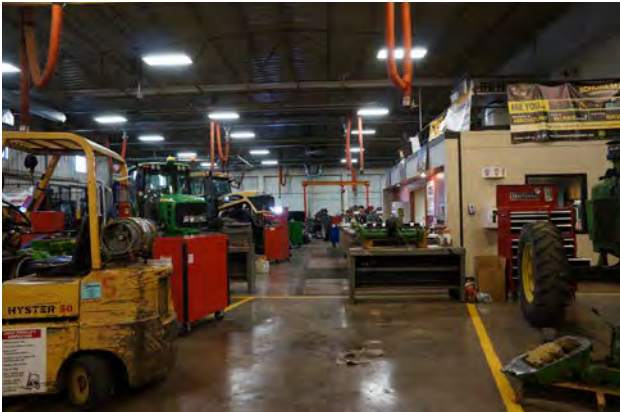




EXISTING FACILITY PHOTOS



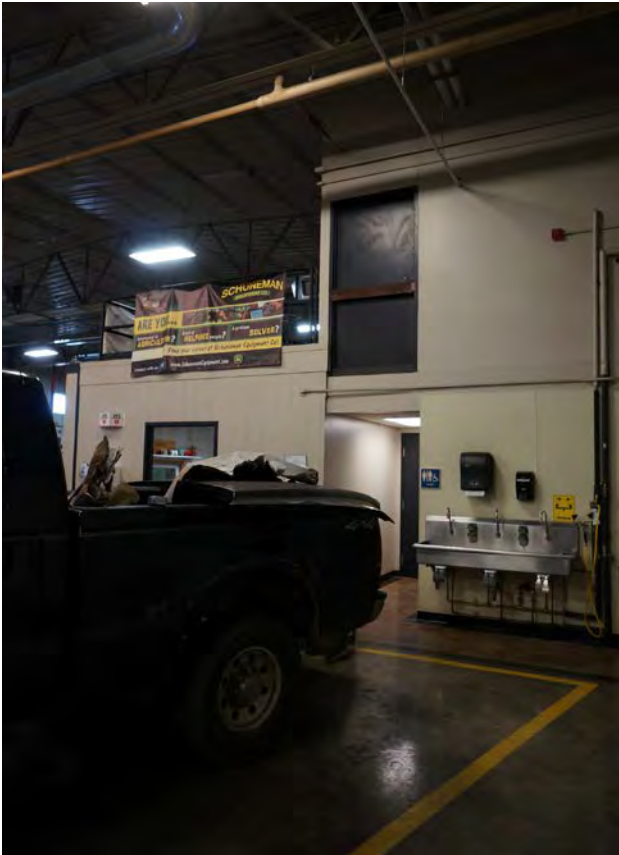
1 Diesel Teaching/Lab Space



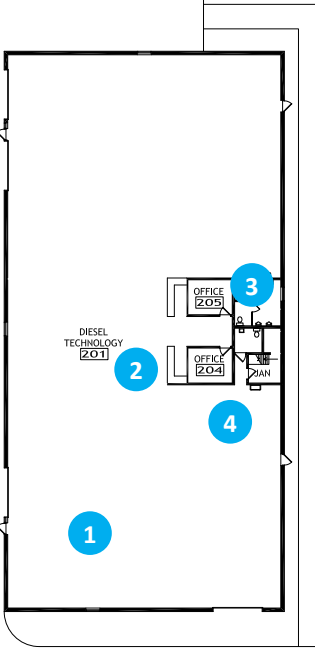
2 Diesel Teaching/Lab Space



3 Renovated toilets



4 Office and Toilets



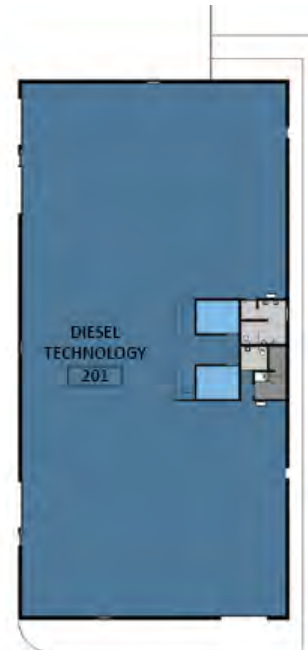


ENGLUND HALL
 TECHNICAL BUILDING 1
TECHNICAL BUILDING 2
 TECHNICAL BUILDING 4

EXISTING SPACE USAGE

The plan below shows the rooms types by color. This 1974 building is used entirely as lab space for the Diesel Technology program. Some office space and storage space is included, as well as recently renovated toilet rooms.

Tech 2		
Use Type	SF	%
Classroom	0	0%
Labs	0	0%
Technical Lab	11,500	90%
Library & Study Areas	0	0%
Academic/Athletics	0	0%
Subtotal Academic Area	11,500	90%
Offices	300	2%
Conf/Meeting	0	0%
Recreation/Activity	0	0%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	0	0%
Kitchen	0	0%
Leased Space	0	0%
Support & Mech./Maint. Space	300	2%
Circulation	700	5%
Total Net Area	12,800	100%



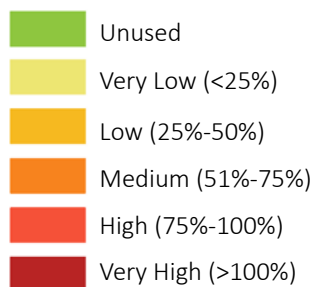


SPACE UTILIZATION

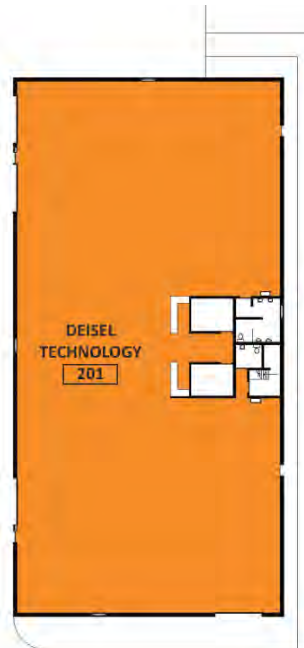
The space utilization diagram indicates medium usage for the Diesel Technology teaching/lab space.

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





ENGLUND HALL
 TECHNICAL BUILDING 1
 TECHNICAL BUILDING 2
TECHNICAL BUILDING 4

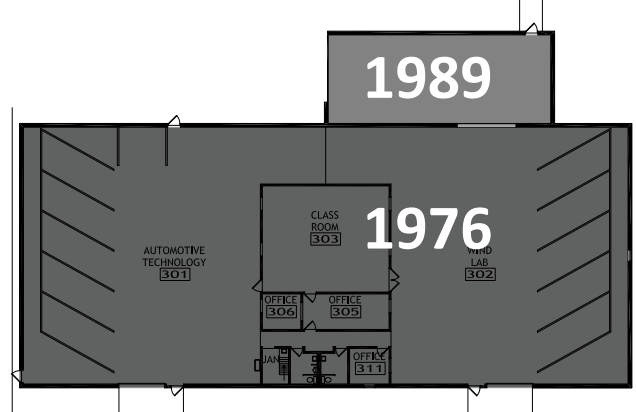


TECHNICAL BUILDING 4

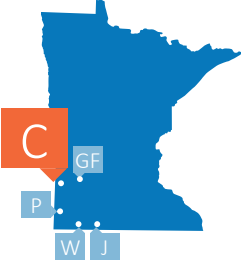
BUILDING SYSTEMS SUMMARY

Technical Building 4 (Auto) classroom is heated by electric coils and cooled by a rooftop DX unit. The main campus transformer is located at the geo-thermal header entry and is distributed from the main panel in the geo equipment room.

