### 3.2 BUILDING DATA SHEETS

**EXISTING BUILDING CONDITIONS**

<table>
<thead>
<tr>
<th>Daycare</th>
<th>Main Bldg.</th>
<th>Main Bldg. Add. 1</th>
<th>North Bldg.</th>
<th>Main Bldg. Add. 2</th>
<th>Main Bldg. Add. 3</th>
<th>North Wing</th>
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<tbody>
<tr>
<td>Gross Square Footage</td>
<td>1,914</td>
<td>20,772</td>
<td>29,400</td>
<td>3,400</td>
<td>12,836</td>
<td>27,000</td>
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<tr>
<td>Current Replacement Value (CRV in 000's)</td>
<td>$715</td>
<td>$7,761</td>
<td>$10,732</td>
<td>$505</td>
<td>$4,686</td>
<td>$9,856</td>
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<tr>
<td>Building Repairs Backlog</td>
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<td>$526</td>
<td>$571</td>
<td>$0</td>
<td>$396</td>
<td>$213</td>
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<td>0.05</td>
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<td>0.08</td>
<td>0.02</td>
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<td>5-year Renewal Forecast</td>
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<td>$621</td>
<td>$1,208</td>
<td>$601</td>
<td>$485</td>
<td>$213</td>
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<td>Mothballed</td>
<td>100%</td>
<td>NA</td>
<td>7%</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Asphalt Shingles</td>
<td>4-Ply Asphalt</td>
<td>4-Ply Asphalt</td>
<td>Asphalt Shingles</td>
<td>4-Ply Asphalt</td>
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</tr>
<tr>
<td>Building Exterior Type</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
PIPESTONE CAMPUS BUILDINGS SUMMARY
The MWCTC Pipestone campus consists of one main building, a building previously used for daycare, and auxiliary storage buildings. The main building was originally constructed in 1966. Renovations or additions have been made over the years.

A
GENERAL ACADEMIC & STUDENT SERVICES BUILDING
This is the main building on campus. It contains classrooms, offices, student services, and the LARC.

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

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

PROJECTS COMPLETED SINCE 2011 MASTER PLAN
• Demolished unused portions of the building (old meat program area)
• Incrementally removed lockers (started but not completed)
• Relocated bookstore
• Remodeled cosmetology area
• Remodeled nursing area for simulation lab

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

3.2 BUILDING DATA SHEETS

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EXISTING BUILDING CONDITIONS

3.2 BUILDING DATA SHEETS

EXISTING BUILDING CONDITIONS

ROOF CONDITION RECOMMENDATIONS

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

Daycare
Asphalt Shingles: ASLR 16 years

Main Building
Area A1: MN State Standard 4-Ply Asphalt: Excellent: ASLR 33 years
• Repair: Remove all debris from the roof area.
Area A2: MN State Standard 4-Ply Asphalt: Excellent: ASLR 31 years
• Repair: Remove all leaves and vegetation from the roof area.

Main Building Addition 1
Area D1: MN State Standard 4-Ply Asphalt: Excellent: ASLR 31 years
• Repair: Remove all leaves and debris from the roof and trim overhanging trees.
Area D2: MN State Standard 4-Ply Asphalt: Excellent: ASLR 33 years

North Building
Asphalt Shingles: ASLR 10 years

Main Building Addition 2
Area B1, B2, B3: MN State Standard 4-Ply Asphalt: Excellent: ASLR 36 years
• Repair: Remove all debris and vegetation from the roof area. Install new sealant where ductwork enters the wall.
Area B4: MN State Standard 4-Ply Asphalt: Excellent: ASLR 34 years

Main Building Addition 3
Area C1: MN State Standard 4-Ply Asphalt: Excellent: ASLR 34 years
Area C2: MN State Standard 4-Ply Asphalt: Excellent: ASLR 36 years
• Repair: Should be warranty repair.
Area C3, C4: MN State Standard 4-Ply Asphalt: Excellent: ASLR 34 years
• Repair: Remove all debris and obstructions from the roof drains. Design and adequately support ladder base.

Area C5: Asphalt Shingles: ASLR 15 years
Area C6: Asphalt Shingles: ASLR 24 years

North Wing
MN State Standard 4-Ply Asphalt: Very Good: ASLR 27 years
• Repair: Remove all leaves and debris from the roof area and replace all deteriorated sealant.

