

5.0 PROPOSED FRAMEWORK FOR BUILDING DEVELOPMENT

GOALS & OVERALL STRATEGY

Building development goals for MWCTC have been developed based upon previous planning work, evaluation of existing building conditions and the input and analysis process with the Comprehensive Facilities Planning Committee.

To prioritize the future facility improvements, questions were developed to provide criteria for the development framework.

- Does it promote and strengthen community and industry partnerships?
- Does it promote a student life experience?
- Does it improve flexibility or adaptability?
- Does it address existing condition issues?
- Is it the best return on investment?
- Does it improve the MWCTC identity and brand?
- Does it support under-served populations?
- Does it support student recruitment and retention?
- Does it align with the college's strategic plan?

A range of common themes were heard throughout the planning sessions. Those themes included:

- Upgrade furniture and finishes in spaces that are used for large meetings or community events.
- Improve signage throughout the campus buildings to improve wayfinding and promote MWCTC programs.
- Improve overall aesthetics (including finishes, furniture and lighting) to create a contemporary, collegiate environment.
- Improve visibility of programs through signage and interior windows.
- Improve utilization of spaces by developing community and industry partnerships.
- Purge storage areas (of unused, outdated equipment and materials) so additional space can be used for programs.
- Strengthen the main entry
- Create central commons areas near other functions to create more activity.
- Reconfigure technical program spaces to improve space utilization.
- Limit entrances/exits to the building to improve security and safety.
- Consolidate leased or unused spaces.
- Provide alternative food service options such as grab-and-go foods.
- Open up student services spaces to be more inviting.
- Create open, retail experience in campus stores; decrease book storage/display and promote online ordering/pick-up.

BUILDING FRAMEWORK GOALS

SPACE UTILIZATION AND RIGHT-SIZING

Much of the program space, particularly in technical/trades areas, has been acquired in a piecemeal fashion. The resulting program spaces are often underutilized because they are not the most efficient or effective layout for the program. Goals to improve space utilization include:

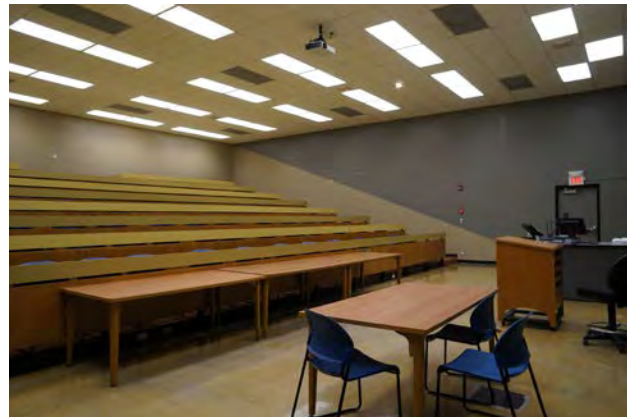
- Reconfiguring existing space to better serve program requirements.
- Clustering similar program spaces for more efficient use of space



GENERAL AESTHETICS

Many spaces throughout the campuses are dated and have environments that feel more like a middle or high school. The dated aesthetics create a negative impression on potential students, their parents and visitors. Goals to improve the general aesthetics and to create a more collegiate environment include:

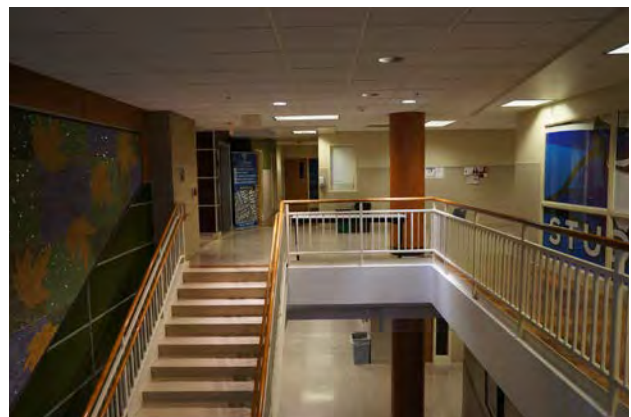
- Upgrading finishes, fixtures and furniture in classrooms, restrooms and other spaces.
- Incorporating environmental graphics throughout the campuses to strengthen the MWCTC brand.
- Opening up spaces by increasing visibility into program and student spaces.
- Creating student spaces that support learning and community.



IDENTITY AND BRANDING

While MWCTC-branded graphics are used across campus, more could be accomplished to highlight the college's programs and activities. Many of the program spaces are not visible, so students and visitors are not aware of all that is offered. Goals to strengthen the MWCTC brand and identity include:

- Increasing use of environmental graphics across all campuses.
- Developing a consistent approach to environmental graphics across all campuses.
- Increasing visibility into spaces to showcase programs and activities.



STUDENT COMMONS

Commons spaces are located on each campus, but not necessarily well-used by students, either due to location or aesthetics or lack of amenities that would draw them there. All campuses, with the exception of Canby, lack food service and are not near convenient, off-campus food options. So while some students bring their lunch, many leave and do not necessarily return. The commons spaces are available, but do not support students needs. In addition, the commons are large spaces and so used for student and community events; the aesthetics of the commons create an impression of the college to those visiting. Goals to improve usage of the commons include:

- Updating finishes, furnishings and lighting to create a contemporary, collegiate feel.
- Locating a campus store with grab-and-go food/ coffee options near the commons.
- Creating or updating food prep areas in the commons.



MAIN ENTRY

With the exception of Worthington, the main building entries at other campuses lack a strong identity. Some entries are understated and confused with secondary building entries, some are not visible when approaching the campus, and for many the associated lobby space is insufficient. Goals to creating consistent, marquee building entries include:

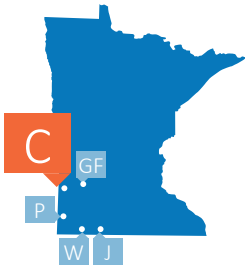
- Locating building entries to be visible from main thoroughfares.
- Creating a consistent design to identify the building main entries and to strengthen the MWCTC brand.
- Enlarging associated lobbies for improved circulation and wayfinding.
- Creating clear connections to Student Services.



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PROJECT PRIORITIES

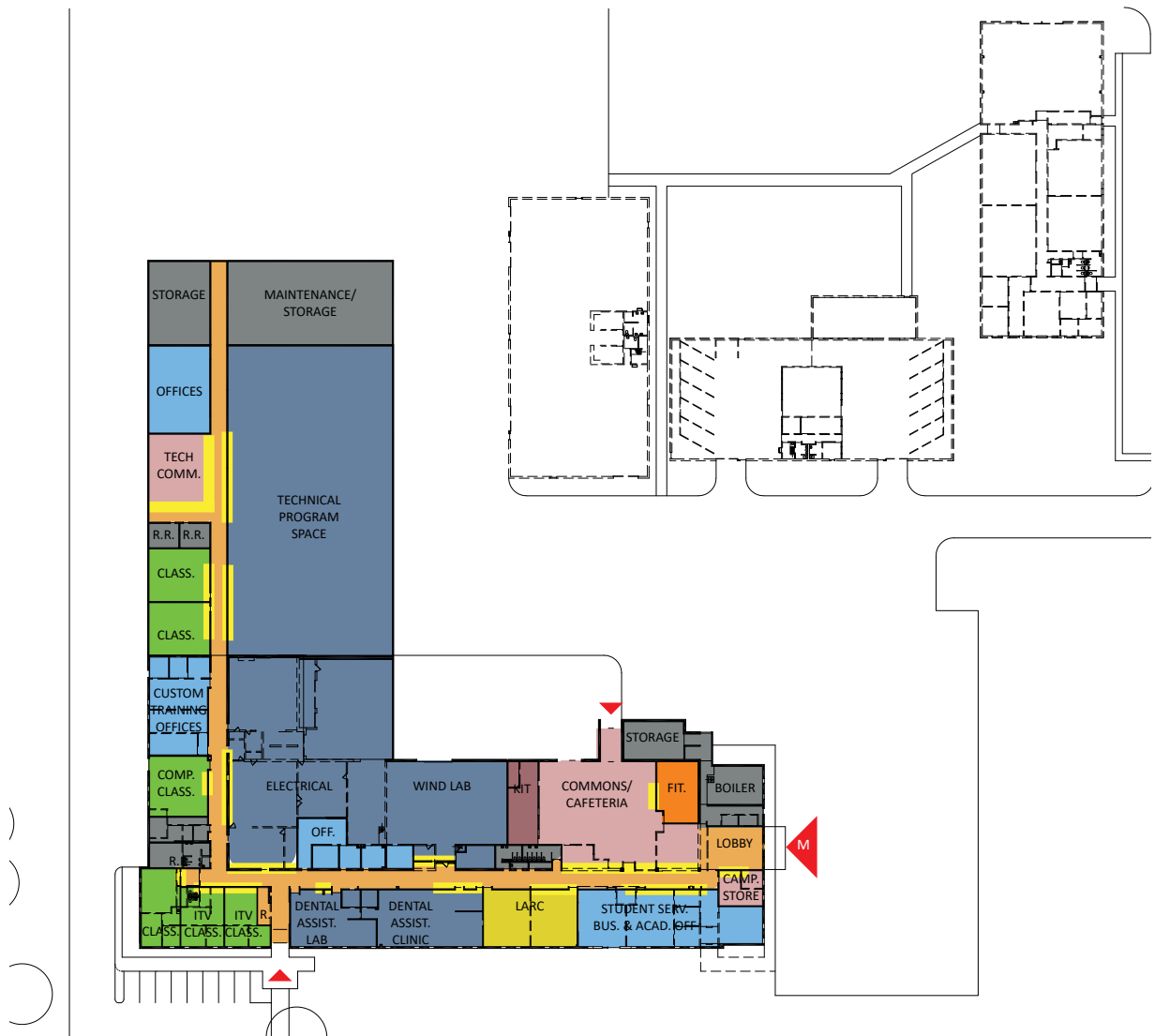
The following pages provide a framework for short-range, medium-range and long-range projects that include additions, renovations, and renewal based upon campus goals and priorities. The projects are shown on separate diagrams by their funding mechanism—HEAPR, College Funded or Capital Bonding—and by priority from highest to lowest in each.



OVERALL FRAMEWORK PLAN

This long-range framework plan achieves a number of goals for the college:

- The main entry is relocated and enhanced for greater visibility. (For associated landscape and wayfinding improvements see Section 4.)
- Student Services and other student spaces are located near the entry to improve wayfinding, increase visibility and create a student activity hub.
- An addition is constructed to provide improved space for technical programs; technical buildings that require increasing upgrades are demolished.
- Interior spaces are realigned to make better use of the available facilities.
- Interior spaces are updated and refreshed, including signage and graphics to highlight MWCTC programs.
- Restrooms are accessible and include updated fixtures and finishes.
- Interior spaces are visually opened-up to showcase the programs and activities.





HEAPR FUNDED PROJECTS

The following projects would be funded by Higher Education Asset Preservation and Repair (HEAPR) funds provided through Minnesota State and the State Legislature.