ADDITIONS/RENOVATIONS BY YEAR



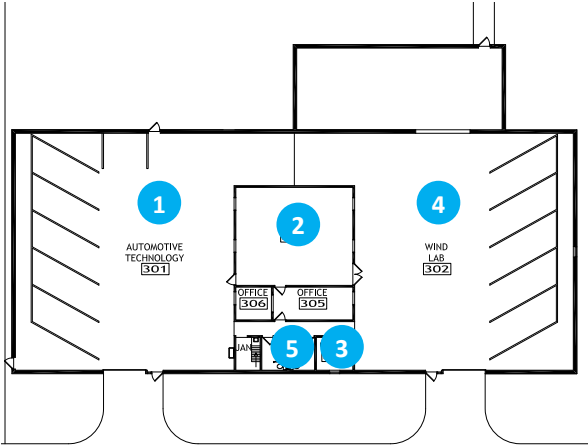
	Technical Building 4	Technical Building 4 Addition
Year Constructed	1976	1989
Gross Square Footage	14,700	1,380
Current Replacement Value (CRV in 000's)	\$5,492	\$492
Building Repairs Backlog	\$232	\$563
Facility Condition Index	0.04	1.14
5-year Renewal Forecast	\$446	\$569
Mothballed	NA	NA
Roof Type	Stand. Seam Sht Mtl	Stand. Seam Sht Mtl
Building Exterior Type	Mtl. Panel	Mtl. Panel
Sprinklers	N	N



EXISTING FACILITY PHOTOS



1 Automotive Technology teaching/lab space



2 Classroom



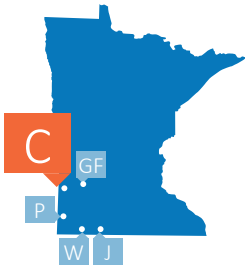
3 Office



4 Wind Lab space



5 Toilets

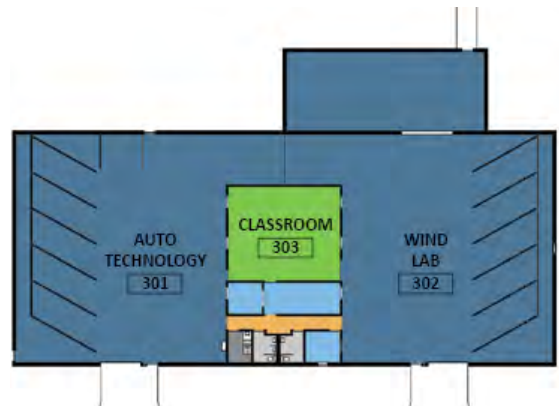


ENGLUND HALL
 TECHNICAL BUILDING 1
 TECHNICAL BUILDING 2
 TECHNICAL BUILDING 4

EXISTING SPACE USAGE

The plan below shows the rooms types by color. This 1976 building is used primarily as lab space for the Automotive Technology program. It also contains a classroom, storage for Wind Technology, and office space.

Use Type	Tech 4	
	SF	%
Classroom	900	7%
Labs	0	0%
Technical Lab	10,600	83%
Library & Study Areas	0	0%
Academic/Athletics	0	0%
Subtotal Academic Area	11,500	91%
Offices	100	1%
Conf/Meeting	0	0%
Recreation/Activity	0	0%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	0	0%
Kitchen	0	0%
Leased Space	0	0%
Support & Mech./Maint. Space	200	2%
Circulation	900	7%
Total Net Area	12,700	100%



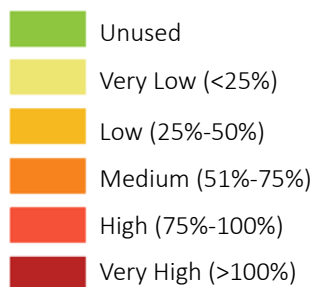


SPACE UTILIZATION

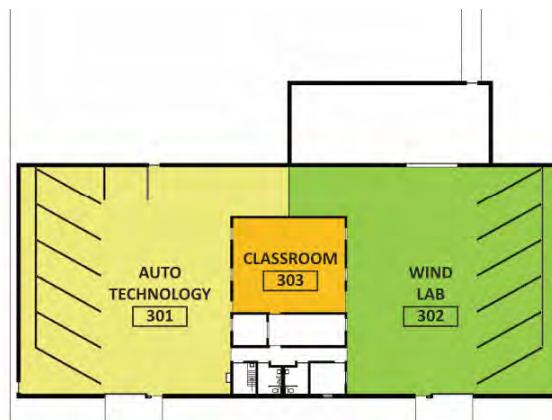
The space utilization diagram indicates very low/low usage for the Automotive Technology teaching/lab space and classroom. The Wind Lab area is coded as unused.

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





AG BUSH BUILDING

PROJECTS COMPLETED SINCE 2011 MASTER PLAN

- Evaluated condition of exterior envelope for repairs and upgrades
- Evaluated life safety and accessibility needs
- Incrementally removed lockers in corridors (ongoing)
- Identified portion of west end of building for lease opportunities
- Documented available classrooms for future emerging technologies
- Evaluated the needs of the nursing program and updated for new technology and finishes
- Renovated space available north and northeast of library and bookstore to create more open and energetic campus core
- Created extended hours campus core
- Evaluated entire campus property and grounds to capitalize on sustainable opportunities
- Incorporated vegetation/screening to block daycare and playground
- Removed underutilized parking on northwest side of building
- Provided exterior wayfinding signage



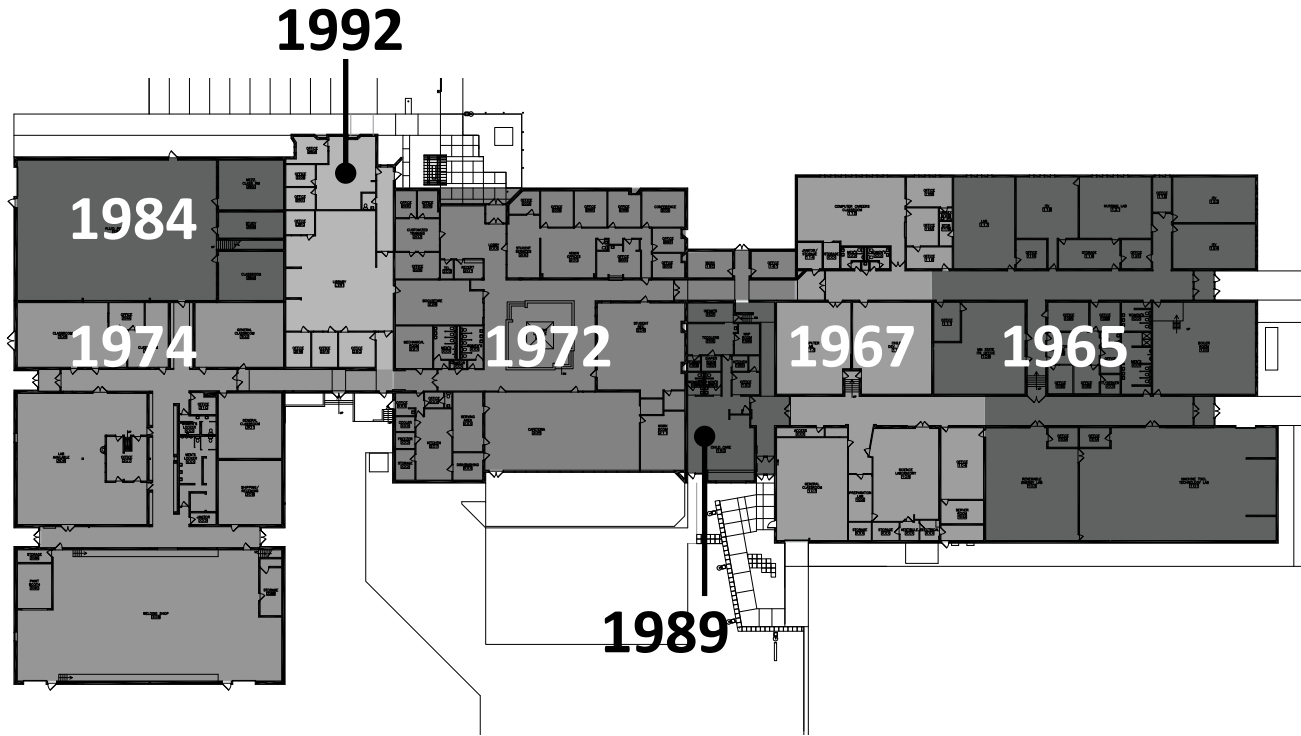
ISSUES

The primary issues in the AG Bush building include location of the main entry and interior updates.

- The main entry does not face the primary vehicular access routes. People need to be directed to the north side of the building to find the main entry.
- The furniture and finishes for some interior spaces, such as the "Pit" are outdated.
- Some of the student and program spaces — such as the recreation, commons and LARC — feel "walled off" and uninviting to students.
- Some of the lab spaces are not used to their full potential, or do not meet current needs, as programs have changed.
- The banks of lockers diminish the collegiate atmosphere and prevent visual access to program spaces.