RECOMMENDATIONS

During the comprehensive facility planning process, a variety of issues were raised for improving the MWCTC Pipestone facilities. These include:
• Opening up the student services area and making it more evident when entering the building
• Bringing more activity to the central area of the building
• Evaluating materials and equipment stored throughout the building and eliminating outdated or unused items
• Reorganizing office space

HEAPR REQUESTS

The following are current and projected HEAPR requests:
• Restroom renovation

CAMPUS-FUNDED PROJECTS

The following are current and projected campus-funded projects:
• Parking lot maintenance and repair
B3 DATA ANALYSIS
In 2009, Minnesota State Colleges and Universities started using the B3 system, establishing the baseline for energy use. The information below reflects the MWCTC Pipestone campus’s energy use of both natural gas and electricity. The baseline shows how the site would perform in subsequent years if no changes or improvements had been made.
BUILDING SYSTEMS SUMMARY

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

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

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

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

3.2 BUILDING DATA SHEETS

<table>
<thead>
<tr>
<th></th>
<th>Main Bldg.</th>
<th>Main Bldg.</th>
<th>Main Bldg.</th>
<th>Main Bldg.</th>
<th>North Wing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Square Footage</td>
<td>20,772</td>
<td>29,400</td>
<td>12,836</td>
<td>27,000</td>
<td>16,100</td>
</tr>
<tr>
<td>Current Replacement Value (CRV in 000's)</td>
<td>$7,761</td>
<td>$10,732</td>
<td>$4,686</td>
<td>$9,856</td>
<td>$5,877</td>
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<td>Building Repairs Backlog</td>
<td>$526</td>
<td>$571</td>
<td>$396</td>
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<tr>
<td>Facility Condition Index</td>
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<td>0.05</td>
<td>0.08</td>
<td>0.02</td>
<td>0.02</td>
</tr>
<tr>
<td>5-year Renewal Forecast</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Mothballed</td>
<td>NA</td>
<td>7%</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Roof Type</td>
<td>4-Ply Asphalt</td>
<td>4-Ply Asphalt</td>
<td>4-Ply Asphalt</td>
<td>4-Ply Asphalt</td>
<td>4-Ply Asphalt</td>
</tr>
<tr>
<td>Building Exterior Type</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
EXISTING FACILITY PHOTOS

1. Lobby at Main Entry
2. Offices
3. Bookstore
4. Main Corridor
5. Offices
3.2 BUILDING DATA SHEETS

- Student Rec
- Science Lab
- Marketing
- Entry to Spaced Leased by SWWC
EXISTING FACILITY PHOTOS

10. Community Room

11. Student Lounge

12. Nurse Lab

13. Computer Lab

14. LARC

15. ITV Lab
3.2 BUILDING DATA SHEETS

EXISTING BUILDING CONDITIONS

Cosmetology

Carpentry Shop

HVAC Lab

Classroom
EXISTING SPACE USAGE

The plan below shows the rooms types by color.

<table>
<thead>
<tr>
<th>Use Type</th>
<th>SF</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom</td>
<td>10,800</td>
<td>11%</td>
</tr>
<tr>
<td>Labs</td>
<td>6,100</td>
<td>6%</td>
</tr>
<tr>
<td>Technical Lab</td>
<td>15,200</td>
<td>16%</td>
</tr>
<tr>
<td>Library &amp; Study Areas</td>
<td>4,200</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Subtotal Academic Area</strong></td>
<td>36,300</td>
<td>38%</td>
</tr>
<tr>
<td>Offices</td>
<td>6,100</td>
<td>6%</td>
</tr>
<tr>
<td>Conf/Meeting</td>
<td>4,100</td>
<td>4%</td>
</tr>
<tr>
<td>Rec/Athletics</td>
<td>1,800</td>
<td>2%</td>
</tr>
<tr>
<td>Stud Support/Other</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Arts Area</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Cafeteria/Bookstore</td>
<td>3,200</td>
<td>3%</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1,300</td>
<td>1%</td>
</tr>
<tr>
<td>Leased Space</td>
<td>14,000</td>
<td>15%</td>
</tr>
<tr>
<td>Support &amp; Mech./Maint. Space</td>
<td>8,200</td>
<td>9%</td>
</tr>
<tr>
<td>Circulation</td>
<td>21,000</td>
<td>22%</td>
</tr>
<tr>
<td><strong>Total Net Area</strong></td>
<td>96,000</td>
<td>100%</td>
</tr>
</tbody>
</table>