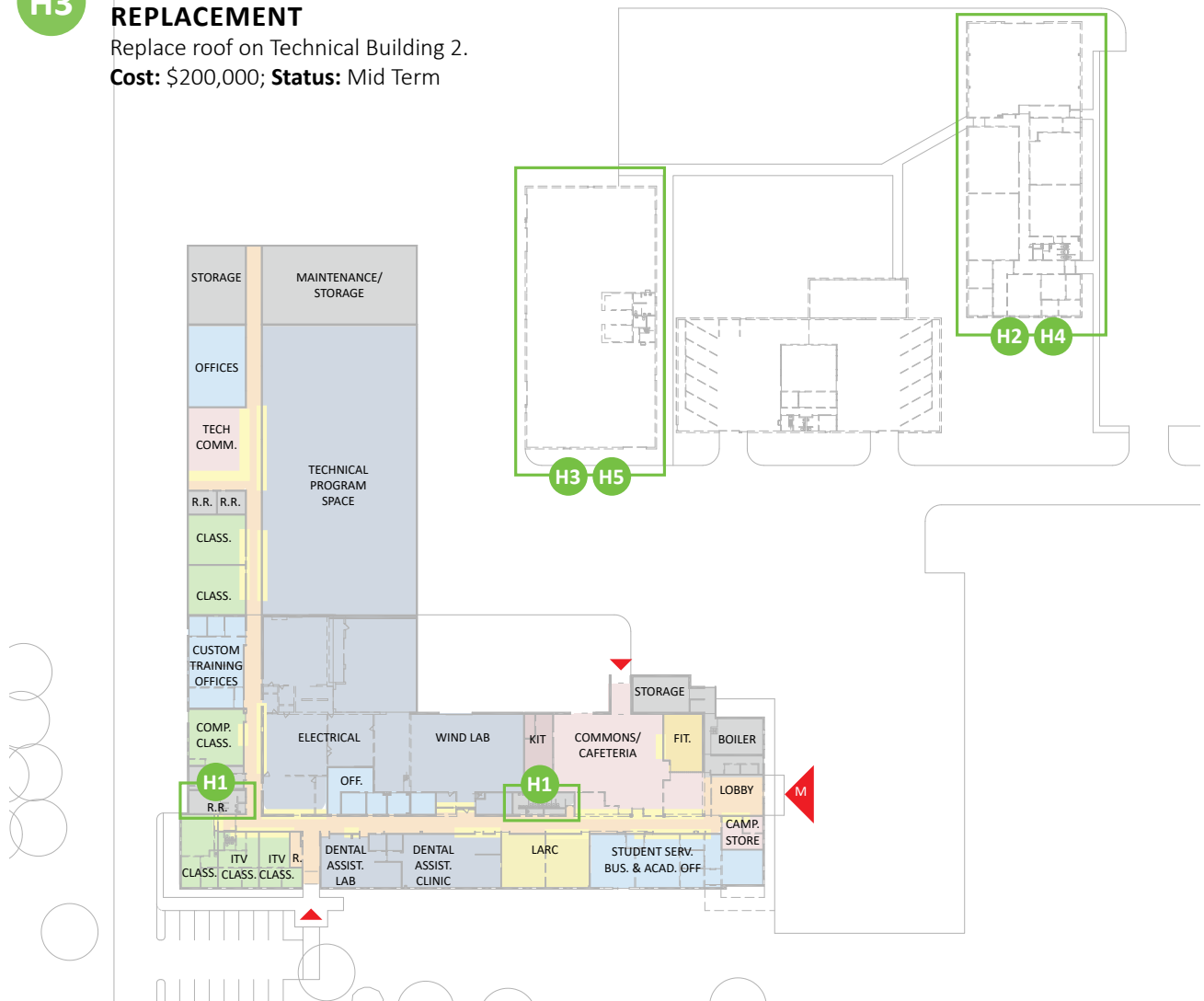
H1 RESTROOM ACCESSIBILITY RENOVATIONS
 Update restrooms near the Commons to meet ADA, including fixtures and finishes.
Cost: \$150,000; **Status:** Short Term

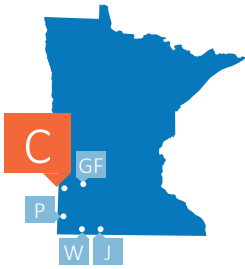
H4 TECH BUILDING 1: UPGRADE GEOTHERMAL/HVAC
 Upgrade geothermal and HVAC on Technical Building 1.
Cost: \$250,000; **Status:** Mid Term

H2 TECH BUILDING 1: ROOF REPLACEMENT
 Replace roof on Technical Building 1.
Cost: \$200,000; **Status:** Mid Term

H5 TECH BUILDING 2: HVAC REPLACEMENT
 Replace HVAC in Technical Building 2 by utilizing geothermal wellfield.
Cost: \$200,000; **Status:** Mid Term

H3 TECH BUILDING 2: ROOF REPLACEMENT
 Replace roof on Technical Building 2.
Cost: \$200,000; **Status:** Mid Term





CAMPUS FUNDED PROJECTS

The following projects would be funded by the campus with General Obligation Funds.

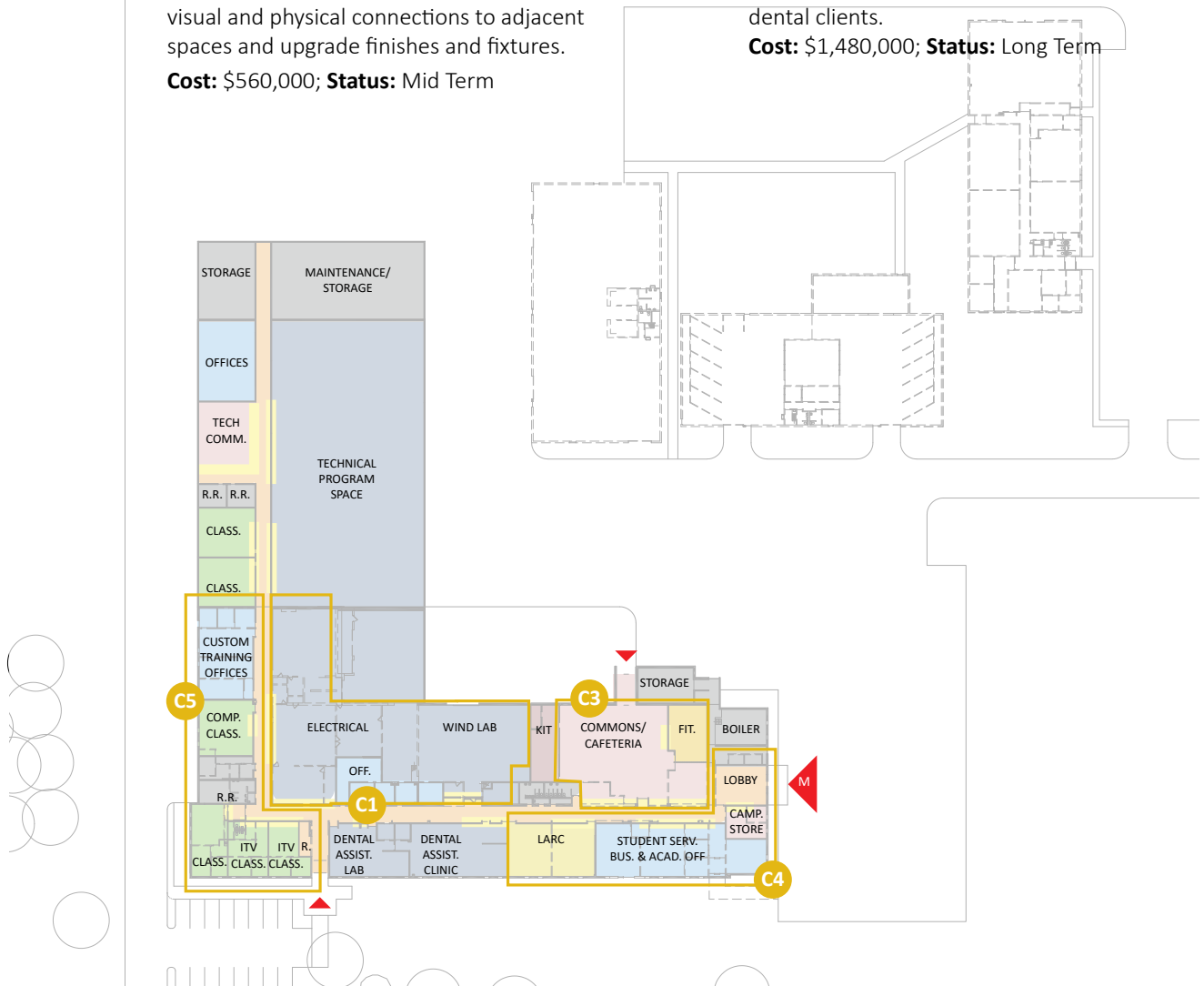
C1 TECHNICAL SPACE RENOVATION
 Remove existing walls within existing technical space to better accommodate program needs and improve space utilization.
Cost: \$1,890,000; **Status:** Short Term

C2 PUBLIC SAFETY INITIATIVE
 Upgrade doors for key fob access and install security cameras.
Cost: \$53,000; **Status:** Short Term

C3 COMMONS RENOVATION
 Relocate and upgrade fitness space; remove dining alcove in the Commons for better visual and physical connections to adjacent spaces and upgrade finishes and fixtures.
Cost: \$560,000; **Status:** Mid Term

C4 MAIN ENTRY RENOVATION
 Renovate east end of England to accommodate a new entry with larger lobby: Student Services, Business and Academic office space; Campus Store and the LARC.
Cost: \$2,100,000; **Status:** Mid Term

C5 CLASSROOM, OFFICES & DENTAL WAITING AREA RENOVATION
 Renovate existing LARC, ITV rooms and offices to accommodate customized Training offices, a computer classroom, expanded restrooms, and general classrooms with ITV capabilities. Create a waiting area near the main entry for dental clients.
Cost: \$1,480,000; **Status:** Long Term





