100%

St. Cloud Technical & Community College

MASTER FACILITY PLAN 2012

100% | 12.10.14

LHB
701 WASHINGTON AVE NORTH, SUITE 200
MINNEAPOLIS, MINNESOTA 55401
(P) 612.338.2029
(F) 612.338.2088

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

Name: _____
Date: December 10, 2014
Registration No.: 18730

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE
Education that works

1540 Northway Drive | St. Cloud, MN 56303-1240 | **T:** 320.308.5000 or 800.222.1009 | www.sctcc.edu

November 19, 2014

Vice Chancellor Laura King
Minnesota State Colleges and Universities
500 Wells Fargo Place
30 East Seventh Street
St. Paul, MN 55101

Dear Vice Chancellor King:

We are pleased to submit the updated Master Facilities Plan for St. Cloud Technical & Community College. This plan aligns with SCTCC's "Pillars of Success" - SCTCC's strategic vision - to achieve performance excellence in Student Success, Community Building, Skilled Workforce, Sustainability, and Employee Engagement. This vision was developed using MnSCU's "Charting the Future for a Prosperous Minnesota" as a strategic driver.

The facilities plan was developed based on an approach to optimize the natural setting for student learning, adapt and align the physical space with SCTCC's strategic vision, create a student sense of belonging within the existing physical space, and leverage and enhance community partnerships through the collaborative sharing of facility space to serve college and community needs. The Master Facility Plan reflects the growth of the college and provides the framework to evaluate and act on opportunities as they arise to replace aged facilities, develop a more collegial atmosphere, and optimize energy efficiencies and sustainability.

We look forward to sharing the details of the plan with you and the facilities team and value conversation and input regarding SCTCC's Master Facilities Plan.

Sincerely,

Joyce Helens,
President

PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

November 24th, 2014

Joyce Helens
President
St. Cloud Technical & Community College
1540 Northway Drive
St. Cloud, MN 56303

SCTCC MASTER FACILITY PLAN 2012

Dear President Helens,

LHB, Inc. is pleased to submit this Master Facility Plan document for St. Cloud Technical & Community College.

The attached document has been prepared in accordance with the Minnesota State Colleges and Universities Guide for Master Planning, input from the SCTCC Master Facility Plan Advisory Committee, and direction from the MnSCU Facilities Planning Office.

The scope of our work for the project has been to provide professional expertise and analysis of the existing campus leading to distinct recommendations. Section 6 highlights our findings by summarizing the top Capital Improvement Projects as well as HEAPR, Campus Initiative, and Repair and Betterment Projects.

Sincerely,

R. Bruce Cornwall, AIA, MN Reg. No. 18730
LHB

c: Greg Ewig, MnSCU Facilities Planning Office
LHB File # 100546

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21 West Superior Street, Suite 500 | Duluth, MN 55802 | 218.727.8446
701 Washington Avenue North, Suite 200 | Minneapolis, MN 55401 | 612.338.2029

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SCTCC Factbook, June 2013
SCTCC FRRM Report, 2014
SCTCC EMS Report, October 2013
SCTCC EMS Report, March 2014
Parking Demand and Alternatives Analysis, December 2010 by Walker Parking Consultants
New Library Remodeling Concept, November 2010 by Cunningham Group
Heartland Clinic Building Facility Assessment, November 2011 by Cunningham Group
Public Buildings Enhanced Energy Efficiency Program (PBEEEP) Screening Results for SCTCC, March 2011
St. Cloud MSA (WSA 17) Demographic & Economic Profile, December 2011
Pre-Design Study Previous Dental & Health Services Area Main Building, November 2014 by GLTA
2013 Bookstore & Cafeteria Serving Line Pre-Design, March 2014 by Judd Allen Group

Executive Summary

Planning Process

The process for updating the previous Facility Master Plan began in February of 2011. Three distinct methodologies were used to compile information used in the revised document. This includes gathering stake-holder input, analyzing current and past data, and conducting a series of site visits. At various stages the resulting analysis was brought to, and discussed with, the Master Facility Plan Advisory Committee and the Executive Committee for feedback and direction. Additional strategies employed include:

- The use of urban design principles - i.e., researching the transportation system, demographic trends, etc.
- Examination of state of the art initiatives of peer institutions.
- Coordination with the City of St. Cloud and regional agencies on planning work that may impact the local and regional context surrounding SCTCC.

Master Facility Plan Rationale

Note: Based in part on the report entitled Making Place Matter to Student Success in the National Survey of Student Engagement by Kathleen Manning and George D. Kuh

Optimize the natural setting for student learning and success: Successful institutions build upon the strengths of their natural and built surroundings to differentiate themselves and support a unique identity.

Adapt and align the physical environment with institutional values, priorities and goals for student success: Successful institutions incorporate spaces that promote student engagement including informal interaction space and are supported by centrally located, readily accessible and easy to find student services.

Create human scale learning environments: Successful institutions offer amenities that support feelings of belonging rather than anonymity and that make students feel valued as individuals.

Form partnerships with the local community: Successful institutions leverage partnerships in a way that benefits students, the institution and the community.