Use Type: SF % SF % SF % SF % SF %

- Classroom 10,800 11% 10,800 11% 10,800 11% 10,800 11% 16,500 11%
- Labs 6,100 6% 6,100 6% 6,100 6% 6,100 6% 11,500 8%
- Technical Lab 15,200 16% 15,200 16% 15,200 16% 15,200 16% 30,600 37%
- Library & Study Areas 4,200 4% 4,200 4% 4,200 4% 4,200 4% 4,000 3%
- Subtotal Academic Area 36,300 38% 36,300 38% 36,300 38% 36,300 38% 40,400 27%
- Offices 6,100 6% 6,100 6% 6,100 6% 6,100 6% 14,400 10%
- Conf/Meeting 4,100 4% 4,100 4% 4,100 4% 4,100 4% 7,600 5%
- Rec/Athletics 1,800 2% 1,800 2% 1,800 2% 1,800 2% 22,000 15%
- Stud Support/Other 0 0% 0 0% 0 0% 0 0% 3,000 2%
- Arts Area 0 0% 0 0% 0 0% 0 0% 5,700 4%
- Cafeteria/Bookstore 3,200 3% 3,200 3% 3,200 3% 3,200 3% 5,600 3%
- Kitchen 1,300 1% 1,300 1% 1,300 1% 1,300 1% 800 0%
- Leased Space 14,000 15% 14,000 15% 14,000 15% 14,000 15% 2,000 1%
- Support & Mech./Maint. Space 8,200 9% 8,200 9% 8,200 9% 8,200 9% 1,600 1%
- Circulation 21,000 22% 21,000 22% 21,000 22% 21,000 22% 39,300 26%
- Total Net Area 96,000 100% 96,000 100% 96,000 100% 96,000 100% 149,800 100%
SPACE UTILIZATION
The space utilization diagram indicates very low for all classroom and lab spaces.

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

[Diagram of space utilization with color codes and labels]

Data from reporting period
8/22/2016 through 5/10/2017
### Existing Building Conditions

#### 3.2 Building Data Sheets

<table>
<thead>
<tr>
<th>Ctr for Career Ed.</th>
<th>Class/ Stud Serv &amp; Admin</th>
<th>Ctr for Health &amp; Well</th>
<th>Ctr for Perf &amp; Fine Arts</th>
<th>Ag Bldg/ LRC</th>
<th>Facility Shop</th>
<th>Add to LRC</th>
<th>Link</th>
<th>Field House Annex</th>
<th>Stud Serv Add</th>
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<tr>
<td>Gross Square Footage</td>
<td>7,915</td>
<td>55,730</td>
<td>19,190</td>
<td>17,513</td>
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<td>6,775</td>
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<td>5-year Renewal Forecast</td>
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<td>$1,573</td>
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<td>$835</td>
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<tr>
<td>Roof Type</td>
<td>4-Ply Asphalt &amp; Stand Seam Shl Mtl</td>
<td>4-Ply Asphalt</td>
<td>4-Ply Built-up Asphalt</td>
<td>EPDM-B</td>
<td>EPDM-B</td>
<td>Stand Seam Shl Mtl &amp; EPDM-B</td>
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<td></td>
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</tr>
<tr>
<td>Building Exterior Type</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Masonry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprinklers</td>
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<td>Y</td>
<td>(partial)</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
WORTHINGTON CAMPUS BUILDINGS SUMMARY
The MWCTC Worthington campus consists of five primary buildings and an enclosed link connecting three. Student housing to the west of the existing campus buildings is currently under construction (at the time of this writing). The Center for Career Education, a renovated fire station in downtown Worthington, was developed in 2013 to provide learning space for the Mechatronics program.