ADDITIONS/RENOVATIONS BY YEAR



	AG Bush Building Main 100	AG Bush Building Add. to 100	AG Bush Building 200 Bldg	AG Bush Building 300 Bldg	AG Bush Building Add. to 300	AG Bush Building Child Care Ctr.	AG Bush Building Library
Year Constructed	1965	1967	1972	1974	1984	1989	1992
Gross Square Footage	22,440	15,675	17,780	23,353	8,650	4,450	5,200
Current Replacement Value (CRV in 000's)	\$8,384	\$5,722	\$6,490	\$8,525	\$3,158	\$1,624	\$1,898
Building Repairs Backlog	\$597	\$0	\$335	\$254	\$312	\$0	\$0
Facility Condition Index	0.07	0.00	0.05	0.03	0.10	0.00	0.00
5-year Renewal Forecast	\$2,106	\$1,223	\$1,463	\$661	\$793	\$125	\$280
Mothballed	NA	15%	NA	40%	NA	NA	NA
Roof Type	4-Ply Asphalt	4-Ply Asphalt	4-Ply Asphalt & Stand. Seam Sht. Mtl.	4-Ply Asphalt	4-Ply Asphalt	4-Ply Asphalt	4-Ply Asphalt
Building Exterior Type	Masonry	Masonry	Masonry	Masonry	Masonry	Masonry	Masonry
Sprinklers	N	N	Y	N	Y	N	Y



ROOF CONDITION RECOMMENDATIONS

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

Main 100 Building

MN State Standard 4-Ply Asphalt: Very Good: ASLR 26 years

- Repair: Resecure loose fasteners and remove all debris from the roof area

Addition to Main 100 Building

MN State Standard 4-Ply Asphalt: Very Good: ASLR 26 years

- Repair: Resecure loose fasteners and remove all debris from the roof area

200 Building

Standing Seam Sheet Metal Roofing: Very Good: ASLR 26 years

MN State Standard 4-Ply Asphalt: Very Good: ASLR 26 years

- Repair: Clean all leaves and debris from the roof area and resecure any loose fasteners. Replace wet insulation.

300 Building

MN State Standard 4-Ply Asphalt: Very Good: ASLR 22 years

- Repair: Perform recommended repairs consisting of replacing wet insulation, installing sheet metal caps at obsolete curbs, repairing the displaced coverplate, resecurng loose fasteners and installing new sealant where missing or damaged.

Addition to 300 Building

MN State Standard 4-Ply Asphalt: Very Good: ASLR 26 years

- Repair: Resecure loose fasteners

Child Care Center

MN State Standard 4-Ply Asphalt: Very Good: ASLR 26 years

- Repair: Resecure loose fasteners and remove all debris and vegetation from the roof area

Library

MN State Standard 4-Ply Asphalt: Very Good: ASLR 26 years

- Repair: Resecure loose fasteners

Roof condition reports are included in the Appendix.

BUILDING SYSTEMS SUMMARY

One central heating plant (2-original vintage boilers providing redundancy) in the original building serves the entire building which has several additions. This plant consists of two steam boilers and a heat exchanger providing hot water to all AH units. One main AH unit supplies the original building and 14 other AH units supply the building additions.

A/C Systems

The building is cooled by multiple rooftop DX units of

varying age, but all older. There is one McQuay unit on the ground adjacent to the food service/daycare spaces.

Note: The entire heating and cooling system is currently under design, waiting for future HEAPR dollars to improve operation and efficiency.

Electrical System

One transformer located on the east end of the campus, adjacent to the original heating plant space, provides all electrical service to the campus. This space contains the main distribution panel for all sub panels throughout the building/campus.

RECOMMENDATIONS

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

- Better site signage or landscaping elements to help define the campus boundaries.
- Better site signage to direct visitors to main entry.
- Reconfiguration of student recreation and commons spaces so that they are more open and welcoming.
- Improved finishes and furniture for student spaces.
- Increased visibility to program spaces to help showcase the programs and create a more vibrant atmosphere.
- Incorporation of environmental graphics to help wayfinding and to showcase MWCTC programs.
- Development of on-site programs to increase activity in the building.
- Revamp of current lab spaces for new uses.
- Enhancement of a collegiate environment by removing banks of lockers and opening up the program spaces.

HEAPR REQUESTS

The following are current and projected HEAPR requests:

- Restroom remodel for the 300 building and 100 building

CAMPUS-FUNDED PROJECTS

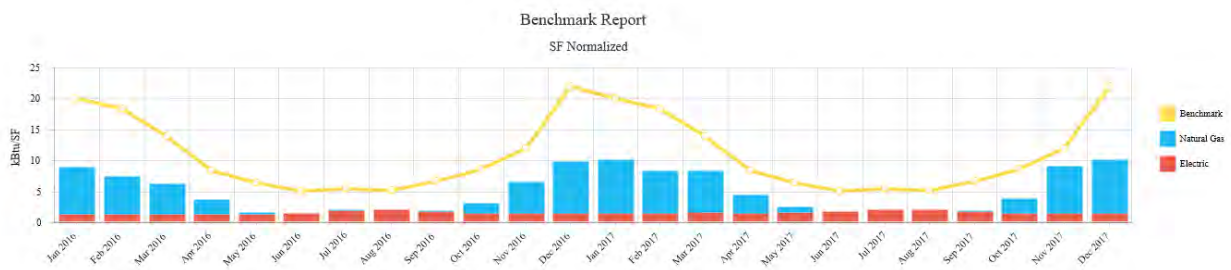
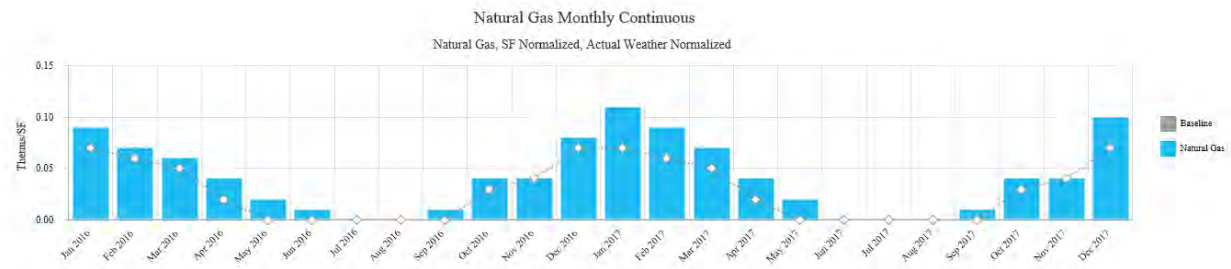
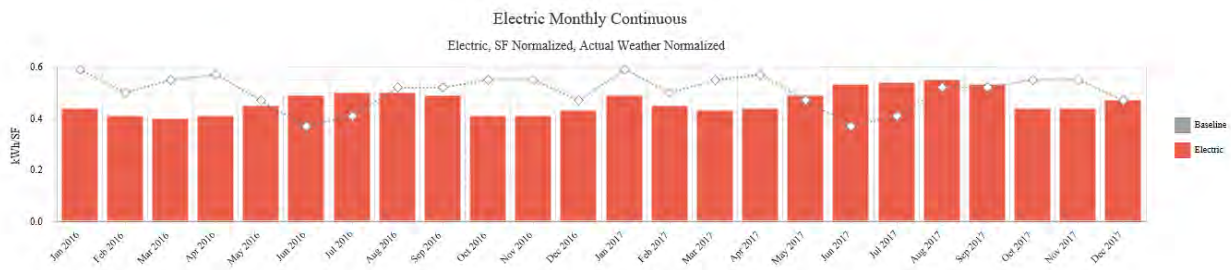
The following are current and projected campus-funded projects:

- 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 Granite Falls 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.