Create meaningful traditions and ceremonies that bond students to one another and to the institution: Successful institutions invite the participation of all students, challenge students to achieve, feature students as role models who demonstrate noteworthy achievements and establish high expectations and reinforce the expectations through action.

Summary of Opportunities and Challenges

Site

- High-quality landscaping and access to outdoor amenities and learning areas has not been implemented consistently across campus.
- Clear and safe pedestrian circulation has not been implemented consistently across campus.
- While access to the site is plentiful, internal vehicle circulation and parking are not organized clearly and efficiently.
- Opportunities for bus transit are available. Infrastructure for other transit options, including car pooling and biking, is lacking.
- The campus perimeter is well landscaped and much of the site signage has been upgraded. As noted in this plan, the campus would benefit from the definition of a clear “front door.”

Facilities

- Many building entries have been improved and updated but not consistently across campus.
- Building circulation is marked by mostly long internal corridors with little to not connection to the outdoors. In addition, there are few opportunities for informal gathering along the circulation.
- Many areas of the campus have incorporated updated and pleasing interior finishes. Some areas remain with an outdated and inconsistent finishes palette.
- Space utilization could be improved through the ongoing renovation of outdated and under utilized spaces.
- Energy efficiency for the campus is relatively high as compared to other MnSCU campuses. It is assumed, based on this, that most low cost opportunities have been taken advantage of already. Significant improvements would likely need to come from the replacement of inefficient equipment and buildings at the end of they useful life.

See Sections 2 and 3 for more information.

Summary of Master Facility Plan Goals

Site

- Improve campus walk-ability.
- Improve campus landscaping and site design.
- Incorporate sustainable design strategies.
- Improve parking options and vehicular circulation.
- Expand and integrate brand.
- Identify potential property for purchase.

Facilities
- Increase opportunities for informal gathering.
- Enhance student support spaces.
- Improve circulation.
- Provide applied technology labs.
- Improve faculty offices.
- Establish a campus front.
- Provide a large gathering space.
- Unify building systems palette.
- Support the Academic Master Plan.

See Sections 4 and 5 for more information.

Summary of Recommendations

Capital Bonding Projects:
- Project 1: Trade & Technology Center - Phase I
- Project 2: College Center
- Project 3: Trade & Technology Center - Phase II

MnSCU Initiative Projects:
- Classroom renovation (area vacated by Dentistry)
- Applied technology labs renovation (area vacated by Nursing)

Campus Initiative Projects:
- Bookstore renovation (area to be vacated by Library relocation)
- Renovate toilet rooms to meet ADA standards
- Provide electronic informational signage across campus
- Develop a demonstration rain garden
- Continuing renovation of outdated and under utilized space

Repair & Betterment Projects:
- HVAC upgrades in Wing 400
- Interior finishes upgrades in multiple wings
- Trades shop upgrades in multiple wings
- Rooftop unit replacement in multiple wings
- Public address system upgrade
- Door locking system upgrade

See Section 6 for more information.

Master Facility Plan Advisory Committee

- Lori Kloos, VP Administration
- Jason Theisen, Director of Facilities
- Don Kremers, Maintenance Supervisor
- Barb Henkemeyer, Dental Hygiene
- Laurie Green-Quayle, Surgical Technology
- Jim Hixon, Computer Operations/Microcomputer Support
- Dave Johnson, Mechanical Drafting Faculty
- Mary Stangler, Math Faculty
- Terry Clodfelter, Environmental Science Faculty
- Sue Schlicht, Psychology Faculty
- Wesley Schoenherr, Student
- Alfredo Oliveria, Admissions Representative
- Christine Blommer, Administrative Assistant, VP of Administration
- Jason Rausch, Information Technology Specialist

Master Facility Plan Design Team

- Bruce Cornwall, AIA - LHB
- Nick Vreeland, AIA - LHB
- Lydia Major, ASLA - LHB

City of St. Cloud & St. Cloud State University

St. Cloud Technical & Community College and the City of St. Cloud have enjoyed a long history of collaboration. This has included agreements for the college to utilize space at the Whitney Senior Center for athletic programs both inside and outside of the facility, use of parking areas at Whitney for student overflow parking, and the use of a city lot for motorcycle training. The City of St. Cloud has also worked with the college on improving safety and security through added crosswalks, the addition of sidewalks near campus, and the evaluation of future traffic control points around campus. College administration have been involved in informal lunch meetings with City of St. Cloud administration and St. Cloud State University administration and have discussed Master Plan updates for all three entities and the impact of those plans on each entity. In addition, the Vice President of Administration for both SCTCC and SCSU are serving on the City of St. Cloud's steering committee for their comprehensive master plan and students from both institutions are serving on focus groups for the City's master plan.

In addition to collaboration with the City of St. Cloud, SCTCC and SCSU have many collaborative partnerships and meet on a monthly basis to discuss opportunities for the expansion and/or enhancement of facility and safety partnerships. This includes discussions regarding the current housing arrangements where SCTCC students live in the residential halls of SCSU, the health services agreement, the use of athletic facilities between the two colleges, safety and security service agreements, and other discussions where efficiencies can be gained through the potential sharing of space or other resources to better serve students.