CLASSROOM, STUDENT SERVICES AND ADMINISTRATION BUILDING
Current Uses: Classrooms, offices, student services

ACADEMIC AND TECHNOLOGY RESOURCE CENTER
Current Uses: Classrooms, LARC

CENTER FOR PERFORMING & FINE ARTS
Current Uses: Classrooms, offices and theater space

CENTER FOR HEALTH AND WELLNESS
Current Uses: Athletic training, recreation

THE ANNEX
Current Uses: Athletic training, recreation

STUDENT HOUSING
Current Uses: Housing

OTHER FACILITIES LOCATED OFF-SITE
CENTER FOR CAREER EDUCATION
Current Uses: Learning space for Mechatronics

PROJECTS COMPLETED SINCE 2011 MASTER PLAN
• Evaluated condition of exterior envelope for repairs and upgrades
• Evaluated life safety and accessibility needs
• Relocated Veteran’s Center
• Relocated Academic and Technology Resources Center second floor ITV lab to the first floor (rented out space to District 518)
• Converted tennis court to challenge course for law enforcement program
• Prepared and converted grounds adjacent to retention pond into pollinator plot
• Completed stormwater pond
• Constructed addition to Center for Health and Wellness and completed link to YMCA
• Installed geothermal wellfield for the Center for Health and Wellness
• Purchased former fire hall for emerging technical programs
• Developed student housing project (opened in fall 2018)

ISSUES
• Existing programs are not adequately showcased. People are not aware of what is offered on campus.
• The welcome desk and student services area gets noisy and messy when students congregate.
• The commons area is located away from foot traffic. As there is also no food service, students don’t go there to spend time or study.
• Testing occurs throughout the campus and it’s sometimes confusing for students as to where they should go for testing.
• The auditorium needs interior finish and furniture upgrades.
• The lobby of the arts center, which is used as a gallery and function space, is too tight.
HEAPR REQUESTS
The following are current and projected HEAPR requests:
- LARC roof replacement ($1,600,000 / 2017)
- Center for Performing & Fine Arts Roof replacement ($1,500,000 / 2018)
- Center for Career Education Boiler replacement ($200,000 / 2020)
- LARC fire suppression ($250,000 / 2020)
- Center for Performing & Fine Arts fire suppression ($200,000 / 2020)
- Remodel of existing nursing simulation lab
- Stage floor replacement
- Theater seating replacement

RECOMMENDATIONS
During the comprehensive facility planning process, a variety of issues were raised for improving the MWCTC Worthington facilities. These include:
- Interior windows at program spaces, such as nursing, could help showcase the activities and programs available on campus, and would enliven the building.
- Installation of more environmental graphics, such as that near the student senate room or in student services, would help showcase programs throughout the campus.

CAMPUS-FUNDED PROJECTS
The following are current and projected campus-funded projects:
- Parking lot maintenance and repair
- Student housing (including parking, walkways, and lighting)

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

Center for Career Education
Classrooms, Student Services and Administration Building
Area E1: Mn State Standard 4-Ply Asphalt: Good: ASLR 21 years
  • Repair: Replace any loose or missing fasteners and install new sealant where deteriorated. Install hot asphalt and additional aggregate surfacing at exposed areas of membrane. Remove and replace wet insulation.
Area E2: Glass Roof Panels: ASLR 19 years
Area E3: Mn State Standard 4-Ply Asphalt: Good: ASLR 26 years
  • Repair: Replace any loose or missing fasteners and repair open flashing joints. Remove and replace wet insulation.

Area E4: 4-Ply Built-up Asphalt Roofing: Very Good: ASLR 4 years
Area E5: Standing Seam Sheet Metal Roofing: ASLR 16 years

Health and Wellness Center
Mn State Standard 4-Ply Asphalt: Excellent: ASLR 37 years

Center for Performing & Fine Arts
4-Ply Built-up Asphalt Roofing: Good: ASLR 2 years
  • Repair: Resecure loose fasteners and install additional sealant at the metal insert at the roof to wall transition. Repair displaced metal flashing and open flashing joint. Replace missing stack flashings.
  • Replacement: Emergency repairs should be performed as needed until replacement takes place.

Ag Building/LRC
Area A1-A5: EPDM-B: Poor: ASLR 0 years
  • Repair: Install new sealant where missing and repair open seam/flashings.
  • Replacement.

LRC Addition
Area B1, B2, B3: EPDM-B: Poor: ASLR 0 years
  • Repair: Install sealant where missing and remove all debris from the roof area.
  • Replacement: Emergency repairs should be performed as needed to maintain a watertight condition until replacement takes place.

