

3 EXISTING BUILDING CONDITIONS

OVERALL CAMPUS CONDITIONS

Across all campuses, there are common issues and themes regarding space needs and campus community.

- **Transparency of program spaces:** Spaces are closed off and the activities inside are not visible to students or visitors. Programs are "hidden" behind corridor walls.
- **Campus community:** Students do not spend a lot of time on campus or in student gathering spaces. Food service is limited at most campuses so many leave the campus for lunch instead of spending time at the student commons or lounge areas. In most cases, the commons areas are not heavily used.
- **Brand awareness:** MWCTC programs are not highlighted, either visually in the building or through signage across campus. Exterior signage does not emphasize what is happening on campus; local communities are not aware of what is going on at MWCTC.
- **Dated interiors:** Interiors are well-maintained but dated. Spaces are in need of a refresh to remain appealing to students.
- **Fragmented space:** Classrooms and other program spaces are fragmented; space and program needs should be realigned to make the most of available facilities.
- **Unused kitchen spaces:** Only the Canby campus continues to offer food service. Kitchen and food prep areas at the other campuses remained unused, except for infrequent functions or storage.

3.1 BUILDING ANALYSIS & SUMMARY

CANBY

This campus consists of multiple buildings: a main building, three technical buildings and a residence hall. The campus is fairly well-maintained with an average FCI of .08. Issues at this campus include the following:

- Dated interiors: Many spaces are dated and in need of interior refresh (student recreation, student fitness, corridors, etc.).
- Accessibility: Restrooms need updates to address accessibility items and to refresh finishes.
- Mis-alignment of space, activity and entry: Entries at the main building do not coincide with how students or visitors use or approach the building. There is a disconnect between where the interior spaces are located in relation to the building entries.
- Systems maintenance: Some of the technical buildings require significant improvements to systems, such as roofing, exterior sheathing and HVAC.
- Site and building/pedestrian connection: Site landscape and parking create some disconnect with location of the building main entry. More parking is located near secondary building entries; landscape also highlights secondary building entries. Vehicular circulation and parking creates some conflict with pedestrians crossing to and from the main building to the technical buildings.
- Interior transparency: Spaces in the building are closed off; people can't see the activities inside or get a sense of what programs are occurring on campus.
- Environmental graphics: Signage and graphics are not consistent across the campus and do not highlight the programs and activities occurring on campus.
- Realignment of space: As program spaces shift, the old space needs to be cleared out and reallocated to make the best use of available facilities.

GSF	Calculated CRV (000's)	Backlog (000's)	Average Annual Renewal (000's)	Average Annual Infra (000's)	FCI
86,143	\$31,931	\$2,506	\$520	\$75	0.08

GRANITE FALLS

This campus consists of one main building. The campus is well-maintained with an average FCI of .04. Issues at this campus include the following:

- Dated interiors: Many spaces are dated and in need of interior refresh (student recreation, "The Pit", corridors, etc.).
- Accessibility: Restrooms need updates to address accessibility items and to refresh finishes.
- Interior transparency: Spaces in the building are closed off; people can't see the activities inside or get a sense of what programs are occurring on campus.
- Environmental graphics: Signage and graphics are not consistent across the campus and do not highlight the programs and activities occurring on campus.
- Realignment of space: As program spaces shift, the old space needs to be cleared out and reallocated to make the best use of available facilities.
- Main entry: The main entry is located on the north side of the building and not visually accessible when approaching the building from the south, which is the primary approach for most students and visitors.
- Building entry and parking: Parking is located primarily on the east and west ends of the building; not as much is located near the front entry. Consequently, students enter on the east and west and don't necessarily go to the commons area. The ITV classroom on the east is an example: students park on the east, take a class in the ITV space near that entry, and then leave without having spent much time on campus. The parking/building entries tend to segregate activity in the building.

GSF	Calculated CRV (000's)	Backlog (000's)	Average Annual Renewal (000's)	Average Annual Infra (000's)	FCI
97,548	\$35,801	\$1,497	\$580	\$67	0.04

JACKSON

This campus consists of one main building. The campus is well-maintained with an average FCI of .03. Issues at this campus include the following:

- Dated interiors: Many spaces are dated and in need of interior refresh (auditorium, student commons, classrooms, etc.).
- Accessibility: Restrooms need updates to address accessibility items and to refresh finishes.
- Interior transparency: Spaces in the building are closed off; people can't see the activities inside or get a sense of what programs are occurring on campus.
- Environmental graphics: Signage and graphics are not consistent across the campus and do not highlight the programs and activities occurring on campus. Some programs, such as the Powerline and Cosmetology programs, highlight their spaces and location, but it is not consistent across the campus.
- Realignment of space: As program spaces shift, the old space needs to be cleared out and reallocated to make the best use of available facilities. The welding program, for example, needs space and adjacent space could be reconfigured for that program.
- Main entry: The building's main entry is understated, particularly in comparison to adjacent entries for other services or leased spaces.

GSF	Calculated CRV (000's)	Backlog (000's)	Average Annual Renewal (000's)	Average Annual Infra (000's)	FCI
94,050	\$33,552	\$1,125	\$535	\$60	0.03

PIPESTONE

This campus consists of one main building, an unoccupied building (previously a daycare) and storage facilities. The campus is fairly well-maintained with an average FCI of .05. Issues at this campus include the following:

- Accessibility: Restrooms need updates to address accessibility items and to refresh finishes.
- Interior transparency: Although there are areas with large interior windows, many spaces in the building are closed off; people can't see the activities inside or get a sense of what programs are occurring on campus.
- Environmental graphics: Signage and graphics are not consistent across the campus and do not highlight the programs and activities occurring on campus.
- Realignment of space: As program spaces shift, the old space needs to be cleared out and reallocated to make the best use of available facilities. There is a lot of space used as storage for old equipment and materials. Some of the "prime real estate" near the front entry is used as a large workroom/storage area.
- Campus community: This campus is far from town and does not have food service. Many students also take online courses off campus. Consequently, students do not spend a lot of time on campus or in student gathering spaces.
- A substantial amount of space is leased.