Campus Space Use Snapshot

ROOM TYPE	Sq. Ft.	%
Classroom	82,714	22
Classroom Lab	194,558	51
Classroom Lab Storage	25,823	6
Open Computer Lab	3,922	1
Server Room	204	<1
Academic Support	3,897	1
Offices	38,157	10
Conference Room	6,285	1.5
Library	1,840	<1
Food Service	11,257	3
Lounge	1,550	<1
Bookstore	1,468	<1
Central Storage	1,834	<1
Reprographics/Mail room	428	<1
Unused (penthouse)	1,500	<1
Total	375,437	100

Campus Location and History

St. Cloud Technical and Community College is bordered by Ninth Street to the east, Northway Drive to the north and west, and 15th Street to the south. The site has multiple access points on the east, north and south with adjacent developed properties to the west. The campus is located approximately 1 mile to the north of downtown St. Cloud.

St. Cloud Technical and Community College
1540 Northway Drive
St. Cloud, MN 56303
800-222-1009

Context Maps

The adjacent image illustrates St., Cloud Technical & Community College's place within the greater St. Cloud metropolitan area.

Campus History

Founded in 1948
St. Cloud Technical College had its origin in a local high school in the fall of 1948. The program options that enrolled about 100 students were agriculture, business and distributive education, home economics, machine shop and auto mechanics. Classes were offered in the existing high school shops and classrooms until 1955, when Technical High School built the H. B. Gough wing.

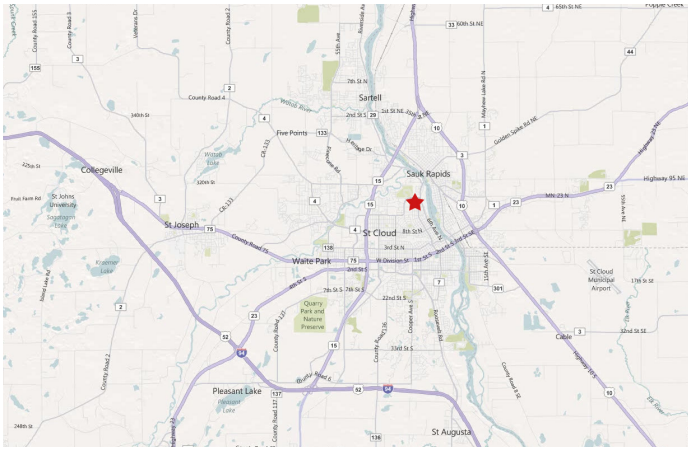
The college moved to its current 33-acre location in 1966 (Wings A and B) serving over 600 students. The facility expanded dramatically from 1971 to 1975 to meet the eventual, increased capacity of 1,400 students and 33 programs. Wings: C (Health Programs); D (Transportation); E (Cafeteria/Kitchen, etc.); F (Physical Plant); G (Administration and Classrooms); and H (Classrooms, Truck and Auto Body) were added to the facility at that time.

Two additional wings were completed from 1975 to 1983, the infill area between Wings A and 0, and the I Wing (Construction Trades and Classrooms. The expanded campus served approximately 3,600 students in continuous programs and 10,000 students in extension programs.

In 1986, the Automotive program addition to D Wing, and the infill building (Offices and Classrooms) between G and E Wings were completed. The I Wing infill was added in 1995. In 1999, a small addition was added for the Graphics Arts program.

Major remodeling projects were enacted between 1985 and 2006. H Wing was remodeled in 1985. In 1998, Dental Hygiene and Dental Assisting lab spaces were remodeled in D Wing, and in 1999, the Printing Technology lab was remodeled.

A and B Wings and the infill between A and D Wings were remodeled in 2002. Additions to the campus were also added during 2002, including: the F Wing Addition (Physical Plant/Shops/Receiving), and the A and B Wing infill.



Context Map (Bing Maps)

In 2005, a small portion of the I Wing was remodeled to accommodate an expanded Water Technology lab, and a small portion of the C Wing was remodeled to accommodate a new anatomy and physiology lab.

This remodel anticipated the future move of the A&P lab and provision of infrastructure for a future chemistry lab. In 2005, the college received Initiative funding to enact this change and to add one additional A &P lab.

In 2005, capital funding was received for a $14 million classroom/student services addition and remodeling for a collocated Stearns & Benton County Workforce Center. This project also remodeled G Wing and parts of the G and E Wing infill. When the construction for this project was complete in 2006, the campus had approximately 366,000 gross square feet of building area.

In 2003-2005 the college authored the Master Academic Plan 2004 - 2010. The plan's Executive Summary notes that, ''The learning community of St. Cloud Technical College realizes that, as we advance from the information age to the knowledge economy, people of all ages and educational backgrounds, will require lifelong learning."

Because of a dramatic increase in demand for the Associate in Arts degree, the college has expanded its mission to become a comprehensive college that will offer the Associate in Arts degree independent of other institutions.