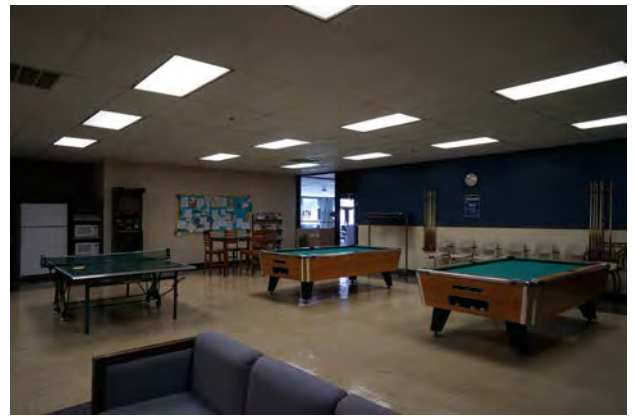




EXISTING FACILITY PHOTOS



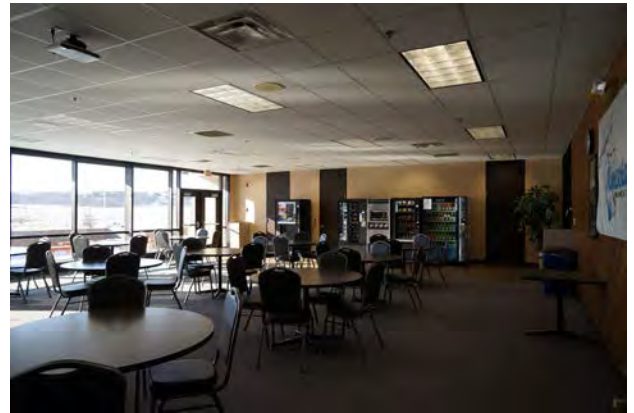
1 Student Services



2 Student Rec



3 Student Lounge



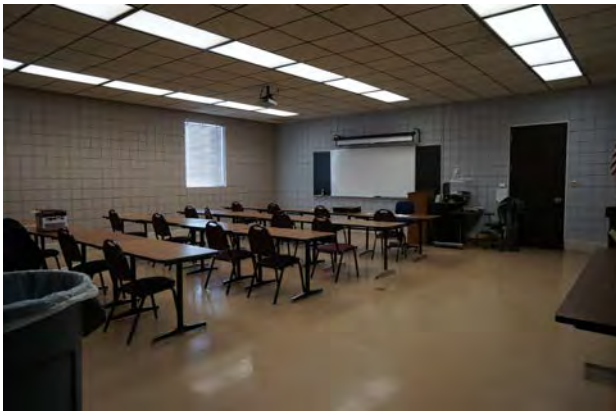
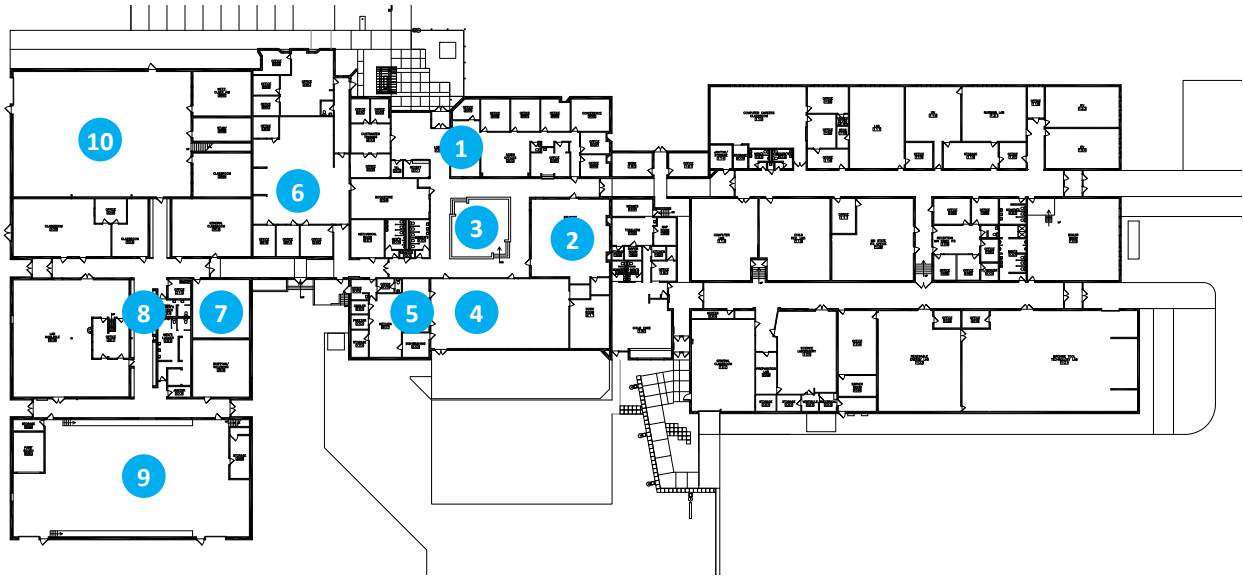
4 Cafeteria



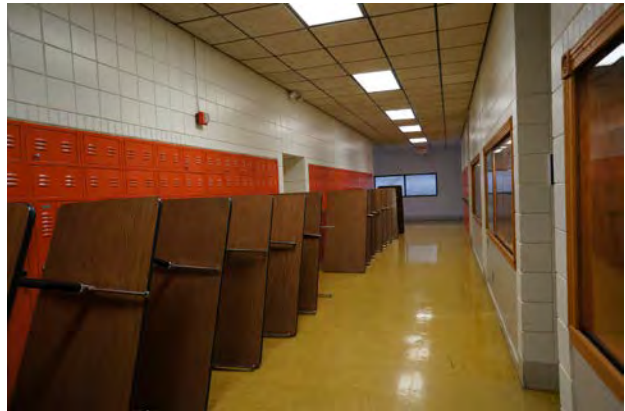
5 Kitchen Serving Area



6 LARC



7 Classroom



8 Corridor



9 Welding Shop



10 Fluid Power



EXISTING FACILITY PHOTOS



11 Child Care (under construction)



12 Computer Lab



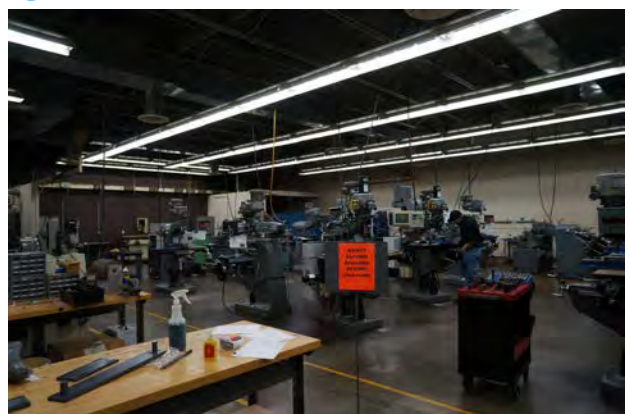
13 Corridor



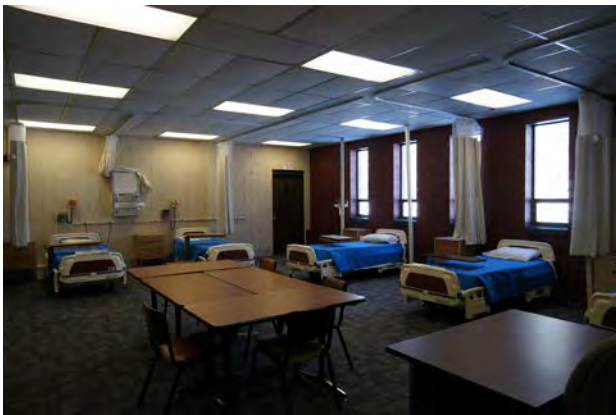
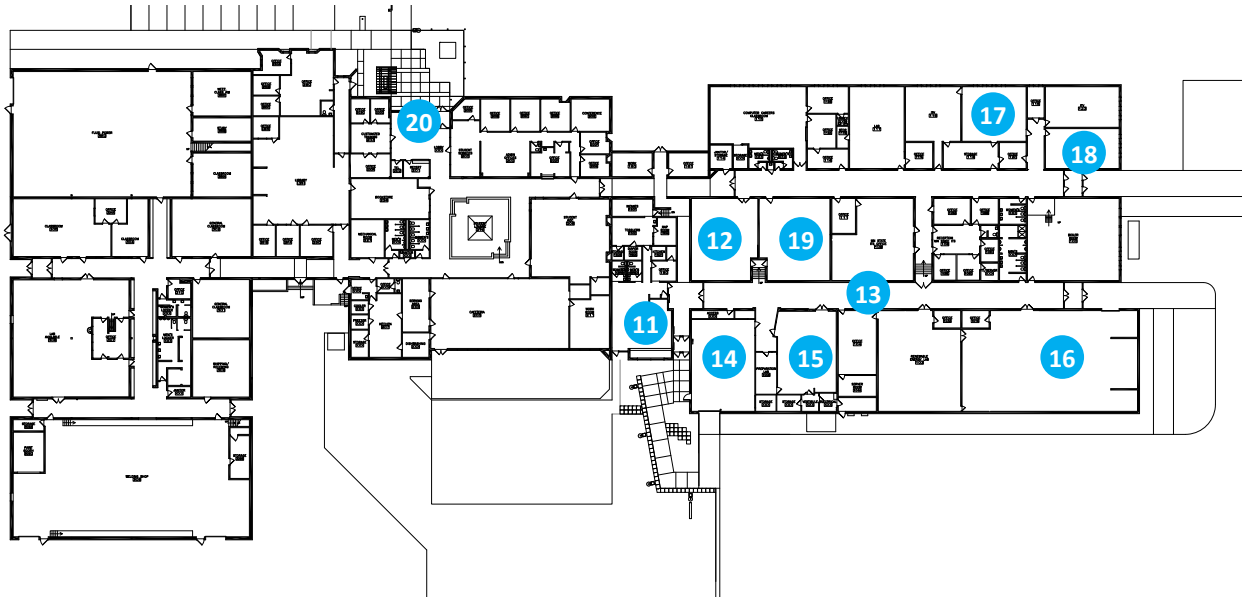
14 General Classroom/Auditorium