Link
Area G1: Standing Seam Sheet Metal Roofing: Fair: ASLR 0 years
  • Replacement.
Area G2: EPDM-FA: Fair: ASLR 4 years
  • Repair: Install uncured EPDM over open seams and flashings.
  • Replacement.

Student Services Addition
Mn State Standard 4-Ply Asphalt: Excellent: ASLR 28 years
  • Repair: Resecure any loose or missing fasteners and install new sealant where missing or deteriorated.
B3 DATA ANALYSIS

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

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

**Heating**

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

All Worthington systems:

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

**AC**

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

**Electrical System**

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

#### Existing Buildings

- Classroom, Student Services & Administration Building
- Academic & Technology Resource Center
- Center for Performing & Fine Arts
- Center for Health & Wellness / The Annex
- Center for Career Education

#### Building Data Sheets

<table>
<thead>
<tr>
<th></th>
<th>Class/Stud Serv &amp; Admin</th>
<th>Stud Serv Add</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed</td>
<td>1965</td>
<td>2005</td>
</tr>
<tr>
<td>Gross Square Footage</td>
<td>55,730</td>
<td>4,380</td>
</tr>
<tr>
<td>Current Replacement Value (CRV in 000’s)</td>
<td>$20,822</td>
<td>$1,561</td>
</tr>
<tr>
<td>Building Repairs Backlog</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Facility Condition Index</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>5-year Renewal Forecast</td>
<td>$762</td>
<td>$60</td>
</tr>
<tr>
<td>Roof Type</td>
<td>4-Ply Asphalt &amp; Stand Seam Sht Mtl</td>
<td>Masonry</td>
</tr>
<tr>
<td>Building Exterior Type</td>
<td>Masonry</td>
<td>Masonry</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>
EXISTING FACILITY PHOTOS

1 Lobby at Main Entry

2 Student Services

3 Administration

4 Corridor

5 Lecture Hall

6 Biology Classroom/Lab
EXISTING BUILDING CONDITIONS

3.2 BUILDING DATA SHEETS

Greenhouse
Commons
Bookstore
Student Study Area
Commons
EXISTING BUILDING CONDITIONS

3.2 BUILDING DATA SHEETS

10 Workroom/Lounge
11 Student Senate Room
12 Conference Room
13 ITV Classroom
14 Upper Level at Nursing & Student Senate
15 Nursing
EXISTING BUILDING CONDITIONS

3.2 BUILDING DATA SHEETS

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

Law Enforcement Classroom

Faculty Office Suite

Classroom

Veteran's Center
# EXISTING SPACE USAGE

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

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Admin Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom</td>
<td>11,600 19%</td>
</tr>
<tr>
<td>Labs</td>
<td>8,100 13%</td>
</tr>
<tr>
<td>Technical Lab</td>
<td>0 0%</td>
</tr>
<tr>
<td>Library &amp; Study Areas</td>
<td>0 0%</td>
</tr>
<tr>
<td>Academic/Athletics</td>
<td>0 0%</td>
</tr>
<tr>
<td>Subtotal Academic Area</td>
<td>19,700 32%</td>
</tr>
<tr>
<td>Offices</td>
<td>9,200 15%</td>
</tr>
<tr>
<td>Conf/Meeting</td>
<td>0 0%</td>
</tr>
<tr>
<td>Recreation/Activity</td>
<td>0 0%</td>
</tr>
<tr>
<td>Stud Support/Other</td>
<td>800 1%</td>
</tr>
<tr>
<td>Arts Area</td>
<td>0 0%</td>
</tr>
<tr>
<td>Cafeteria/Bookstore</td>
<td>5,800 10%</td>
</tr>
<tr>
<td>Kitchen</td>
<td>600 1%</td>
</tr>
<tr>
<td>Leased Space</td>
<td>0 0%</td>
</tr>
<tr>
<td>Support &amp; Mech./Maint. Space</td>
<td>6,600 11%</td>
</tr>
<tr>
<td>Circulation</td>
<td>18,200 30%</td>
</tr>
<tr>
<td><strong>Total Net Area</strong></td>
<td><strong>60,900 100%</strong></td>
</tr>
</tbody>
</table>
EXISTING BUILDING CONDITIONS

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

3.2 BUILDING DATA SHEETS
SPACE UTILIZATION
The space utilization diagram indicates very low for all classroom and lab spaces.