To accommodate growth SCTCC has recently purchased three adjacent properties. The Charter Communications property was purchased in 2006 and remodeled in 2007 to accommodate the relocated Customized Training and Education Center (CTEC) and in 2013 was further remodeled to accommodate the relocated president's office. The Health Partners property was purchased in 2006 and remodeled in 2011 to accommodate the relocation of health and science related programs. The building is now named the Health Science building. The Centra Heritage Clinic was purchased in 2013 and its renovation is currently in the design process with the intent to convert the building into an 'information commons' that includes the library.

Vision, mission and Values

Vision

St. Cloud Technical & Community College is the college of choice for quality career, technical and transferable education, focused on highly-skilled employment and life-long learning opportunities.

Mission

St. Cloud Technical & Community College prepares students for life-long learning by providing career, technical and transferable education.

Core Values

- Student success through collaboration and cooperation
- A friendly, respectful, enthusiastic, safe, and diverse atmosphere
- Student-centered from prospect through alumni
- Staff development and success
- A team oriented environment
- Relationships with industry and community
- Quality and continuous improvement
- Innovation, creativity, and flexibility
- Contextual and technologically driven learning experiences

The Minnesota State Colleges and Universities System

Vision: The Minnesota State Colleges and Universities system will enable the people of Minnesota to succeed by providing the most accessible, highest value education in the nation.

Mission: The Minnesota State Colleges and Universities system of distinct and collaborative institutions offers higher education that meets the personal and career goals of a wide range of individual learners, enhances the quality of life for all Minnesotans and sustains vibrant economies throughout the state.

Academic Framework

Degrees Granted

SCTCC offers 42 majors with over 85 certificate, diploma or degree options.

Colleges and Professional Schools

- **Business**
  - Accounting Careers
  - Administrative Support Careers
  - Advertising Communication and Design
  - Advertising Web Design and Development
  - Business Management
  - Computer Programming
  - Culinary Arts
  - Farm Management
  - Finance and Credit

  - Health Data Specialist
  - Health Information Technology
  - Information Technology Infrastructure
  - Legal Support Careers
  - Sales and Management
- **Construction Technology**
  - Architectural Construction Technology
  - Carpentry
  - Electrical Construction Technology
  - Heating, Air Conditioning & Refrigeration
  - Land Surveying/Civil Engineering
  - Plumbing
  - Water Environment Technologies
- **Health and Human Services**
  - Cardiovascular Technology
  - Child, Adult Care & Education
  - Dental Assistant
  - Dental Hygienist
  - Emergency Medical Services
  - Fire Fighter Training
  - Health Sciences Broad Field
  - Paramedicine
  - Sonography
  - Surgical Technology
- **Liberal Arts and Science**
  - Associate in Arts Degree
  - Minnesota Transfer Curriculum
- **Manufacturing Technology**
  - Biomedical Equipment Technology
  - Center for Manufacturing and Applied Engineering
  - Energy & Electronics
  - Machine Tool Technology
  - Mechanical Design & Manufacturing Tech.
  - Mechanical Design Technology
  - Welding/Fabrication
- **Transportation Technology**
  - Auto Body Collision Technology
  - Automotive Service Technician
  - Medium/Heavy Truck Technician
  - Transportation & Logistics
- **Additional Offerings**
  - Nursing Assistant
  - Commercial Driver's License
  - Pharmacy Technician

Top Programs by Enrollment

- Liberal Arts and Science
- Business Management
- Accounting
- Nursing

Alumni

SCTCC has a community of alumni numbering over 25,000. The Alumni Association works to support and organize the efforts of former students who choose to support the college with their time, financial contributions and/or expertise. Connections are made through a number of avenues including serving on an SCTCC Foundation committee or program Advisory Board, mentoring students or volunteering at various college events.

Faculty

- Headcount = 376
- Full-time (FTE) = 121
- Part-time (FTE) = 75

Accreditation

St. Cloud Technical & Community College is one of the 31 institutions of the Minnesota State Colleges & Universities system (MnSCU) and is accredited by the Higher Learning Commission, a commission of the North Central Association of Colleges and Schools.

SCTCC is a participant in the Academic Quality Improvement Program (AQIP) which emphasizes two purposes for accreditation: assuring quality and stimulating improvement. AQIP infuses the principles of continuous quality improvement and systems thinking into the academic culture.

AQIP offers nine categories to structure key institutional systems and performance results. These categories are monitored in a Systems Portfolio to examine processes while ensuring energy and resources are invested in ways that help achieve institutional goals. The nine AQIP categories are:

1. Helping Students Learn
2. Accomplishing Other Distinctive Objectives
3. Understanding Students' & Other Stakeholders' Needs
4. Valuing People
5. Leading and Communicating
6. Supporting Institutional Operations
7. Measuring Effectiveness
8. Planning Continuous Improvement
9. Building Collaborative Relationships

In addition, numerous programs are accredited, licensed or approved by national, state or program specific agencies.