15 Science lab



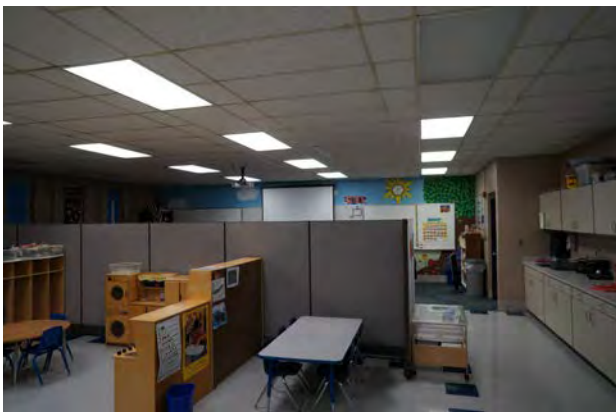
16 Machine Tool Technology



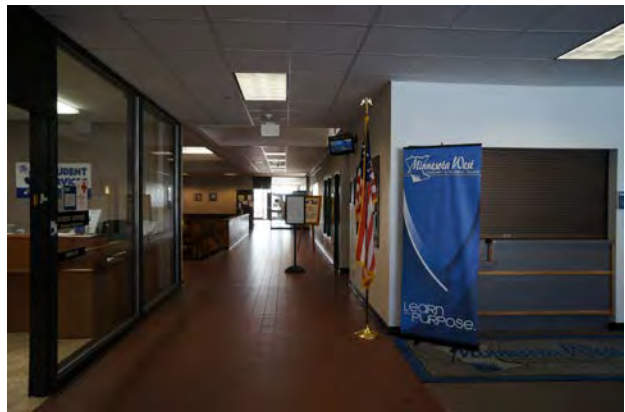
17 Nursing Lab



18 ITV Classroom



19 Child Development



20 Lobby at Main Entry



EXISTING SPACE USAGE

The plan below shows the rooms types by color.

Use Type	Granite Falls	
	SF	%
Classroom	10,900	12%
Labs	5,200	6%
Technical Lab	21,900	24%
Library & Study Areas	4,500	5%
Subtotal Academic Area	42,500	48%
Offices	7,200	8%
Conf/Meeting	0	0%
Rec/Athletics	1,600	2%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	3,000	3%
Kitchen	1,200	1%
Leased Space	6,200	7%
Support & Mech./Maint. Space	5,900	7%
Circulation	21,800	24%
Total Net Area	89,400	100%



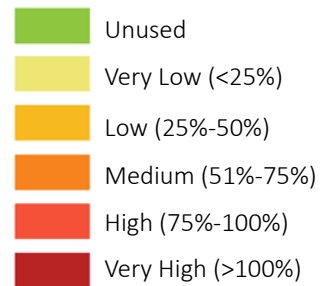


SPACE UTILIZATION

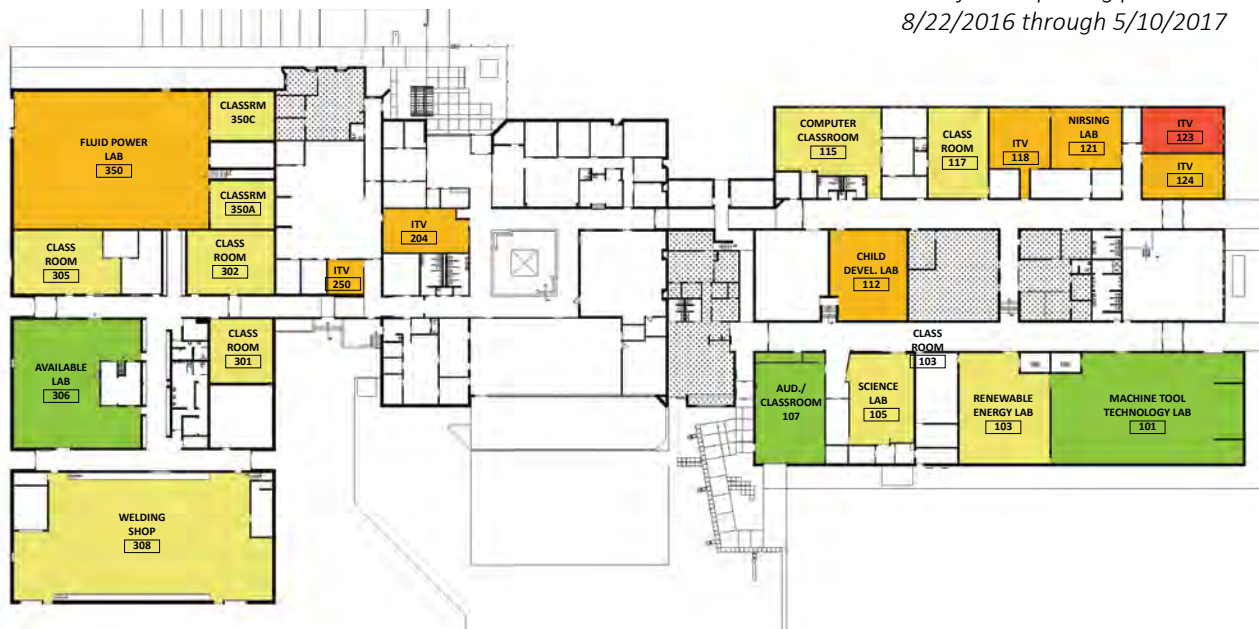
The space utilization diagram indicates very low and low usage for classroom and lab spaces, with the exception of an ITV classroom on the east end of the building. Three spaces are unused: a lab space near Fluid Power on the west end of the building, a general classroom/auditorium space, and a lab space at the east end of the building.

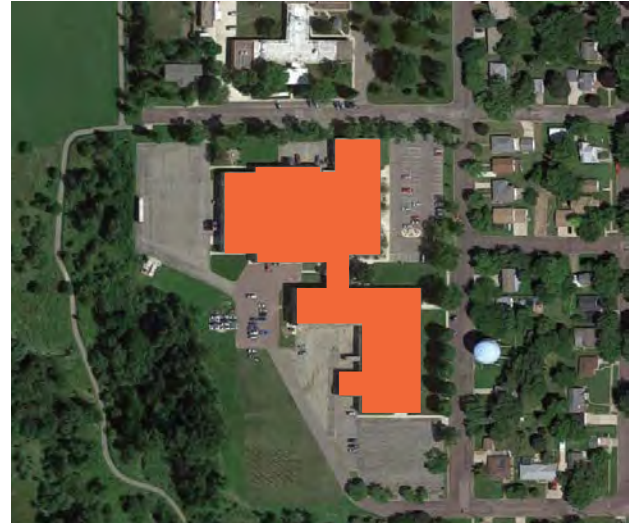
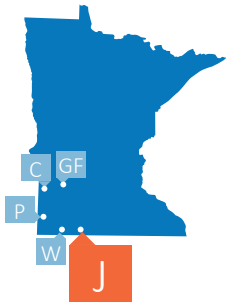
The following items provide some context for spaces with low utilization rates:

- 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





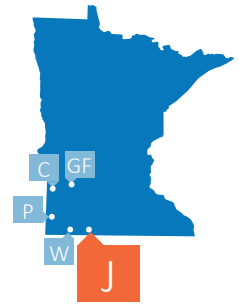
PROJECTS COMPLETED SINCE 2011 MASTER PLAN

- Relocated bookstore to high-profile area
- Renovated administrative office to create open and energetic campus core
- Moved student recreation room to campus core
- Relocated computer labs to campus core
- Renovated student rec area to accommodate displaced cosmetology space
- Constructed new on-campus powerline technology training facility
- Reduced number of building entries and created zones to better control facility
- Renovated existing boiler room upon completion of current energy analysis
- Renovated library/moved ITV classrooms and computer lab to heart of campus
- Vacated and leased out former ITV classrooms and computer lab
- Constructed outdoor powerline training field, substation, storage buildings and trenching for electrical program in conjunction with powerline building project
- Remodeled Room Y-101 and updated technology