The following items provide some context for spaces with low utilization rates:
- Reporting is for academic credit courses only and may not reflect other non-credit courses such as continuing education or customized training.
- Lab spaces are specialized and not adaptable for other uses. Utilization may not reflect the need for clean-up/set up time between classes.
- Room scheduling inconsistencies may not reflect the true usage rates of these spaces. Scheduling procedures are under refinement/review. (The current usage reflects reports generated prior to the refinement/review process.)
CLASSROOM, STUDENT SERVICES & ADMINISTRATION BUILDING
ACADEMIC & TECHNOLOGY RESOURCE CENTER
CENTER FOR PERFORMING & FINE ARTS
CENTER FOR HEALTH & WELLNESS / THE ANNEX
CENTER FOR CAREER EDUCATION

3.2 BUILDING DATA SHEETS

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

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

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

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

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

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

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

3.2 BUILDING DATA SHEETS

EXISTING FACILITY PHOTOS

1. ITV Classroom
2. ITV Workroom
3. Marketing Office
4. Lobby
5. Academic Student Support/Culture Corner
6. LARC
EXISTING SPACE USAGE

The plan below shows the rooms types by color.

<table>
<thead>
<tr>
<th>Use Type</th>
<th>LARC</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom</td>
<td>2,500</td>
<td>9%</td>
</tr>
<tr>
<td>Labs</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Technical Lab</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Library &amp; Study Areas</td>
<td>8,400</td>
<td>32%</td>
</tr>
<tr>
<td>Academic/Athletics</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td><strong>Subtotal Academic Area</strong></td>
<td><strong>10,900</strong></td>
<td><strong>41%</strong></td>
</tr>
<tr>
<td>Offices</td>
<td>3,200</td>
<td>12%</td>
</tr>
<tr>
<td>Conf/Meeting</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Recreation/Activity</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Stud Support/Other</td>
<td>800</td>
<td>3%</td>
</tr>
<tr>
<td>Arts Area</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Cafeteria/Bookstore</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Kitchen</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Leased Space</td>
<td>1,400</td>
<td>5%</td>
</tr>
<tr>
<td>Support &amp; Mech./Maint. Space</td>
<td>3,600</td>
<td>14%</td>
</tr>
<tr>
<td>Circulation</td>
<td>6,500</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Total Net Area</strong></td>
<td><strong>26,400</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
SPACE UTILIZATION
The space utilization diagram indicates very low for all classrooms.

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed</td>
<td>1971</td>
</tr>
<tr>
<td>Gross Square Footage</td>
<td>17,513</td>
</tr>
<tr>
<td>Current Replacement Value (CRV in 000's)</td>
<td>$6,543</td>
</tr>
<tr>
<td>Building Repairs Backlog</td>
<td>$579</td>
</tr>
<tr>
<td>Facility Condition Index</td>
<td>0.09</td>
</tr>
<tr>
<td>5-year Renewal Forecast</td>
<td>$762</td>
</tr>
<tr>
<td>Roof Type</td>
<td>4-Ply Built-up Asphalt</td>
</tr>
<tr>
<td>Building Exterior Type</td>
<td>Masonry</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>Y (partial)</td>
</tr>
</tbody>
</table>
EXISTING BUILDING CONDITIONS

3.2 BUILDING DATA SHEETS

EXISTING FACILITY PHOTOS

1. Music Classroom

2. Lobby

3. Music Room Storage

4. Gown Storage

5. Theater

6. Faculty Office Suite
EXISTING SPACE USAGE
The plan below shows the rooms types by color.
SPACE UTILIZATION

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

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.)