Partnerships

- Academic, student services, and administrative partnerships with St. Cloud State University including articulation agreements, academic Connections Program, alcohol prevention programs, safety and security partnerships, and shared phone and student transaction card systems.
- Partnered with K-12 Superintendents and Board Chairs to develop the High Performing Organization Summit
- Partnership with hospital where they provide low-cost maintenance and replacement of biomedical equipment
- Potential partnership with local health care provider to provide wellness and health services to students
- Student Campus Card partnership with U.S. Bank
- SCTCC partnership with MN Council for Quality to form a St. Cloud Chapter to advance improvement and performance excellence with organizations, individuals, and the community
- Partner college in 360 Center of Excellence with BSU and eight MnSCU 2-year colleges
- Partner in Energy Technical Specialist program with 10 other 2-year colleges
- Partner in four DOL grants in manufacturing related curriculum areas
- Partner in Fast Trac grant with ABE and Anoka Technical College
- Partner with Dakota County Technical College in development of Nuclear Energy programming to launch new technical opportunities Fall 2011

SCTCC and SCSU collaborate on many shared service partnerships including safety and security, phone services, student transaction card, athletic center facility use, access to student health services, and other administrative partnerships where sharing of resources enhances the student experience and enhances operational efficiencies. In addition, approximately 250 SCTCC students currently reside in SCSU residence halls.

There are also several academic collaborations taking place between SCTCC and SCSU. The largest of these is the Connections Program where students that don't meet SCSU's admissions criteria but wish to be enrolled at SCSU can enroll in SCTCC classes offered at SCSU as a Connections student. These students attend full-time at SCSU and have access to all SCSU activities and services in addition to SCTCC activities and services. Upon successful completion of designated courses, these students are able to seamlessly transfer to SCSU. Approximately 140 students participate in the Connections program each year.

Previous Studies & Plans

Master Facility Plans

The first Master Facility Plan for St. Cloud Technical and Community College was completed in the summer of 1992. Subsequent updates included 2000 and the spring of 2006. The 1992 plan provided a three-phase plan that focused on remodeling to improve operating efficiency. The 2000 plan provided a six-phase plan that outlined facility expansion and remodeling to accommodate the growth experienced throughout the previous decade. The 2006 plan provided a four-phase plan that included property acquisition, building additions, remodeling, space reorganization and parking reconfiguration.

Recent Facilities Accomplishments

Since 2006, SCTCC has implemented many recommendations from the previous master plans and commissioned several planning studies:

- Completed the Medium Heavy Truck program addition and Auto Body program renovation project.
- Acquired the former Heartland Clinic site. Design is underway for use as a campus Digital Commons
- Acquired the former Charter Communications site and completed a renovation for use as the Training Center and President's office.
- Acquired the former Health Partners site & completed a renovation for use as the Health Sciences building.
- Restroom renovations completed.
- Added a solar site for educational use.
- Parking lot renovation and reorganization.
- Multiple roofing replacement projects.
- Electrical distribution upgrades.
- Domestic water line replacement.
- Boiler replacement.
- Compressed air plant replacement.
- Trades wing finishes upgrades.
- Library renovation.
- Way finding and entrances upgrades.
- Elevator modernization.
- Landscaping projects.

Internal Studies & Plans (see appendix)

- SCTCC Master Academic Plan, 2004-2010
- SCTCC Institutional Work Plan, June 2014
- SCTCC Space Utilization Report, February 2014
- SCTCC Marketing & Communications Plan, 2010-2011
- SCTCC Technology Plan, 2009-2013
- SCTCC Campus Safety Report, Undated
- SCTCC Factbook, June 2013
- SCTCC FRRM Report, 2014

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

External Studies & Plans (see appendix)

- Parking Demand and Alternatives Analysis, December 2010 by Walker Parking Consultants
- New Library Remodeling Concept, November 2010 by Cunningham Group
- Heartland Clinic Building Facility Assessment, November 2011 by Cunningham Group
- Heartland Clinic Exterior Wall and Window Condition Assessment, October 2011 by Inspec
- Public Buildings Enhanced Energy Efficiency Program (PBEEEP) Screening Results for Saint Cloud Technical and Community College, March 2011
- St. Cloud MSA (WSA 17) Demographic & Economic Profile, December 2011

Demographics

Surrounding Area

St. Cloud Community and Technical College is located within the city of St. Cloud which is part of the St. Cloud Metropolitan Statistical Area (MSA). The St. Cloud MSA is also known as Workforce Service Area (WSA) 17 and includes the counties of Stearns and Benton. The following are demographic statistical highlights from a report produced by the Minnesota Department of Employment and Economic Development.