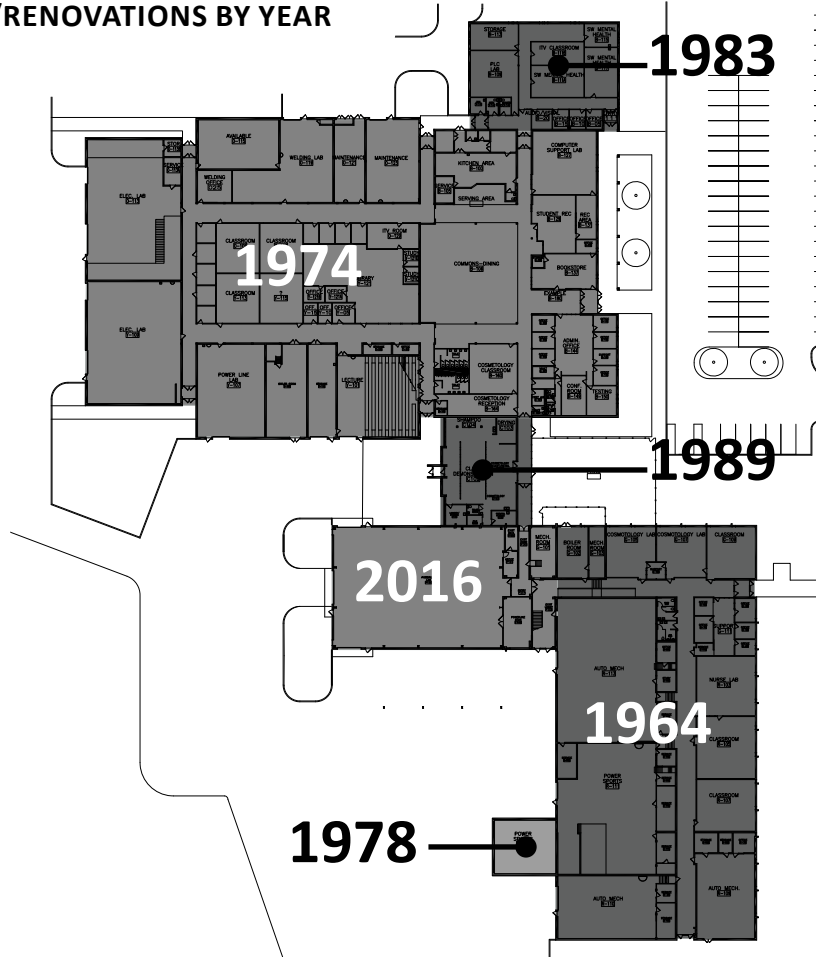
ISSUES

Primary issues at the Jackson campus include program space needs, outdated interiors, and lack of visibility of student spaces and programs.

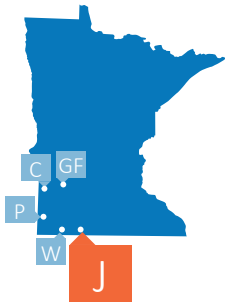
- The welding program needs more space to accommodate equipment (the laser cutter) and to grow the program.
- Stored equipment and materials should be evaluated and eliminated if outdated or not used.
- The commons area, although centrally located near the main entry, is obscured by the wood partition at the main lobby.
- There is a desire to revitalize the food service kitchen. The food preparation area (microwaves and trash and counter area) needs improvement.
- The auditorium space needs an interior refresh. The tiered seating also limits space usage.
- The powerline program is a high enrollment program but not visible to the community.



ADDITIONS/RENOVATIONS BY YEAR



	Main Bldg. 100	Main Bldg. Addition	Auto Body Shop Addition	ITV Classrooms	Cosmetology	Powerline Addition
Year Constructed	1964	1974	1978	1983	1989	2016
Gross Square Footage	22,080	57,000	1,880	5,760	2,850	
Current Replacement Value (CRV in 000's)	\$8,249	\$20,807	\$686	\$2,103	\$1,040	
Building Repairs Backlog	\$964	\$0	\$15	\$79	\$0	\$0
Facility Condition Index	0.12	0.00	0.02	0.04	0.00	0.00
5-year Renewal Forecast	\$1,879	\$2,362	\$101	\$162	\$67	
Roof Type	4-Ply Asphalt	4-Ply Asphalt	EPDM-B	—	4-Ply Asphalt	
Building Exterior Type	Masonry	Masonry	Masonry	Masonry	Masonry	Metal Panel
Sprinklers	Y (partial)	Y	N	N	N	N



ROOF CONDITION RECOMMENDATIONS

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

Main 100 Building

MN State Standard 4-Ply Asphalt: Excellent: ASLR 30 years

- Repair: Resecure any loose fasteners. Remove and replace wet insulation.

Main Building Addition

MN State Standard 4-Ply Asphalt: Excellent: ASLR 30 years

- Repair: Remove all debris and vegetation from the roof area. Replace any loose or missing fasteners. Repair area of damaged base flashing. Verify suspected area of wet with a core cut and replace if wet.

Auto Body Shop Addition

EPBM-B: Poor: ASLR 0 years

- Repair: Perform emergency repairs as necessary until reroofing is accomplished.
- Replace roof

ITV Classrooms

MN State Standard 4-Ply Asphalt: Excellent: ASLR 30 years

- Repair: Remove all leaves from the roof area and resecure any loose fasteners. Replace suspected wet insulation.

Cosmetology

MN State Standard 4-Ply Asphalt: Excellent: ASLR 27 years

- Repair: Resecure loose fasteners and remove all leaves and debris from the roof area.

Roof condition reports are included in the Appendix.

BUILDING SYSTEMS SUMMARY

No interruptible gas service.

The original 1964 building is served by two steam boilers providing redundancy, and is equipped with a heat exchanger converting all supply to hot water. This system serves Automotive Technology, Power Sports Technology, nursing areas and cosmetology areas. Adjacent to the heating plant, in a separate room, is a central AH unit (original) which serves the above noted spaces.

The 1974 building and 1985 additions are served by three Fulton condensing boilers sized to be connected to the 1964 building to eliminate that system completely. Rooftop AH/AC units serve these spaces with hot and cold deck systems.

The Powerline Technology Lab is served by two natural gas-powered radiant-heat systems mounted near the ceiling, along with large fans to distribute the heat. (There is no cooling in this lab.)

Electrical Systems

One main transformer, adjacent to the 1974 heating plant room, serves as the main electrical supply. The main distribution panel and heating plant are located in the equipment room.

RECOMMENDATIONS

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

- The welding space should be expanded to accommodate growth and equipment needs.
- To free up space, all materials and equipment in storage throughout the building should be evaluated and eliminated if outdated or not used.
- The food service area at the student commons should be reorganized to better serve food preparation.
- The interior finishes, furniture and lighting in the auditorium space — the largest space on campus and what the campus uses when bringing in the community for events — should be updated to better accommodate campus needs and to create a better identity and "face" for the institution.
- Improve visibility of powerline program to the community by defining an open area near the campus for program use.

HEAPR REQUESTS

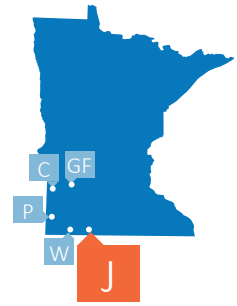
The following are current and projected HEAPR requests:

- Restroom renovations
- Room O-115: expand welding lab to adjacent room

CAMPUS-FUNDED PROJECTS

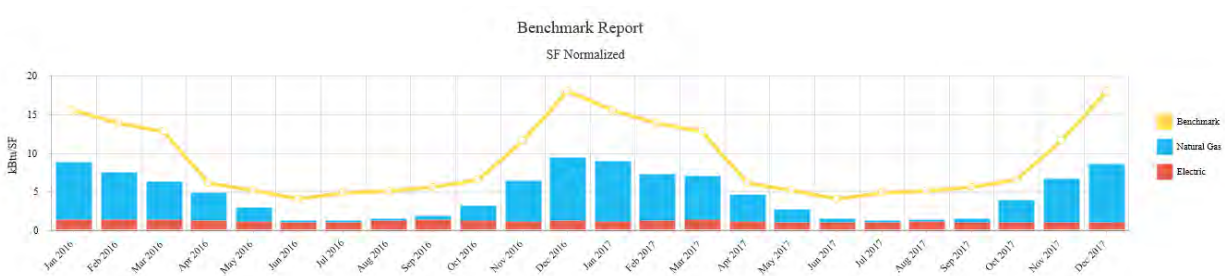
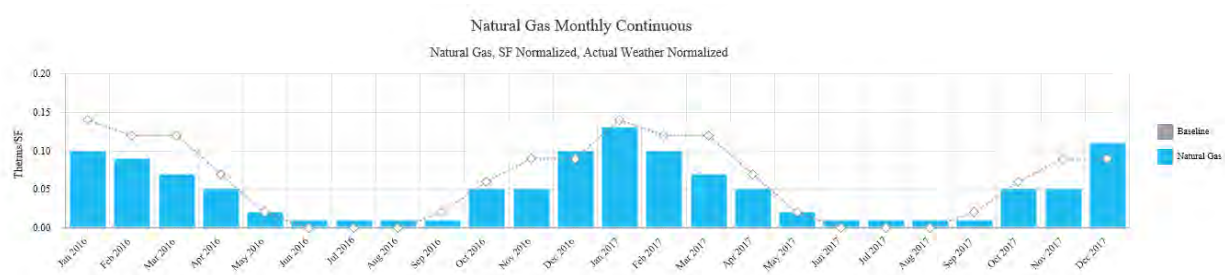
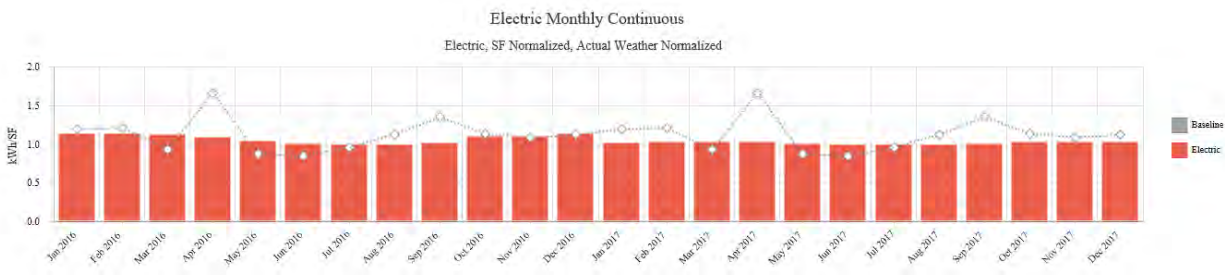
The following are current and projected campus-funded projects:

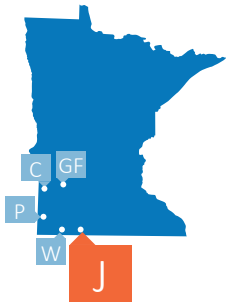
- Parking lot maintenance and repair



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 Jackson 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.

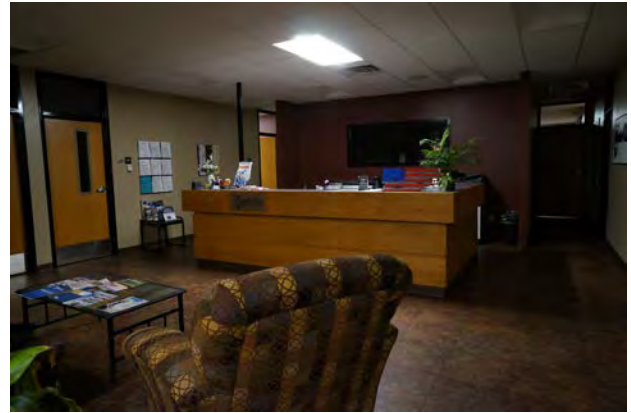




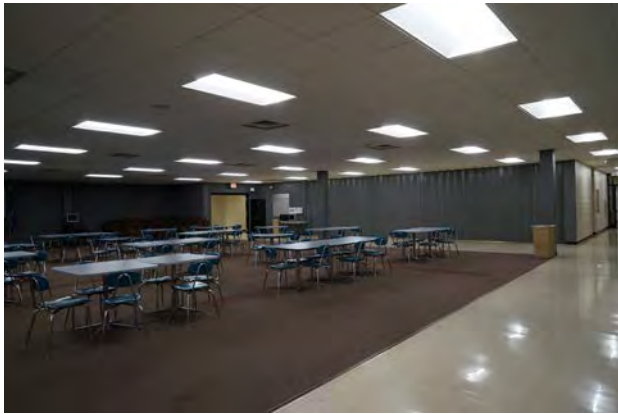
EXISTING FACILITY PHOTOS



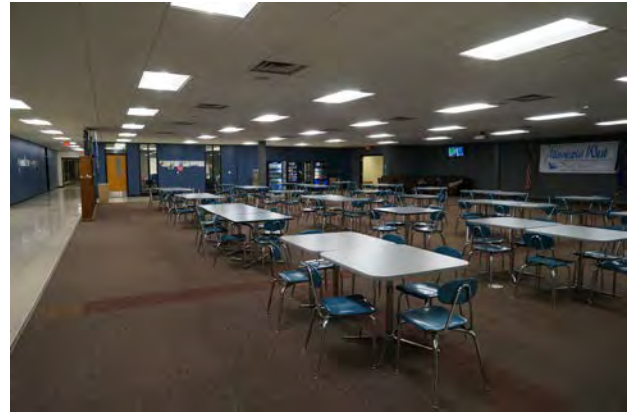
1 Lobby at Main Entry



2 Student Services



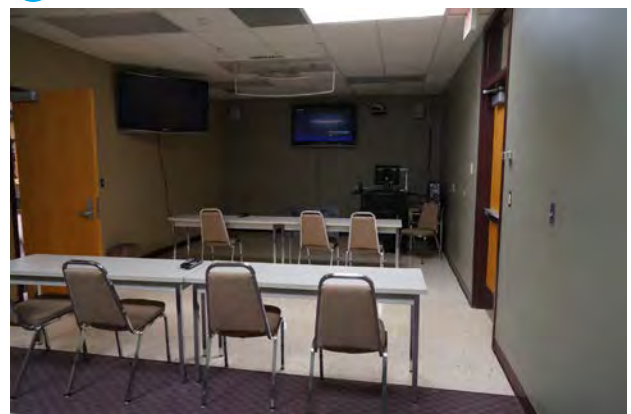
3 Commons



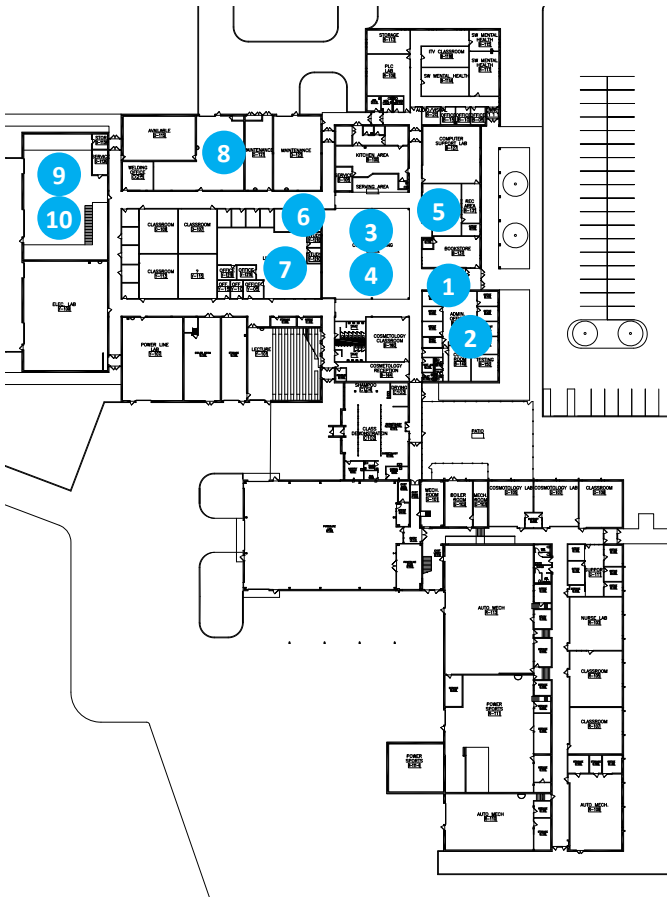
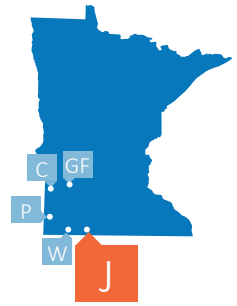
4 Commons