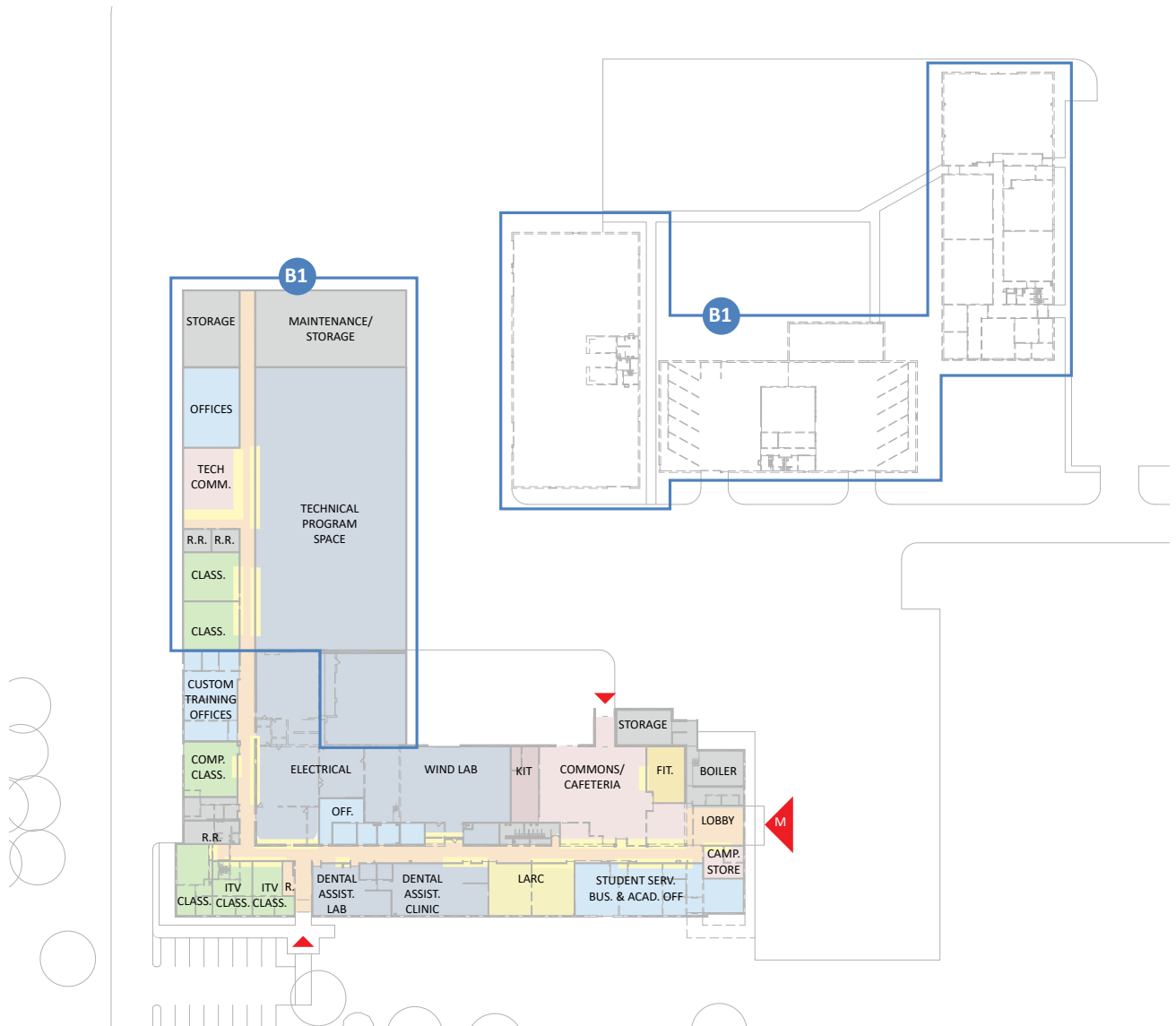
CAPITAL BONDING/Private Projects

The following projects would be funded by General Obligation Bonds provided through Minnesota State and the State Legislature. ● General Obligation Bonds ● Private Funding ● General Obligation Bonds/Private Funding

B1 TECHNICAL PROGRAMS ADDITION & DEMO

Construct an addition to the main building to accommodate technical space, classrooms, offices, maintenance and a study/tech commons area. Remove technical buildings 1,2 and 4. See Section 6 for square footage change.

Cost: \$9,006,000; **Status:** Long Term

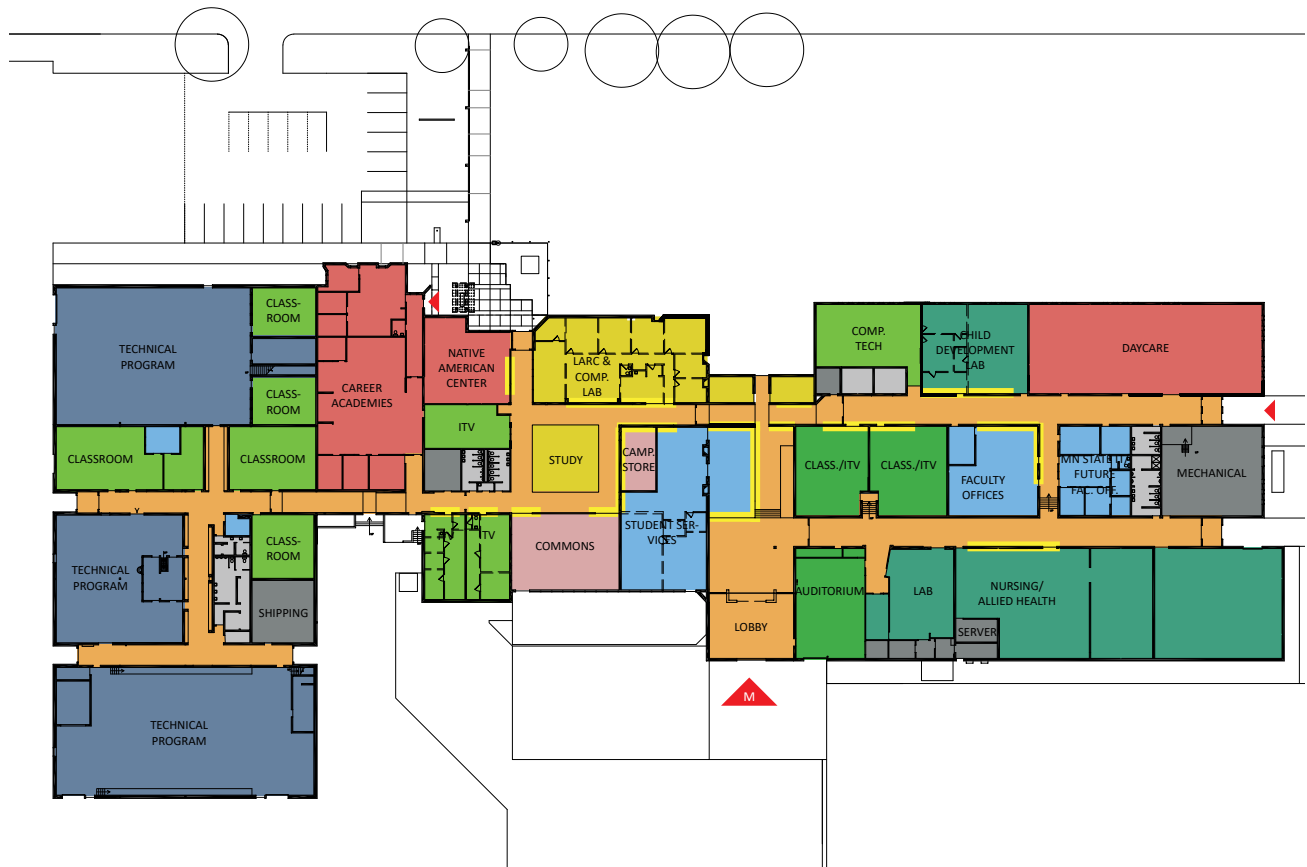




OVERALL FRAMEWORK PLAN

This long-range framework plan achieves a number of goals for the college:

- A new entry is created on the south side of the building that is visible, easy to find and adjacent to existing parking.
- Interior spaces are realigned to make better use of the available facilities.
- Interior spaces are updated and refreshed, including signage and graphics to highlight MWCTC programs.
- Restrooms are accessible and include updated fixtures and finishes.
- Interior spaces are visually opened-up to showcase the programs and activities.
- Student services and the auditorium—a space used for college and community events—are easily accessed from the relocated main entry.
- The core of the building is a student hub with study spaces, the commons, campus store, LARC, ITV rooms and computer lab.
- Career Academy space, with a separate entry, has been created near the technical program areas.



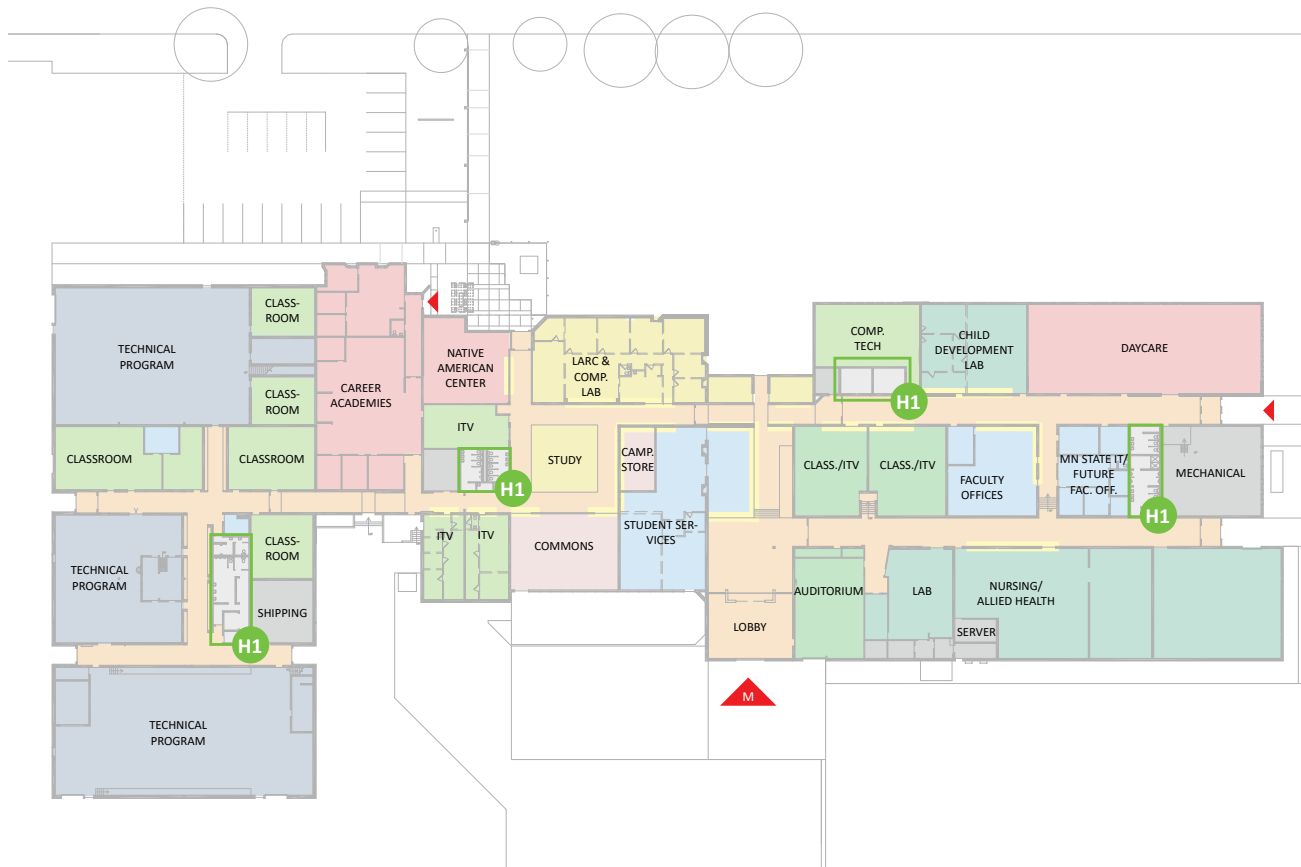


HEAPR FUNDED PROJECTS

The following projects would be funded by Higher Education Asset Preservation and Repair (HEAPR) funds provided through Minnesota State and the State Legislature.