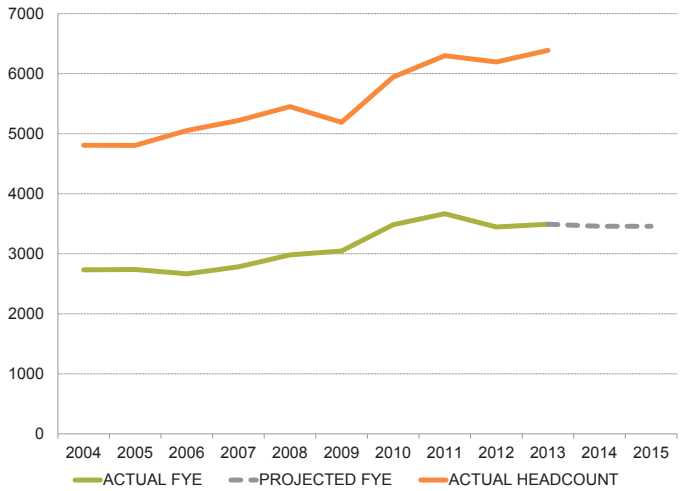
- Area population growth of 13% between 2000 and 2010 well exceeded the state population growth rate of 7.8% over the same time period. The area has a total population size of approximately 190,000.
- Total population in the area is projected to grow 19.4% from 2015 to 2035 with the only population decline being projected for the 25 to 34 age group.
- Area experiences an influx of young adults aged 15 to 24, but tends to lose these individuals as they age.
- Area is predominately Caucasian but is diversifying with growth rates in excess of 250% for African Americans and 100% for Hispanics since 2000.
- Area has slightly higher labor force participation rates (72.6%) than the state (71%) and has followed the state unemployment rate closely over the last decade.
- Adults in the area tend to have a slightly lower level of higher education than the state average with 60.3% having attended some college or achieved a degree opposed to 62.3% state wide. The differential becomes greater for adults with a bachelor's degree or higher as the area is approximately 9% below the state average.
- Area wages are approximately 25% lower than in the Twin Cities metropolitan area resulting in a average annual salary of $7,820 less.
- The largest employing industry sectors in the area are health care & social assistance, manufacturing and retail trade with the highest growth between 2007 and 2010 in the areas of health care & social assistance, educational services, transportation & warehousing and corporate management.
- 18 of the 20 major industry sectors in the area are projected to grow through 2019 with the highest growth projected in health care & social assistance (33.6%), accommodation and food services (13.7%), retail trade (7.3%) and construction (15.2%).

Enrollment

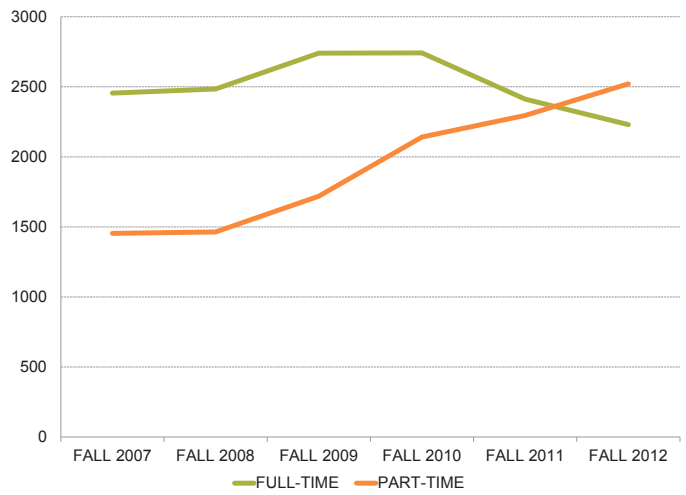
From SCTCC Fact Book, Key Data, dated June 2013.

Total Students Served (headcounts)	6,387
Full time students (spring 2013)	47%
Part time students (spring 2013)	53%
Female students (fall 2012)	54%
Male students (fall 2012)	46%
Students of color (fall 2012)	12%
Caucasian (fall 2012)	87%
Unknown ethnicity (fall 2012)	1%
International students (fall 2012)	< 1%
Students under 24 years (fall 2012)	65%
Students over 24 years (fall 2012)	35%

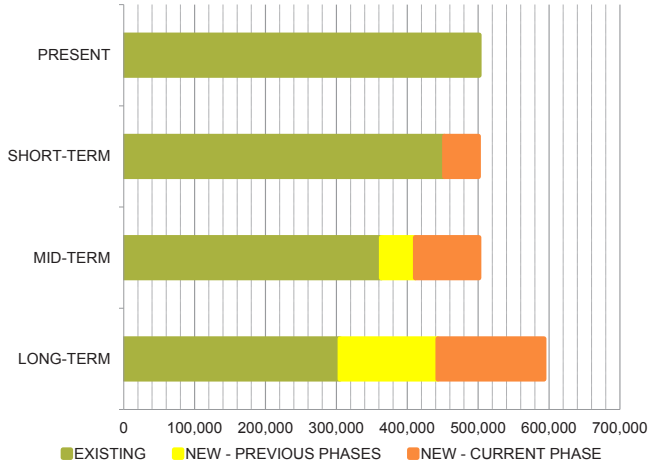
Reaching a peak of 3,668 in 2011, the FYE has dropped slightly to 3,493 in 2012. The FYE is expected to remain stable with a projected total of 3,453 in 2015. Based on these projections it is not anticipated that the Master Facility Plan will need to account for a major increase in student population in the near term.