Unused
Very Low (<25%)
Low (25%-50%)
Medium (51%-75%)
High (75%-100%)
Very High (>100%)

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

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

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

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

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

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

#### 3.2 Building Data Sheets

<table>
<thead>
<tr>
<th>Ctr for Health &amp; Well</th>
<th>Field House Annex</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Year Constructed</strong></td>
<td>1968</td>
</tr>
<tr>
<td><strong>Gross Square Footage</strong></td>
<td>19,190</td>
</tr>
<tr>
<td><strong>Current Replacement Value (CRV in 000's)</strong></td>
<td>$7,170</td>
</tr>
<tr>
<td><strong>Building Repairs Backlog</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Facility Condition Index</strong></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>5-year Renewal Forecast</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Roof Type</strong></td>
<td>4-Ply Asphalt</td>
</tr>
<tr>
<td><strong>Building Exterior Type</strong></td>
<td>Masonry</td>
</tr>
<tr>
<td><strong>Sprinklers</strong></td>
<td>Y</td>
</tr>
</tbody>
</table>

**Classroom, Student Services & Administration Building**

- Academic & Technology Resource Center
- Center for Performing & Fine Arts
- Center for Health & Wellness / The Annex
- Center for Career Education

**Floor Plans:**
- 1968
- 2005
- 2013

**Map:**
- MWCTC
- 292
EXISTING FACILITY PHOTOS

1. Lobby
2. Main Corridor
3. Classroom
4. Gym
5. Training Room
6. Locker Room
EXISTING BUILDING CONDITIONS

3.2 BUILDING DATA SHEETS

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

- Weight Training - Wrestling
- Weight Training
- Entry to Dome

7 Wrestling
8 Weight Training
9 Entry to Dome
EXISTING SPACE USAGE
The plan below shows the rooms types by color.

<table>
<thead>
<tr>
<th>Use Type</th>
<th>SF</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom</td>
<td>1,100</td>
<td>3%</td>
</tr>
<tr>
<td>Labs</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Technical Lab</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Library &amp; Study Areas</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Academic/Athletics</td>
<td>21,350</td>
<td>55%</td>
</tr>
<tr>
<td>Subtotal Academic Area</td>
<td>22,450</td>
<td>58%</td>
</tr>
<tr>
<td>Offices</td>
<td>800</td>
<td>2%</td>
</tr>
<tr>
<td>Conf/Meeting</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Recreation/Activity</td>
<td>650</td>
<td>2%</td>
</tr>
<tr>
<td>Stud Support/Other</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Arts Area</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Cafeteria/Bookstore</td>
<td>200</td>
<td>1%</td>
</tr>
<tr>
<td>Kitchen</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Leased Space</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Support &amp; Mech./Maint. Space</td>
<td>7,000</td>
<td>18%</td>
</tr>
<tr>
<td>Circulation</td>
<td>7,400</td>
<td>19%</td>
</tr>
<tr>
<td>Total Net Area</td>
<td>38,500</td>
<td>45%</td>
</tr>
</tbody>
</table>
SPACE UTILIZATION
The space utilization diagram indicates very low for all classrooms.

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

Data from reporting period 8/22/2016 through 5/10/2017
BUILDING SYSTEMS SUMMARY
The heating plant for the Center for Career Education is served by two fin-tube boilers for redundancy and are original to the building which was constructed in 1974.

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

<table>
<thead>
<tr>
<th>Ctr for Career Ed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed</td>
</tr>
<tr>
<td>Gross Square Footage</td>
</tr>
<tr>
<td>Current Replacement Value (CRV in 000's)</td>
</tr>
<tr>
<td>Building Repairs Backlog</td>
</tr>
<tr>
<td>Facility Condition Index</td>
</tr>
<tr>
<td>5-year Renewal Forecast</td>
</tr>
<tr>
<td>Roof Type</td>
</tr>
<tr>
<td>Building Exterior Type</td>
</tr>
<tr>
<td>Sprinklers</td>
</tr>
</tbody>
</table>
SPACE UTILIZATION

The space utilization diagram indicates very low for all classrooms. The following items provide some context for spaces with low utilization rates:

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

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

LUVERNE EDUCATIONAL CENTER FOR HEALTH CAREERS
311 N Spring St
Luverne, MN 56156

The Luverne Educational Center for Health Careers opened in 2007 as part of a joint effort between MWCTC, Sanford Health Systems and the City of Luverne. The center accommodates programs in Radiologic Technology, Surgical Technology, Medical Assistant, Medical Laboratory Technician, Phlebotomy, and Massage Therapy, as well as Liberal Arts classes and customized training.
MERIT CENTER
Marshall Merit Center
1001 W Erie Rd
PO Box 359
Marshall, MN 56258

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