H1 RESTROOM RENOVATIONS
 Update restrooms to meet ADA requirements, including fixtures and finishes.
Cost: \$575,000; **Status:** Short Term

H2 HVAC SYSTEM UPGRADE
Cost: \$1,000,000; **Status:** Mid Term

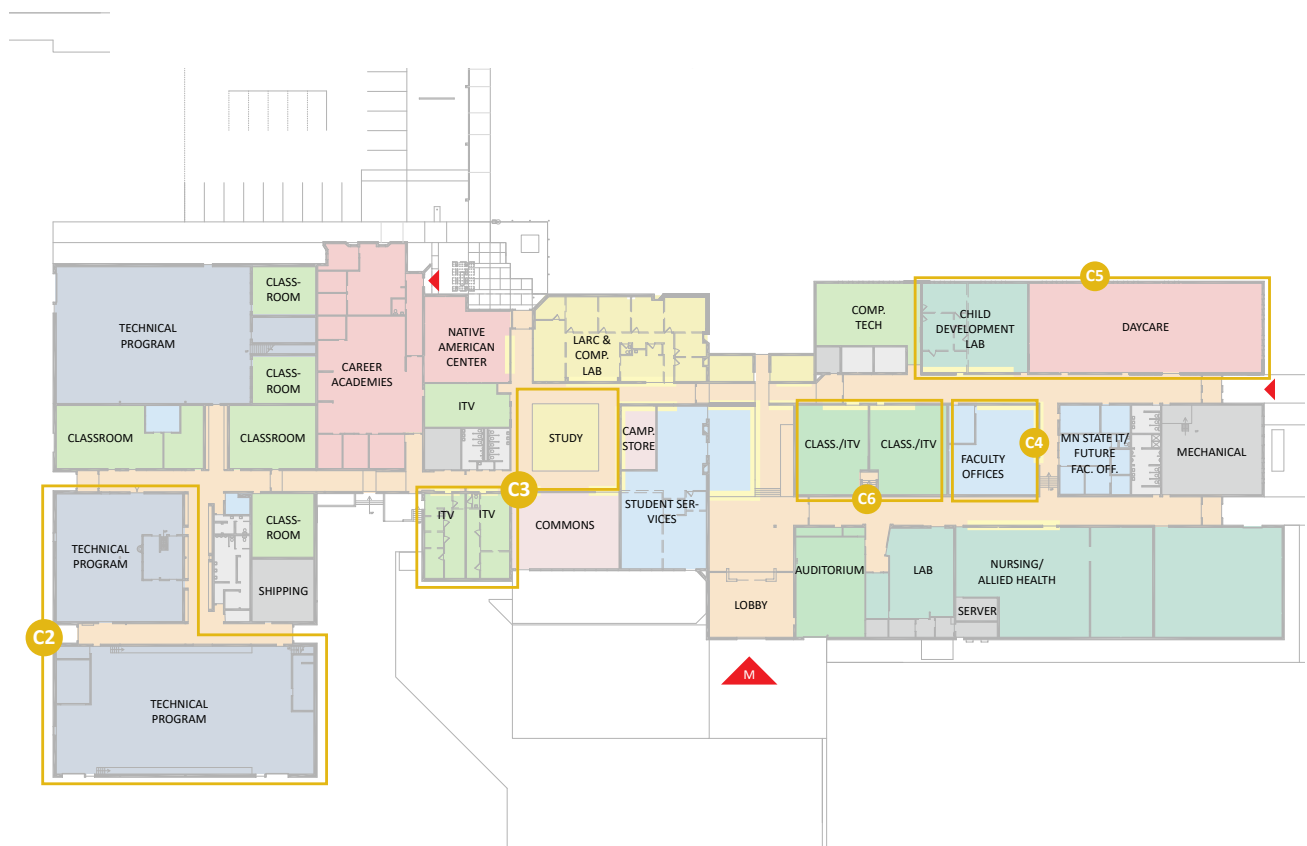




CAMPUS FUNDED PROJECTS

The following projects would be funded by the campus with General Obligation Funds.

- C1 PUBLIC SAFETY INITIATIVE**
 Upgrade doors for key fob access and install security cameras.
Cost: \$53,000; **Status:** Short Term
- C4 FACULTY OFFICE SUITE RENOVATION**
 Renovate space to create a faculty office suite with individual and shared work areas.
Cost: \$90,000; **Status:** Mid Term
- C2 TECHNICAL PROGRAM RELOCATIONS/RENOVATION**
 Relocate technical programs to the west end of the building.
Cost: \$1,463,000; **Status:** Short Term
- C5 CHILD DEVELOPMENT RENOVATION & DAYCARE RELOCATION**
 Renovate space to accommodate Child Development Lab. Relocate Daycare.
Cost: \$1,120,000; **Status:** Mid Term
- C3 COMMONS & ITV RENOVATION**
 Renovate kitchen space to accommodate ITV rooms. Level "Pit" area in existing building and update furnishings to create a casual study area.
Cost: \$840,000; **Status:** Mid Term
- C6 CLASSROOM RENOVATION**
 Renovate space to accommodate general classrooms with ITV capabilities.
Cost: \$393,000; **Status:** Long Term





CAPITAL BONDING/Private Projects

The following projects would be funded by General Obligation Bonds provided through Minnesota State and the State Legislature. ● General Obligation Bonds ● Private Funding ● General Obligation Bonds/Private Funding

B1 NURSING/ALLIED HEALTH RENOVATION

Renovate former technical area to accommodate Nursing and Allied Health program spaces.

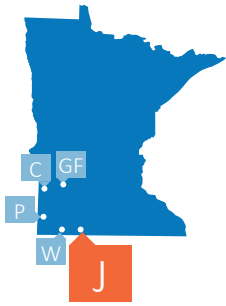
Cost: \$1,825,000; **Status:** Mid Term/Long Term

B2 ENTRY AND STUDENT SUPPORT RENOVATION

Create a new main entry on the south side of the building, extending lobby to create a more prominent front door. Relocate/renovate student support spaces including Student Services, LARC with computer lab, and campus store. Locate potential lease areas, such as the Career Academies and Native American Center, at the north building entry.

Cost: \$6,715,000; **Status:** Long Term



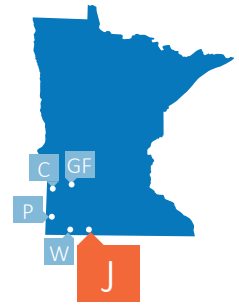


OVERALL FRAMEWORK PLAN

This long-range framework plan achieves a number of goals for the college:

- Interior spaces are updated and refreshed, including signage and graphics to highlight MWCTC programs.
- Restrooms are accessible and include updated fixtures and finishes.
- The main entry and lobby has been expanded and enhanced.
- Interior spaces are realigned to make better use of the available facilities.
- Interior spaces are visually opened-up to showcase the programs and activities.





HEAPR FUNDED PROJECTS

The following projects would be funded by Higher Education Asset Preservation and Repair (HEAPR) funds provided through Minnesota State and the State Legislature.

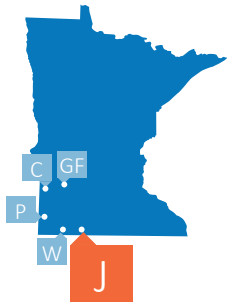
H1 STEAM BOILER REPLACEMENT
 Replace steam boiler.

Cost: \$890,000; **Status:** Short Term

H2 RESTROOM RENOVATIONS
 Update restrooms to meet ADA requirements, and upgrade fixtures and finishes.

Cost: \$225,000; **Status:** Short Term

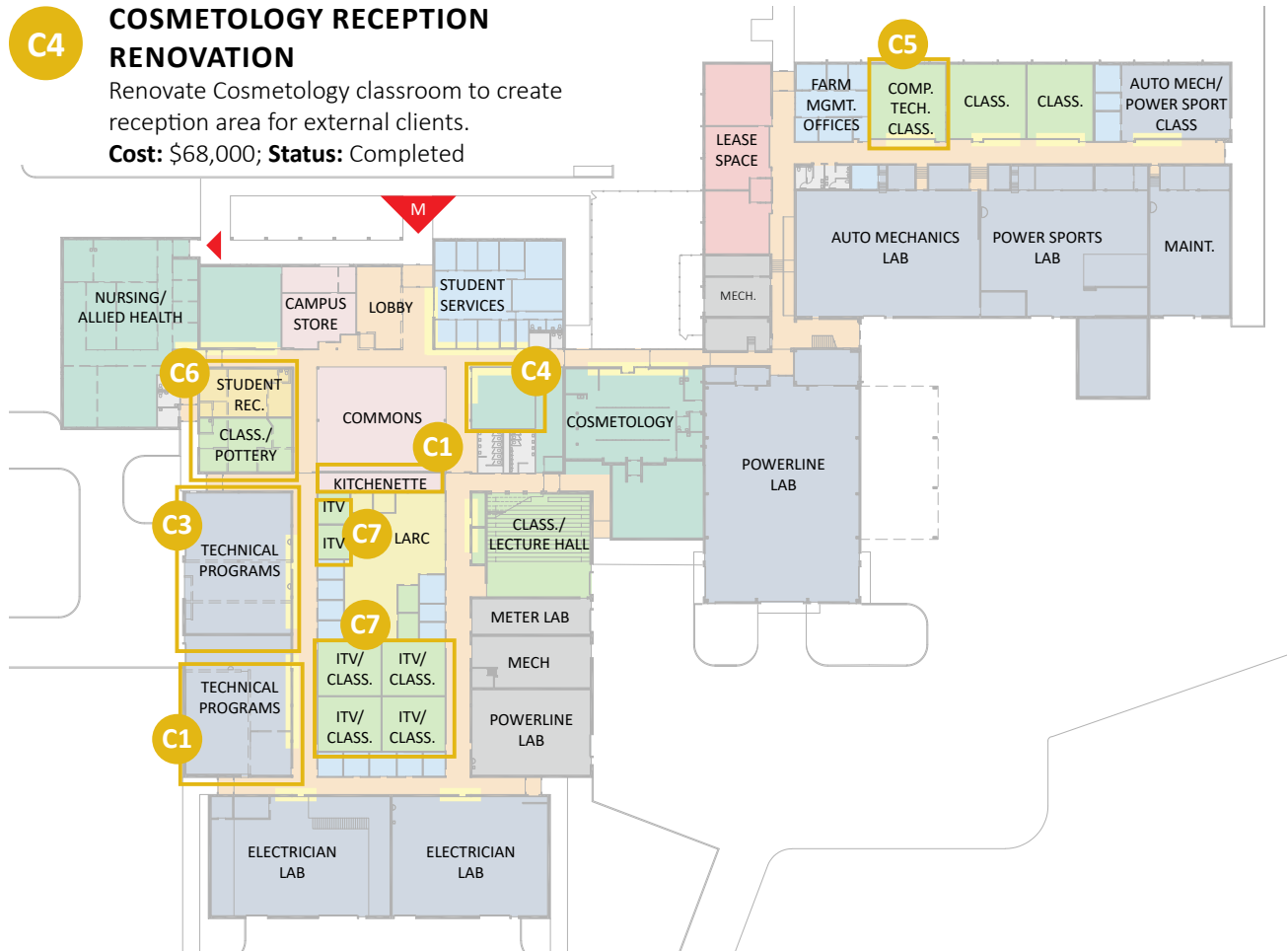


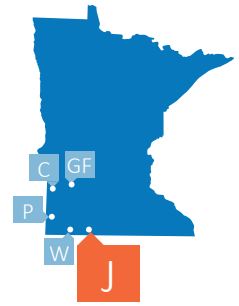


CAMPUS FUNDED PROJECTS

The following projects would be funded by the campus with General Obligation Funds.