5 Student Rec Center



6 ITV Classroom



7 LARC



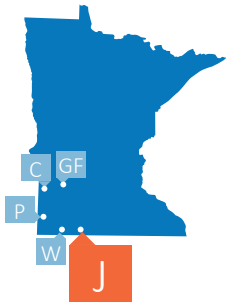
8 Welding Lab



9 Electrician Lab



10 Electrician Lab



EXISTING FACILITY PHOTOS



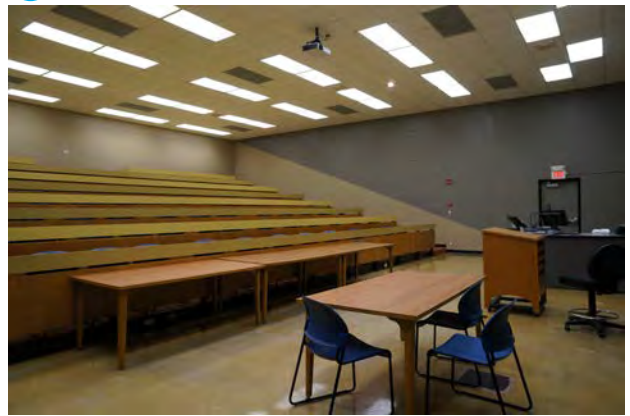
11 Corridor



12 Powerline Lab



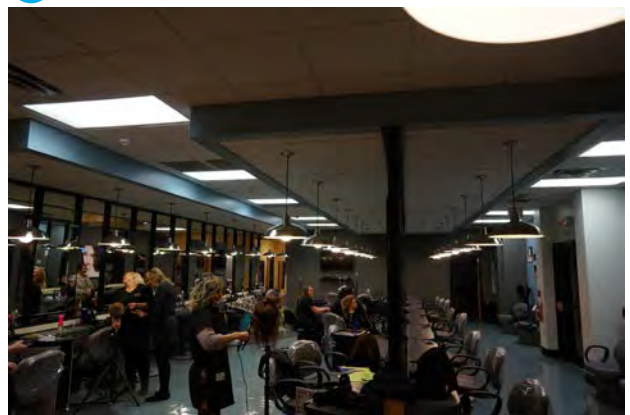
13 Classroom



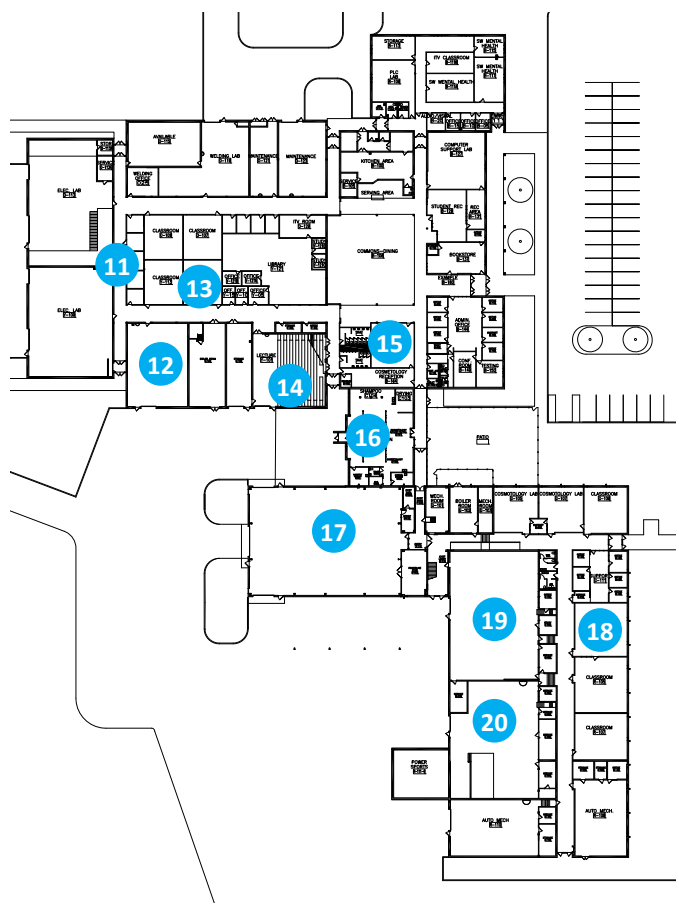
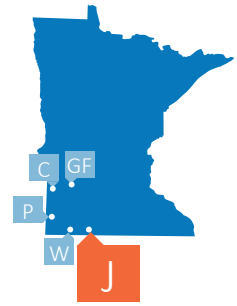
14 Multi-purpose/Lecture Room



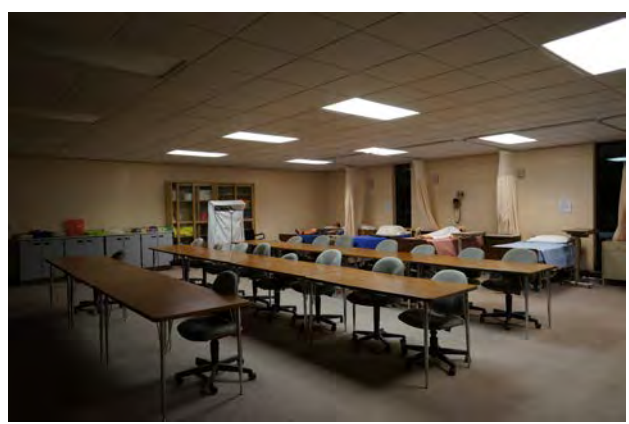
15 Cosmetology Classroom



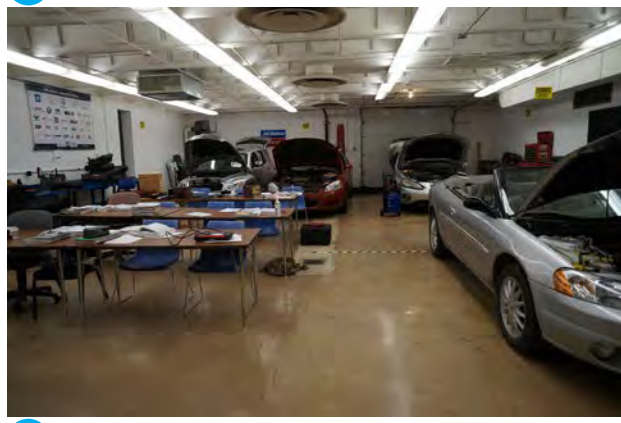
16 Cosmetology Salon/Demonstration



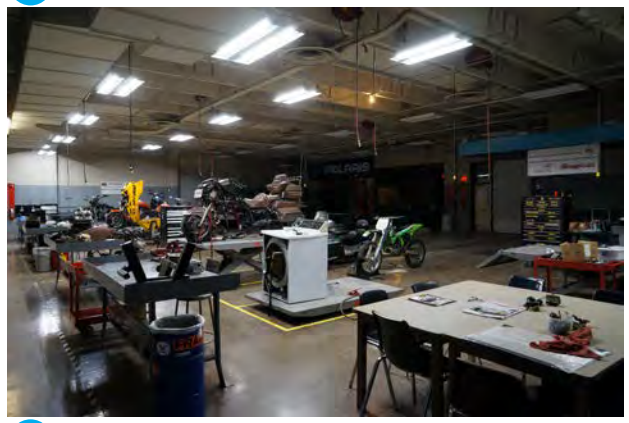
17 Powerline Technology Lab



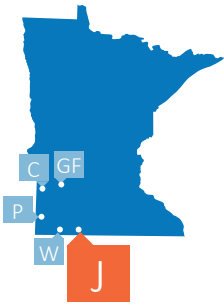
18 Nursing Classroom



19 Automotive Classroom



20 Power Sports Technology



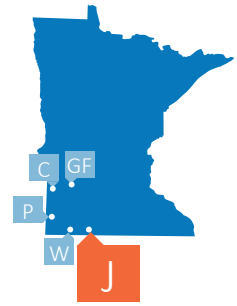
Use Type	Jackson	
	SF	%
Classroom	9,700	9%
Labs	6,300	6%
Technical Lab	39,600	38%
Library & Study Areas	2,500	2%
Subtotal Academic Area	58,100	55%

Offices	4,000	4%
Conf/Meeting	3,000	3%
Rec/Athletics	1,100	1%
Stud Support/Other	0	0%
Arts Area	0	0%
Cafeteria/Bookstore	4,200	4%
Kitchen	2,000	2%
Leased Space	3,000	3%
Support & Mech./Maint. Space	7,700	7%
Circulation	22,000	21%
Total Net Area	105,100	100%

EXISTING SPACE USAGE

The plan below shows the rooms types by color.



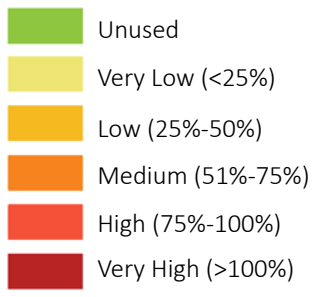


SPACE UTILIZATION

The space utilization diagram indicates very low and low usage 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