Graph - Quantity of Students Served



Graph - Quantity of Full-time and Part-time Students



Graph - Potential campus square footage over time

St. Cloud Technical & Community College experienced significant enrollment increases over a number of years. Enrollment peaked during fiscal year 2011 and the college experienced a decrease in student Full Year Equivalents in fiscal year 2012. Since that time, enrollment has remained relatively stable in terms of Full Year Equivalents. However, student headcount has actually recently increased with more students taking fewer credits. SCTCC does not expect that this trend will reverse with a decline in student headcount. To address this, the college continues to work towards rightsizing the campus providing the services students need to be successful in realizing their career goals. This includes expansion of a "Digital Commons" where students have the resources they need for quiet study space. It also includes group meeting rooms that currently do not exist on campus. In addition, the building hosting the Digital Commons will also feature an expanded resource room for veterans to support their needs as students reintegrating into the community and working towards their academic goals. These are just two examples of the academic and student support enhancements planned within facilities to address the changing needs of students for academic success. Within the Master Facility Plan is the recognition of the need to realign SCTCC's physical space and resources with the significant increases in enrollment experienced in prior years and the anticipated needs of an increasing population of part-time students with a wide variety of needs to support their student success.

The following graph clarifies the recommendation of this plan to focus on reorganization and renovation of existing facilities, and the replacement of outdated facilities, through 2034 (the end of the mid-term phase) to meet campus goals rather than the acquisition of new square footage. While the long-term phase of the plan does include property acquisition and a significant increase in total campus square footage, it should be noted that this is considered a long-term vision that is included to offer the campus flexibility to accommodate growth and change that may be projected to occur in 2035 and beyond.

Legislative Mandates

Legislative Mandates which may affect future projects include:

- All predesign, design, and construction projects shall include consideration of the State of Minnesota's Correctional Industries Program, MINNCOR Industries, consistent with Minnesota Statutes Section 16B.181, subdivision 2, paragraph (c), in Predesign planning and product specifications.

- Plans for a new building or for a renovation of 50 percent or more of an existing building or its energy systems must include designs which use active and passive solar energy systems, earth sheltered construction, and other alternative energy sources where feasible. New buildings must consider meeting at least two percent of the energy needs of the building with renewable sources (wind or sun) located on the building site. (Minnesota Statute 16B.32 and 2008 amendment)

- Construction of a building, a substantial addition to an existing building, or a substantial change to the interior configuration of an existing building requires the preparation of a predesign (Minnesota Statute 16B.335)

- When practicable, geothermal and solar thermal heating and cooling systems must be considered

when designing, planning, or letting bids for necessary replacement or initial installation of cooling or heating systems in new or existing buildings that are constructed or maintained with state funds per Minnesota Statute 16B.326

- All new buildings, additions, and major renovations shall incorporate sustainable design goals and strategies in accordance with The State of Minnesota Sustainable Building Guidelines (B3-MSBG) by Minnesota Statute 16B.32.

- For projects with an estimated cost greater than $2,000,000 or a planning project with estimated fees greater than $200,000, the designer shall be selected by the State Designer Selection Board, as outlined in Minnesota Statute 16B.33.

Ongoing Implementation and Plan Evaluation

Importance of Updating

While a complete update of the Master Facilities Plan should occur every five years, changes in academic programs, teaching methodologies, technological innovations, emerging partnerships, and other unforeseen forces should be documented in this plan as they occur. This is intended to be a flexible document in order to remain useful to the College.

Master Facility Plan Implementation

The process of updating a campus master plan can result in a feeling of optimism and motivation among the faculty, staff, students, and administration. In order to not lose momentum, it is important that St. Cloud Community and Technical College implement as many recommendations of the plan as soon as possible. This immediately justifies the Master Plan and adds to its perceived value. Likewise, other projects should be completed and "crossed off the list" so when the formal updating occurs, the institution can see the history of completed projects resulting from the previous plan.

Periodic Plan Evaluation

St. Cloud Community and Technical College should engage in ongoing dialogues about the future of the college, both in its academic and student service functions as well as the use and design of its facilities. This forms the foundation for identifying, designing, and implementing changes to the University's facilities.