- C1 COMMONS KITCHENETTE & TECH LAB EXPANSION**
 Create food prep area in commons. Reconfigure/expand existing tech lab space.
Cost: \$160,000; **Status:** Completed
- C2 PUBLIC SAFETY INITIATIVE**
 Upgrade doors for key fob access and install security cameras.
Cost: \$53,000; **Status:** Short Term
- C3 TECHNICAL PROGRAM RENOVATION**
 Renovate former maintenance and technical space to better accommodate technical programs.
Cost: \$1,005,000; **Status:** Short Term
- C4 COSMETOLOGY RECEPTION RENOVATION**
 Renovate Cosmetology classroom to create reception area for external clients.
Cost: \$68,000; **Status:** Completed
- C5 COMPUTER TECHNOLOGY CLASSROOM RENOVATION**
 Renovate furnishings and finishes and update technology requirements.
Cost: \$98,000; **Status:** Short Term
- C6 REC/ART CLASSROOM RENOVATION**
 Renovate kitchen to create student rec space and art classroom.
Cost: \$330,000; **Status:** Short Term
- C7 ITV RENOVATION**
 Renovate existing, single ITV room adjacent to the LARC to create two, smaller ITV spaces (relocate ITV studio from special needs addition.) Incorporate ITV technology into all classrooms.
Cost: \$370,000; **Status:** Mid Term





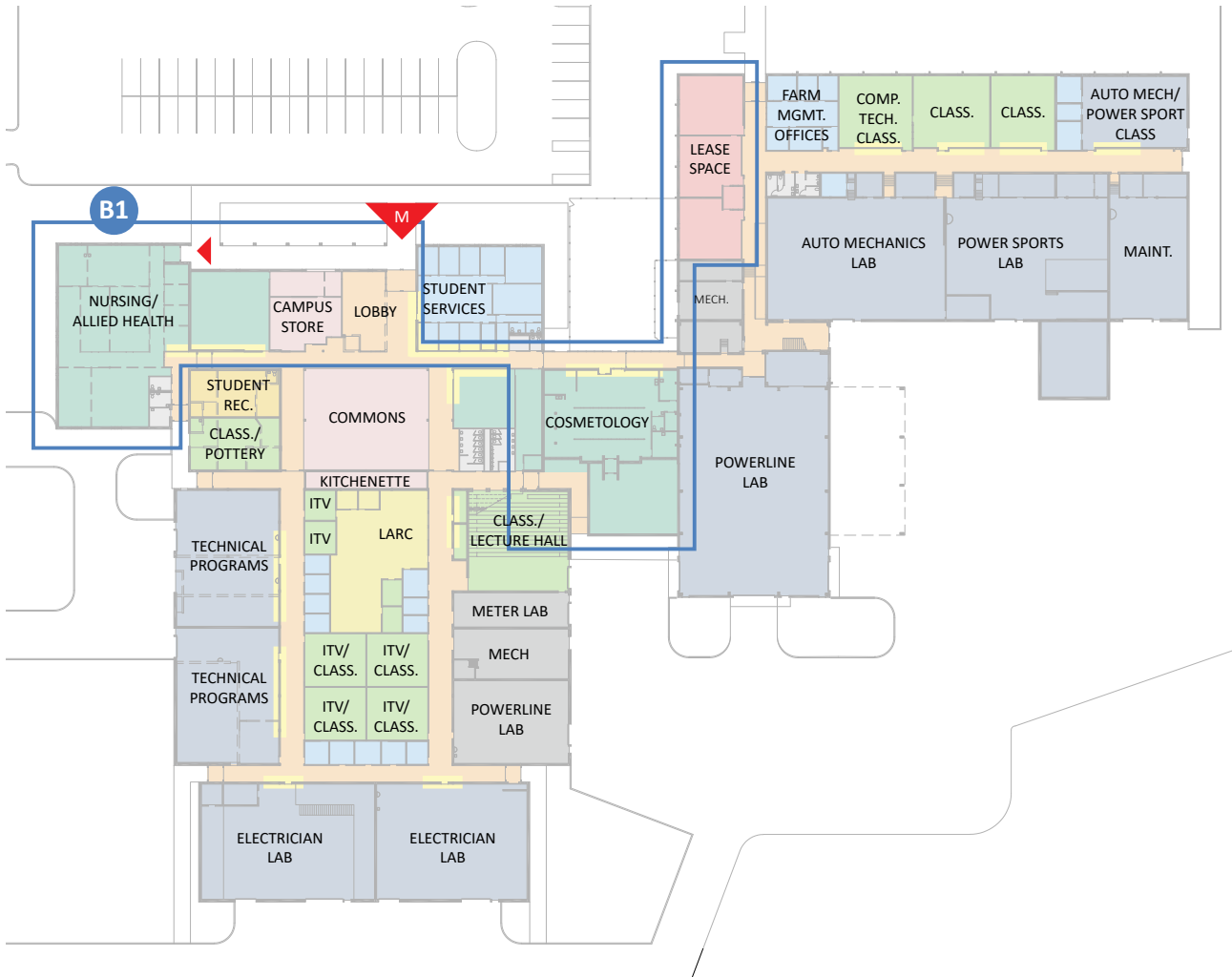
CAPITAL BONDING/Private Projects

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B1 ENTRY, COSMETOLOGY, & NURSING RENOVATION

Expand the main entry lobby and renovate spaces for Cosmetology and Nursing Allied/Health programs. Add on to Cosmetology to accommodate spa/massage program space.

Cost: \$4,555,000; **Status:** Long Term

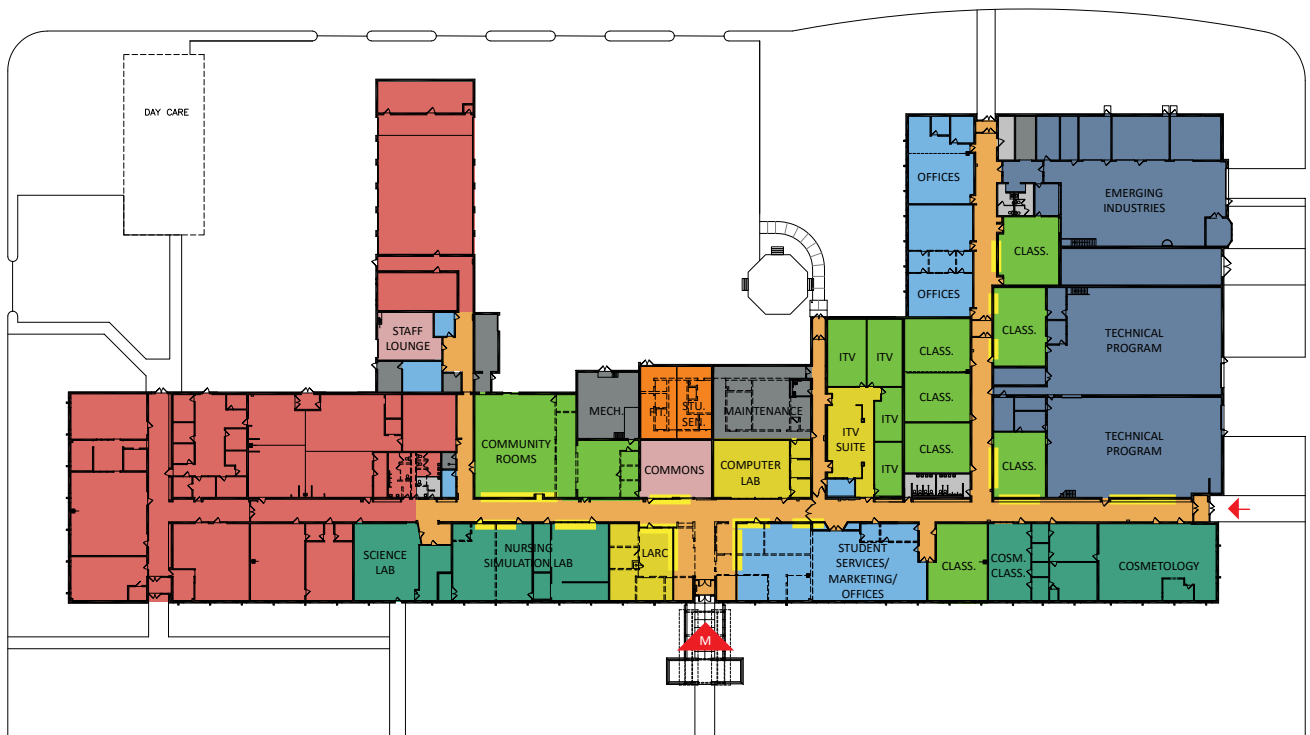


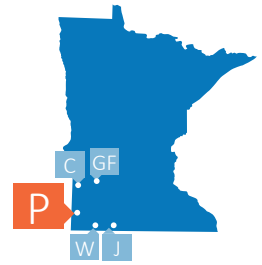


OVERALL FRAMEWORK PLAN

This long-range framework plan achieves a number of goals for the college:

- Interior spaces are visually opened-up to showcase the programs and activities.
- Restrooms are accessible and include updated fixtures and finishes.
- Signage and graphics are updated to better highlight MWCTC programs.
- Interior spaces are realigned to make better use of the available facilities.
- The main entry and lobby has been expanded and enhanced; Student Services and the LARC are visible and accessible directly from the main entry lobby.





HEAPR FUNDED PROJECTS

The following projects would be funded by Higher Education Asset Preservation and Repair (HEAPR) funds provided through Minnesota State and the State Legislature.

- H1 RESTROOM RENOVATION**
 Update restrooms to meet ADA requirements, and upgrade fixtures and finishes.
Cost: \$150,000; **Status:** Completed





CAMPUS FUNDED PROJECTS

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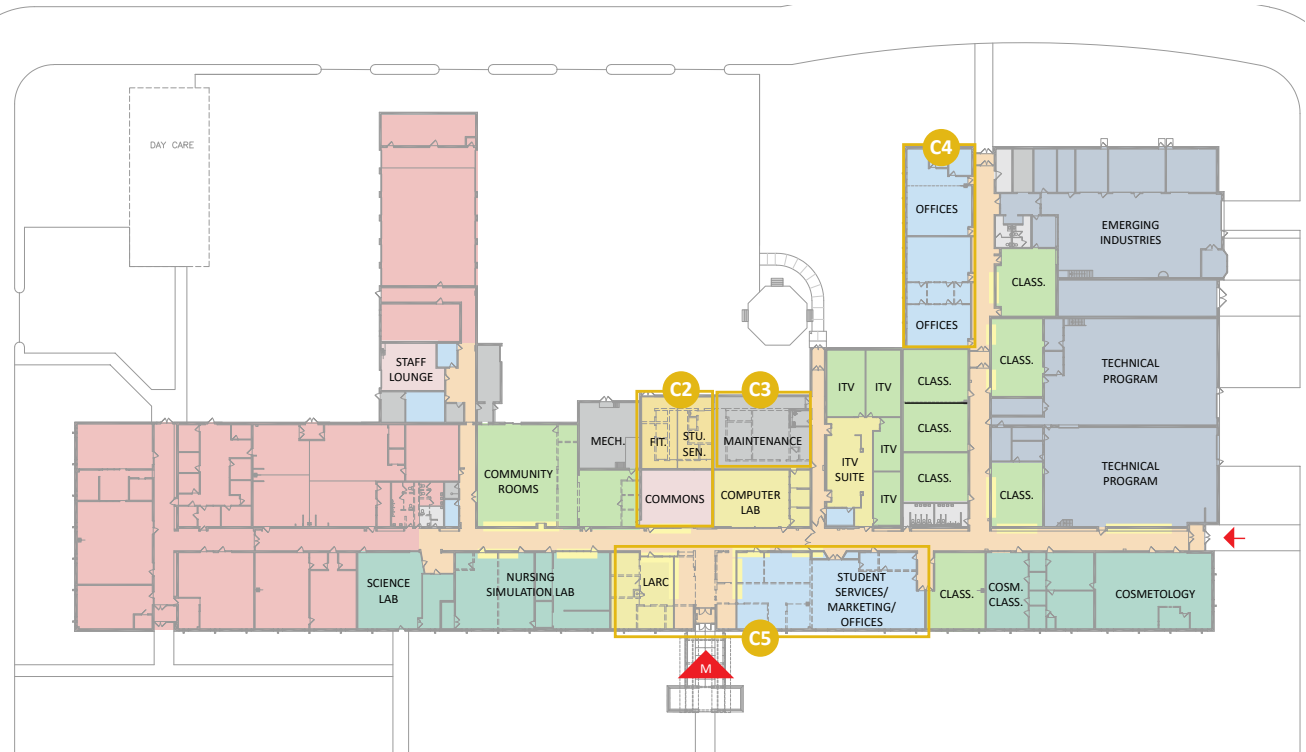
C1 PUBLIC SAFETY INITIATIVE
 Upgrade doors for key fob access and install security cameras.
Cost: \$53,000; **Status:** Short Term