GSF	Calculated CRV (000's)	Backlog (000's)	Average Annual Renewal (000's)	Average Annual Infra (000's)	FCI
111,422	\$40,132	\$1,917	\$567	\$113	0.05

WORTHINGTON

This campus consists of five buildings: an administration/classroom building, the library, a performing arts building, a health and wellness center, and student housing. The campus is well-maintained with an average FCI of .04. Issues at this campus include the following:

- Dated interiors: Some spaces are dated and in need of interior refresh (the student commons and spaces in the performing arts building, primarily).
- Accessibility: Some restrooms need updates to address accessibility items and to refresh finishes.
- Interior transparency: Spaces in the building are closed off; people can't see the activities inside or get a sense of what programs are occurring on campus.
- Environmental graphics: Signage and graphics are not consistent across the campus and do not highlight the programs and activities occurring on campus. Some areas, such as the student senate and student services area, incorporate signage that showcases their organizations, but it is not consistent across buildings or functions/programs on the campus.
- Campus commons: Students congregate at the main entry near student services rather than the commons area. The commons is located away from the main foot traffic and the campus no longer has food service. While the space has game tables and vending, it is not highly used.
- Dated arts facilities: The performing arts building is in need of interior updates. The spaces are outdated and restrooms do not meet accessibility standards. The spaces are also tight and cannot accommodate events or visiting organizations. Rooms do not have humidity or climate control.
- LARC updates: The library needs to update technology and spaces to meet evolving needs- including acoustic and gathering areas for collaborative work.
- Link to health and wellness building: A proposed link between the administration and health/wellness building was not completed.
- Fragmented space: Testing spaces are located throughout various buildings.

GSF	Calculated CRV (000's)	Backlog (000's)	Average Annual Renewal (000's)	Average Annual Infra (000's)	FCI
171,225	\$60,044	\$2,134	\$1,034	\$102	0.04

STUDENT HOUSING

Two MWCTC campuses have student housing on site: Canby and Worthington. The Canby facility is owned by the Minnesota West Foundation, a non-profit organization dedicated to providing financial support to MWCTC students. The foundation takes care of operational issues in terms of financing; MWCTC provides maintenance. The new Blue Jay Villas in Worthington is owned and operated by a third party—Bluffstone LLC. Only grounds maintenance for this facility will be provided by MWCTC.



CANBY

Carr Residence Hall was constructed in 1973. The two-story building accommodates eight, two-bedroom apartments. Parking and an outdoor recreation area are provided adjacent to the residence hall. The residence hall is not fully occupied; each year there are one or two apartments available.

The apartments are in satisfactory condition, although there are issues that should be addressed.

- The outside entries are uninviting. Each floor has a main, exterior entry (an exterior stair leads to the upper level) but there are no gathering space inside the main entries.
- The building lacks common space and laundry facilities.
- Interior finishes and furniture are dated and worn.
- The residence hall lacks an outdoor patio/gathering space; students walk across the campus and use the grill and patio at the commons area.



WORTHINGTON

Bluejay Villas is a new campus residence hall that opened in the fall of 2018. The three-story building contains 108-beds in a combination of two-bedroom/two bathroom and four-bedroom/four-bathroom units. It also includes a commons area with laundry and fitness facilities, a social area, a study room, mailboxes, vending and a manager's office.

ADDITIONAL INFORMATION

2012 ALL HAZARDS PLAN

The All Hazards Plan, prepared by MWCTC, outlines a framework by which the college responds to a variety of emergencies. The plan establishes an emergency team, campus safety committees and areas of responsibility. It identifies levels of emergencies, team duties and communication strategies. It also address potential emergency situations—natural or man made—and post-emergency procedures.

2015 ENVIRONMENTAL SCAN AND SPACE NEEDS STUDY

The 2015 Environmental Scan and Space Needs Study provided a college-wide space needs analysis for each of the five main MWCTC campuses. The study process included review of information from the 2011 Master Plan Update and review of population, demographic, and occupational projections. MWCTC provided enrollment, course and facilities data. (Fall 2013 was used as the baseline.) Key findings of the study include:

- Of the 371,058 ASF (a total of all campuses), 43,306 ASF was inactive and 23,943 was dedicated to outside organization use.
- Classrooms on all campuses were underutilized. Typical community college metrics suggest rooms be used 30-35 weekly rooms hours at 65% student station occupancy. On the Worthington campus, for

example, 19 classrooms averaged 15 weekly room hours at 44% student station occupancy.

- Teaching lab utilization outcomes suggest that some consolidation or right-sizing of teaching labs can occur on each campus. The labs were being utilized an average of 10 WRHs at a 67% student station occupancy.
- Based on student headcount enrollment, course data and faculty/staff information, the amount of required space was established and compared to existing space on campus. The findings indicated that MWCTC generated surpluses of space on all campuses, even with the reallocation of some space to inactive and leasing to outside organizations.

The study concluded that MWCTC could further consolidate programmed facilities through renovation of space to increase utilization and provide state-of-the-art teaching facilities.

ROOF REPORTS

Roof reports for buildings on each MWCTC campus were prepared by Roof Spec (MinnWest CTC Group) and are included in the Appendix. Summary information of those reports are contained in the subsequent building data sheets.

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