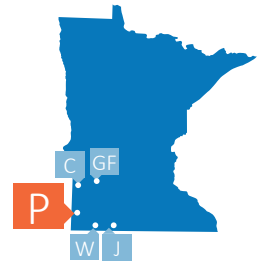
C2 COMMONS/FITNESS/STUDENT SENATE RELOCATION/ RENOVATION
 Relocate fitness and student senate to existing, abandoned space; renovate commons.
Cost: \$420,000; **Status:** Completed

C3 MAINTENANCE RELOCATION
 Renovate space to accommodate maintenance equipment, storage and staff.
Cost: \$285,000; **Status:** Mid Term

C4 OFFICE RENOVATION
 Renovate space for faculty office suite.
Cost: \$175,000; **Status:** Mid Term

C5 ENTRY/LARC/STUDENT SERVICES RENOVATION
 Expand lobby at main entrance. Relocate LARC, Student Services and marketing offices.
Cost: \$840,000; **Status:** Long Term





CAPITAL BONDING/Private Projects

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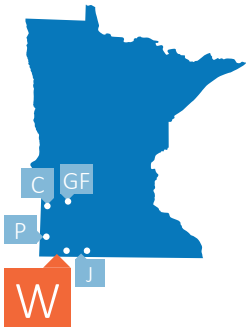


EMERGING INDUSTRIES/ TECHNICAL RENOVATION

Renovate spaces for new industry and technical/trades programs.

Cost: \$2,825,000; **Status:** Long Term

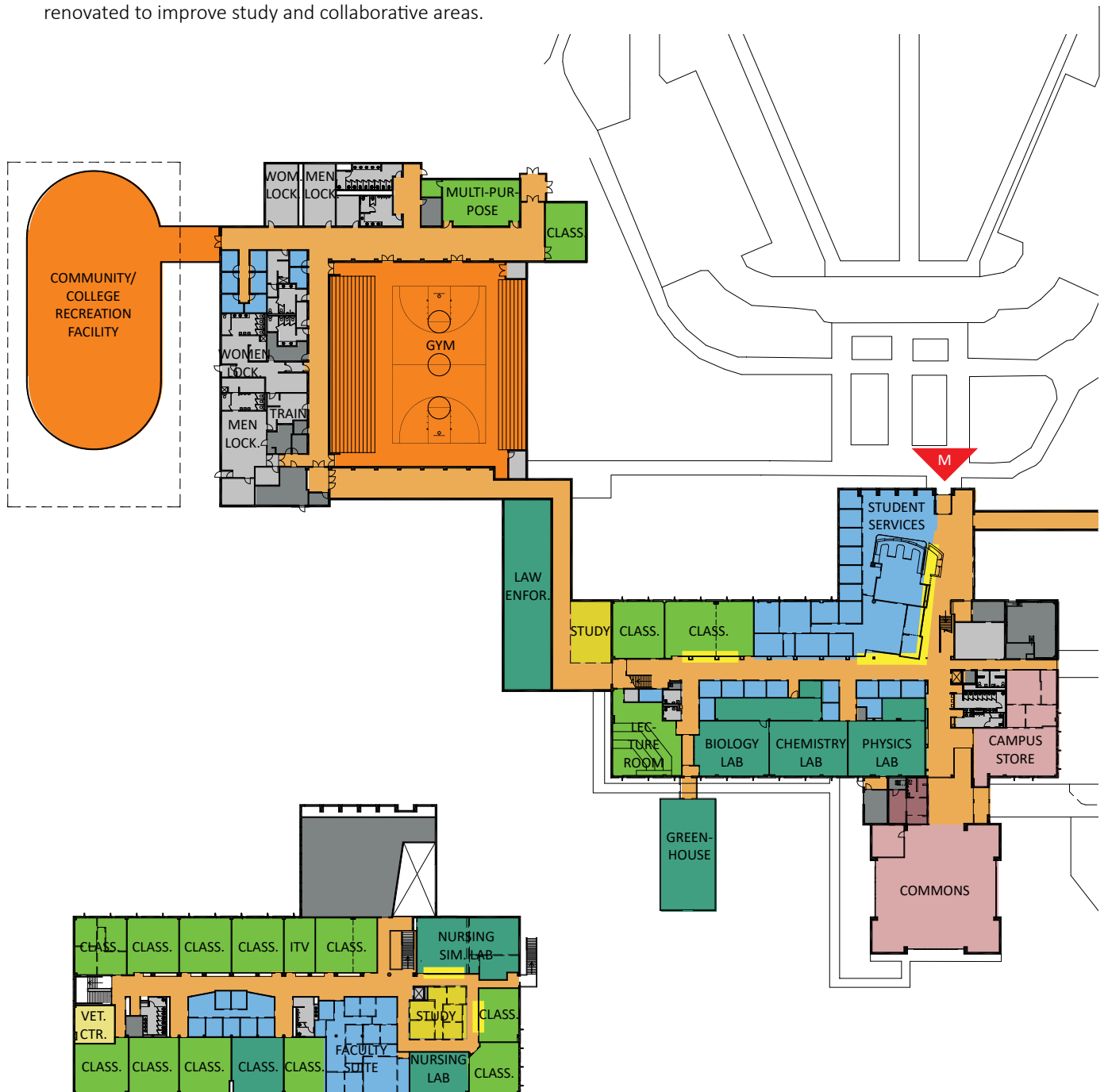


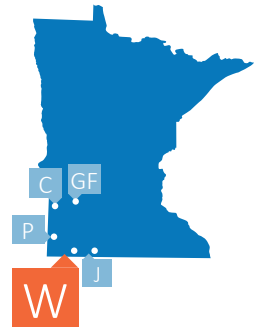


OVERALL FRAMEWORK PLAN

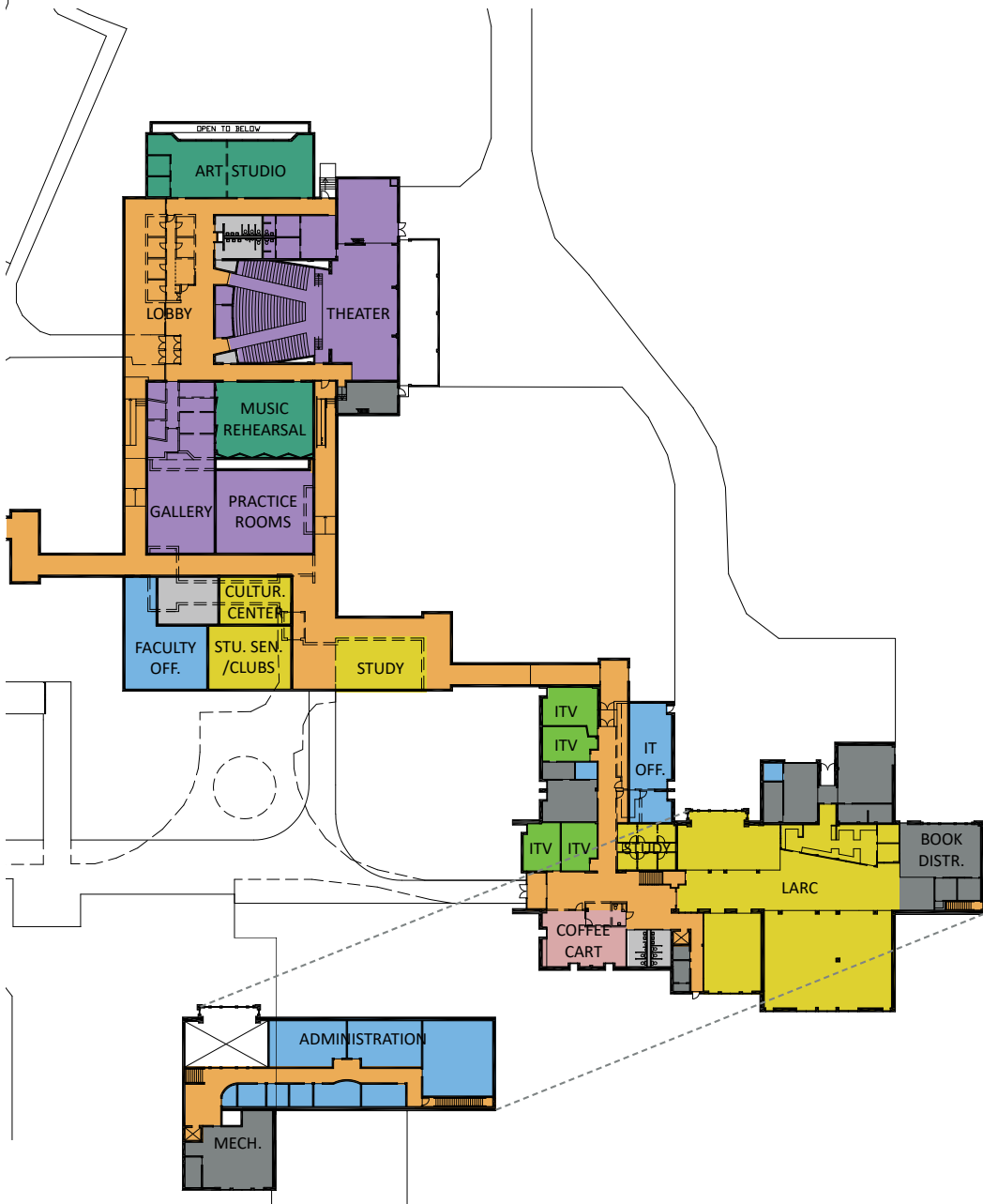
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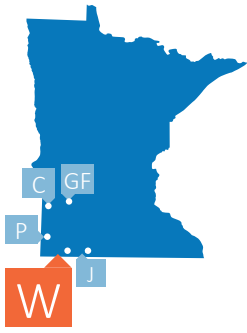
- Interior spaces are visually opened-up to showcase the programs and activities.
- Restrooms are accessible and include updated fixtures and finishes.
- Signage and graphics are updated to better highlight MWCTC programs.
- The Campus Store and Commons are renovated to better serve the student population now living on campus.
- A gathering/coffee space and casual study area are located near the LARC to support student needs; LARC spaces are renovated to improve study and collaborative areas.





- The upper level of the administration building is renovated to create a study area near faculty offices and nursing program spaces.
- A nursing simulation lab is added near nursing classrooms and offices.
- The theater/arts building is renovated to improve the lobby and event space; the infill between the theater, administration and link includes space for a gallery/gathering area, offices, student support and study space.
- A link between the recreation and administration buildings is created and includes space for the law enforcement program and study.





HEAPR FUNDED PROJECTS

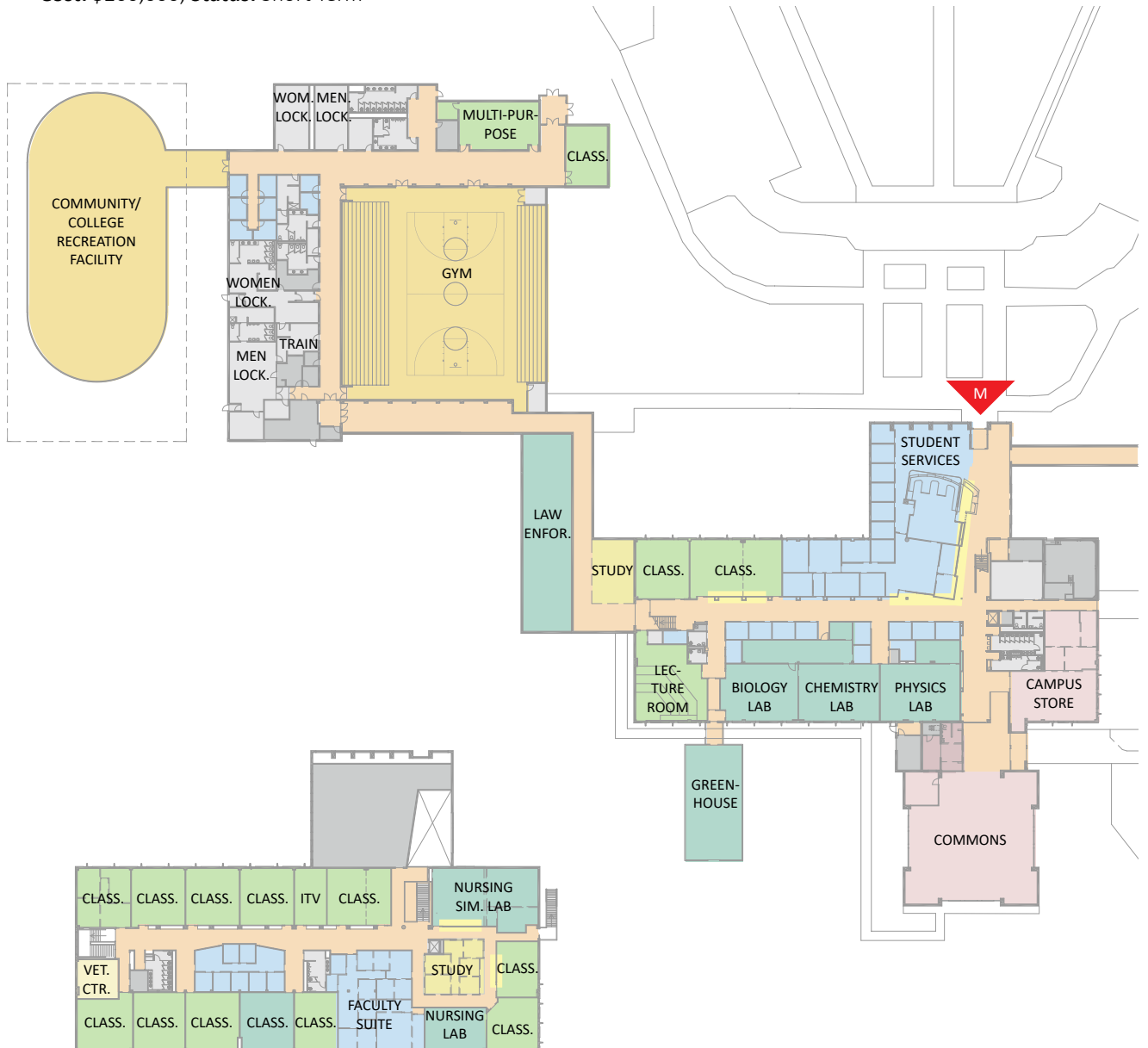
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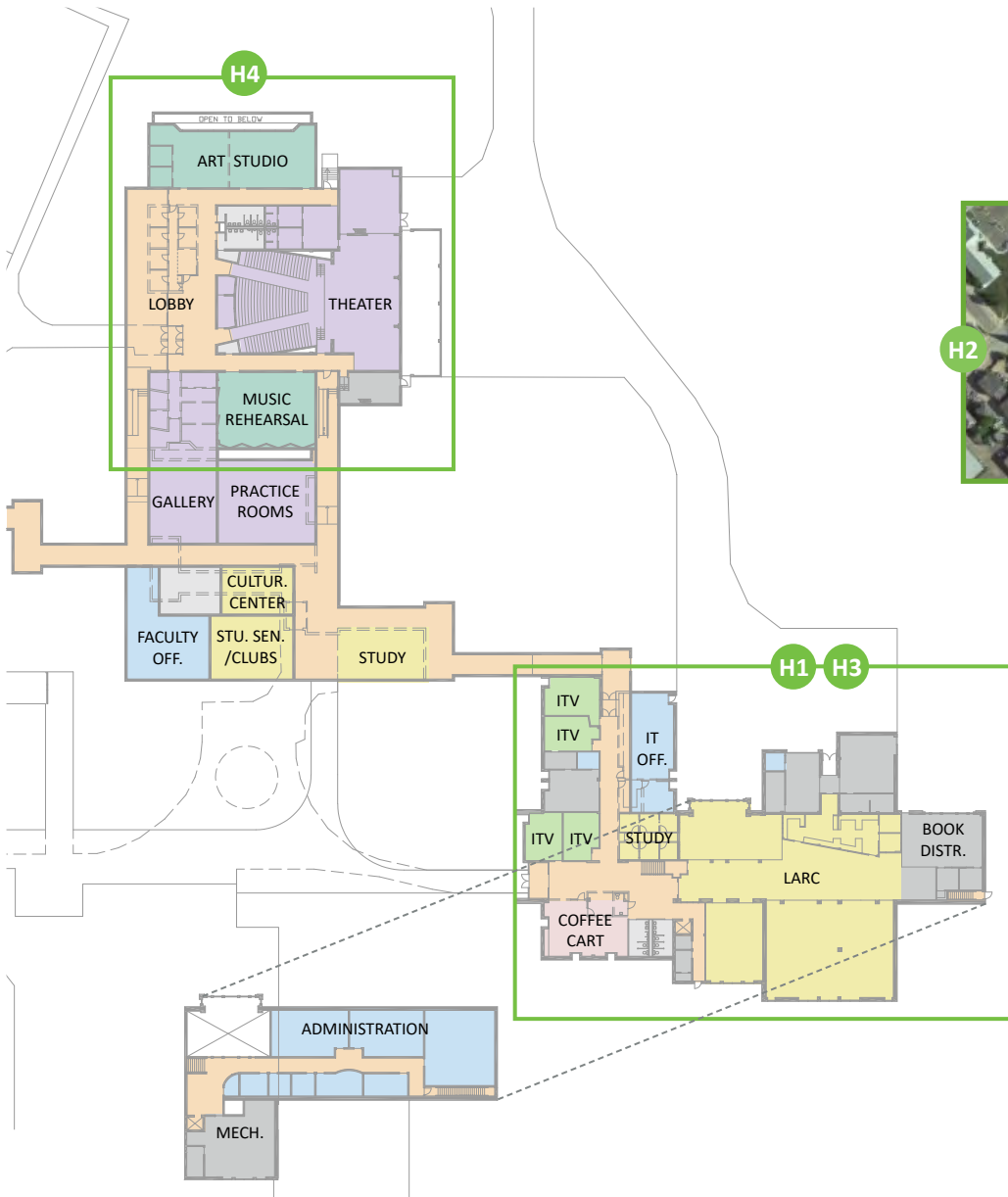
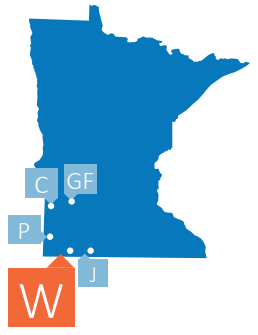
H1 LARC ROOF REPLACEMENT
Cost: \$160,000; **Status:** Completed

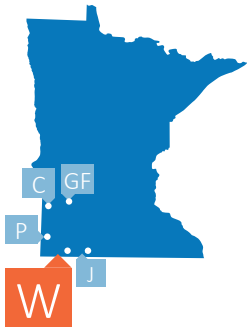
H2 CCE BOILER REPLACEMENT
 Replace boiler in CCE building in downtown Worthington.
Cost: \$200,000; **Status:** Short Term

H3 LARC FIRE SUPPRESSION SYSTEM
Cost: \$250,000; **Status:** Short Term

H4 FINE ARTS FIRE SUPPRESSION SYSTEM
Cost: \$200,000; **Status:** Short Term





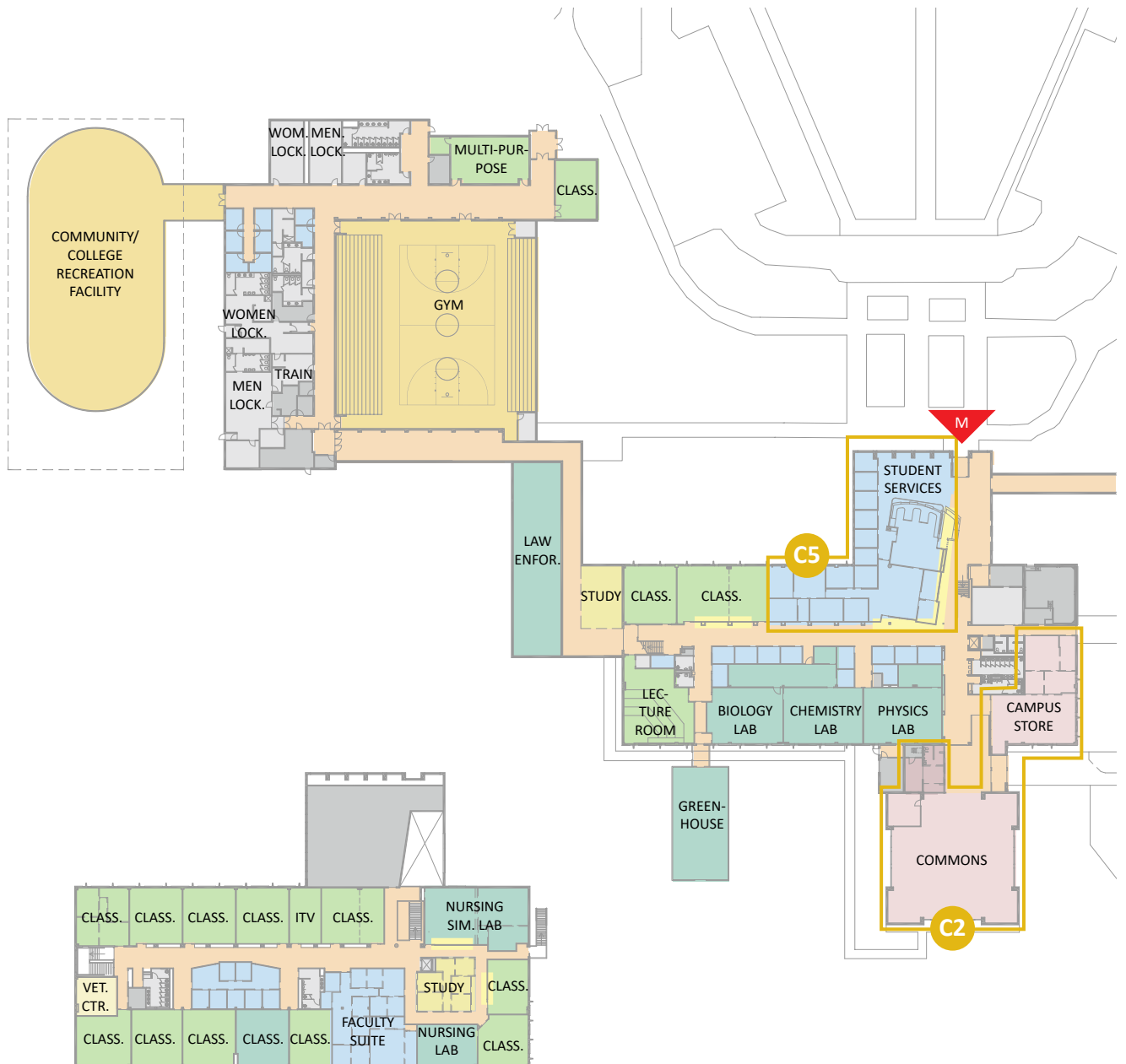


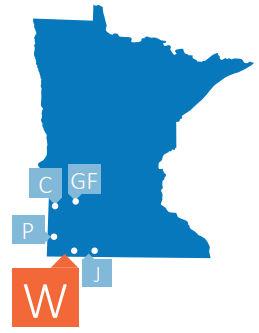
CAMPUS FUNDED PROJECTS

The following projects would be funded by the campus with General Obligation Funds.

C1 PUBLIC SAFETY INITIATIVE
 Upgrade doors for key fob access and install security cameras.
Cost: \$53,000; **Status:** Short Term

C2 COMMONS/CAMPUS STORE RENOVATION
 Refresh Commons space. Include a food prep area and maintain kitchen space for potential food service program. Expand and renovate the Campus Store.
Cost: \$85,000; **Status:** In Progress

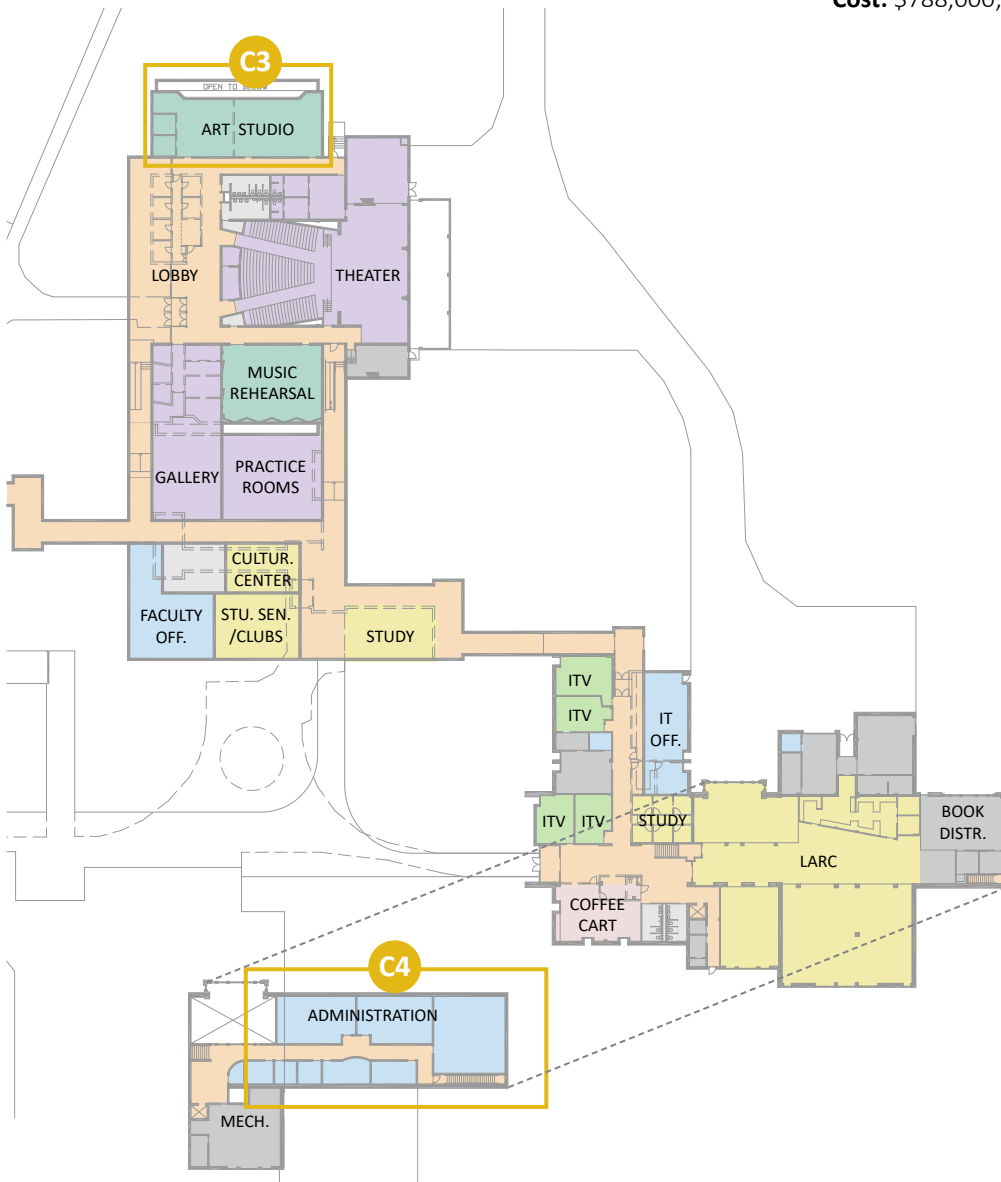


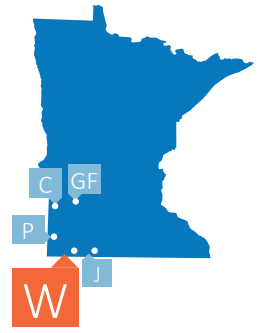


C3 ART STUDIO RENOVATION
 Remove all walls between ceramics and art studio to expand art studio space.
Cost: \$110,000; **Status:** Mid Term

C4 ADMINISTRATION RELOCATION
 Relocate administration to the upper level of the LARC building. Renovate spaces as needed to accommodate office and meeting functions.
Cost: \$705,000; **Status:** Mid Term

C5 STUDENT SERVICES RENOVATION
 Expand and renovate space for Student Services. Relocate marketing to this area.
Cost: \$788,000; **Status:** Mid Term





B3 ARTS & CULTURAL CENTER RENOVATION & ADDITION

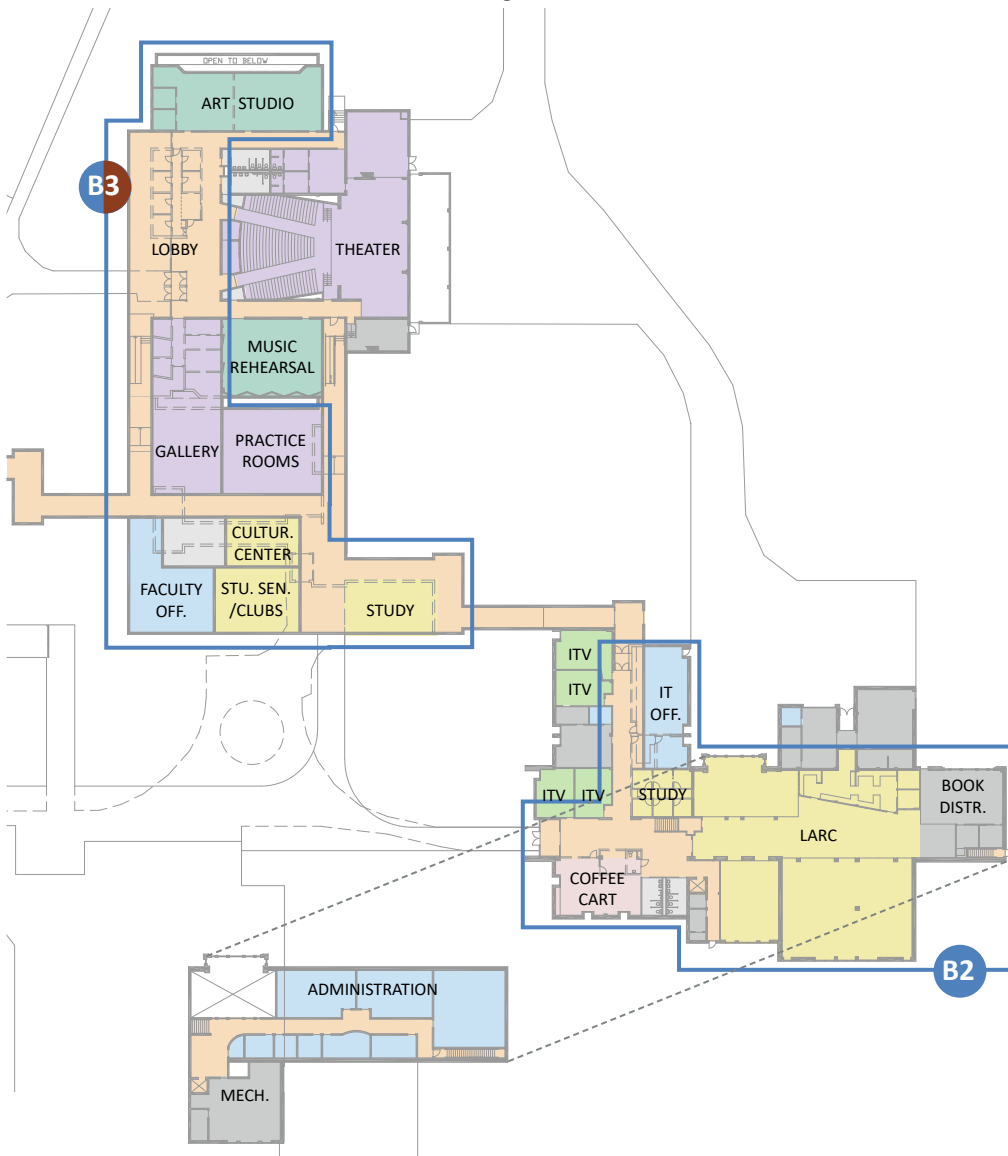
Expand theater/arts building to create space for a larger lobby/gathering space, a gallery, faculty offices, student support (student senate and clubs), the cultural center and open study area. Refresh finishes and furniture in the existing theater. Remove wall between ceramics and art studio to create a larger art classroom.

Cost: \$5,980,000; **Status:** Mid/Long Term

B4 LAW ENFORCEMENT TACTICAL TRAINING FACILITY

Construct a link to connect the athletic building with the administration building. Create casual study space, and storage and tactical space for law enforcement. Relocate Law Enforcement program. Replace dome with community/college recreation facility.

Cost: \$4,825,000; **Status:** Long Term



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