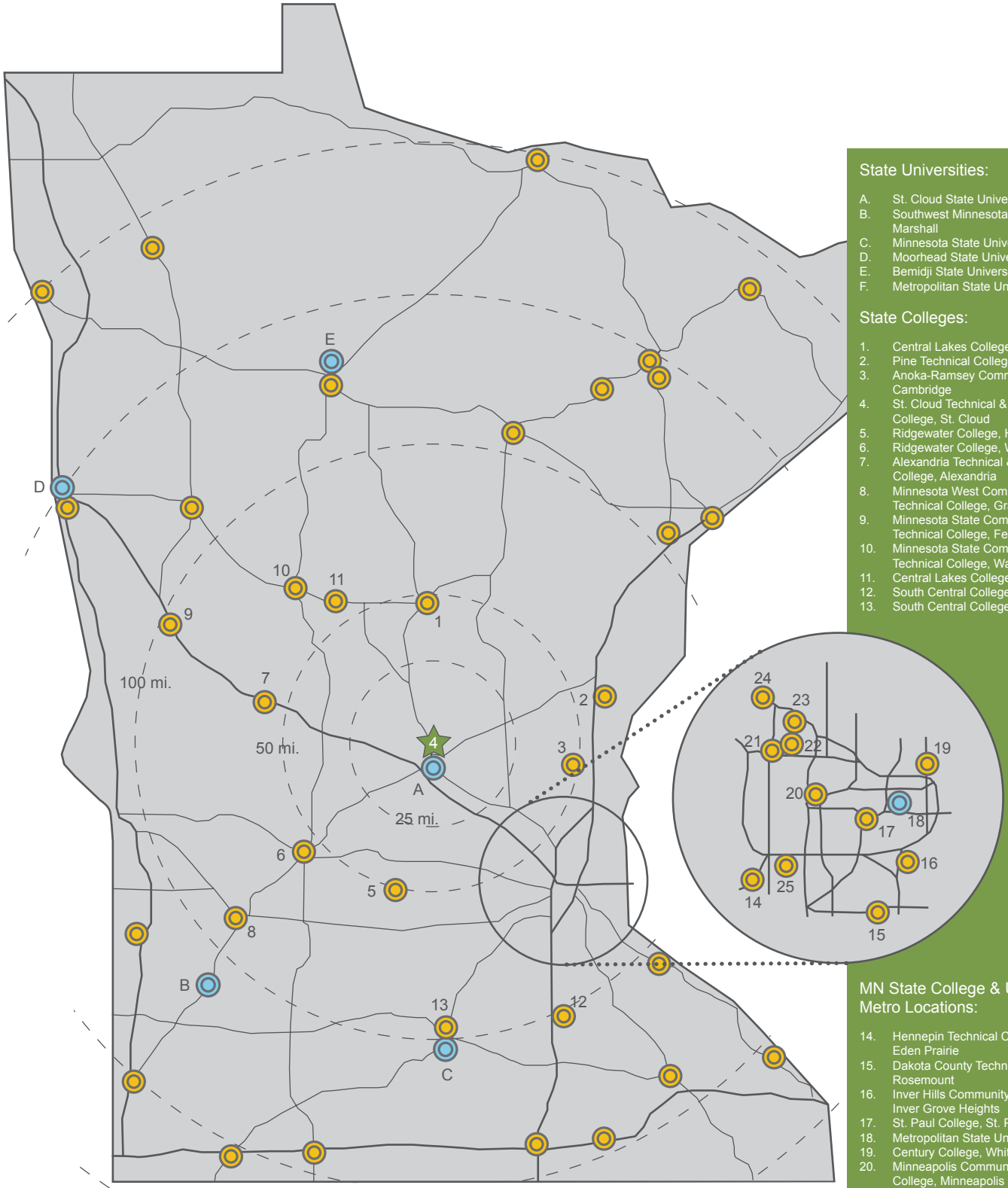
While the individual members of the Master Plan Advisory Committee will change, the group should always include individuals from Finance, Facilities, Administration, and Academic Planning, and should involve other faculty, staff, students, and key community members. The committee should meet twice a year to review changes on campus, whether an unexpected donation or an emerging new academic program, and analyze the impact on campus facilities and the correlation to the Master Facilities Plan.

State Universities & Colleges Map

Area University & College Mileage Chart

- St. Cloud State University, St. Cloud..... 1 mile
- Central Lakes College, Brainerd ..... 50 miles
- Pine Technical College, Pine City ..... 63 miles
- Anoka-Ramsey Community College, Cambridge ..... 50 miles
- Ridgewater College, Hutchinson..... 47 miles
- Ridgewater College, Willmar..... 50 miles
- Alexandria Technical & Community College, Alexandria ..... 60 miles
- Minnesota State Community & Technical College, Wadena..... 75 miles
- Central Lakes College, Staples..... 62 miles
- Hennepin Technical College, Brooklyn Park..... 55 miles
- North Hennepin Community College, Brooklyn Park..... 55 miles
- Anoka-Ramsey Community College, Coon Rapids ..... 55 miles
- Anoka Technical College, Anoka..... 45 miles

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.



State Universities:

A. St. Cloud State University, St. Cloud
B. Southwest Minnesota State University, Marshall
C. Minnesota State University, Mankato
D. Moorhead State University
E. Bemidji State University
F. Metropolitan State University

State Colleges:

1. Central Lakes College, Brainerd
2. Pine Technical College, Pine City
3. Anoka-Ramsey Community College, Cambridge
4. St. Cloud Technical & Community College, St. Cloud
5. Ridgewater College, Hutchinson
6. Ridgewater College, Willmar
7. Alexandria Technical & Community College, Alexandria
8. Minnesota West Community & Technical College, Granite Falls
9. Minnesota State Community & Technical College, Fergus Falls
10. Minnesota State Community & Technical College, Wadena
11. Central Lakes College, Staples
12. South Central College-Faribault
13. South Central College-Mankato

MN State College & Universities Metro Locations:

14. Hennepin Technical College, Eden Prairie
15. Dakota County Technical College, Rosemount
16. Inver Hills Community College, Inver Grove Heights
17. St. Paul College, St. Paul
18. Metropolitan State University, St. Paul
19. Century College, White Bear Lake
20. Minneapolis Community & Technical College, Minneapolis
21. Hennepin Technical College, Brooklyn Park
22. North Hennepin Community College, Brooklyn Park
23. Anoka-Ramsey Community College, Coon Rapids
24. Anoka Technical College, Anoka
25. Normandale Community College, Bloomington

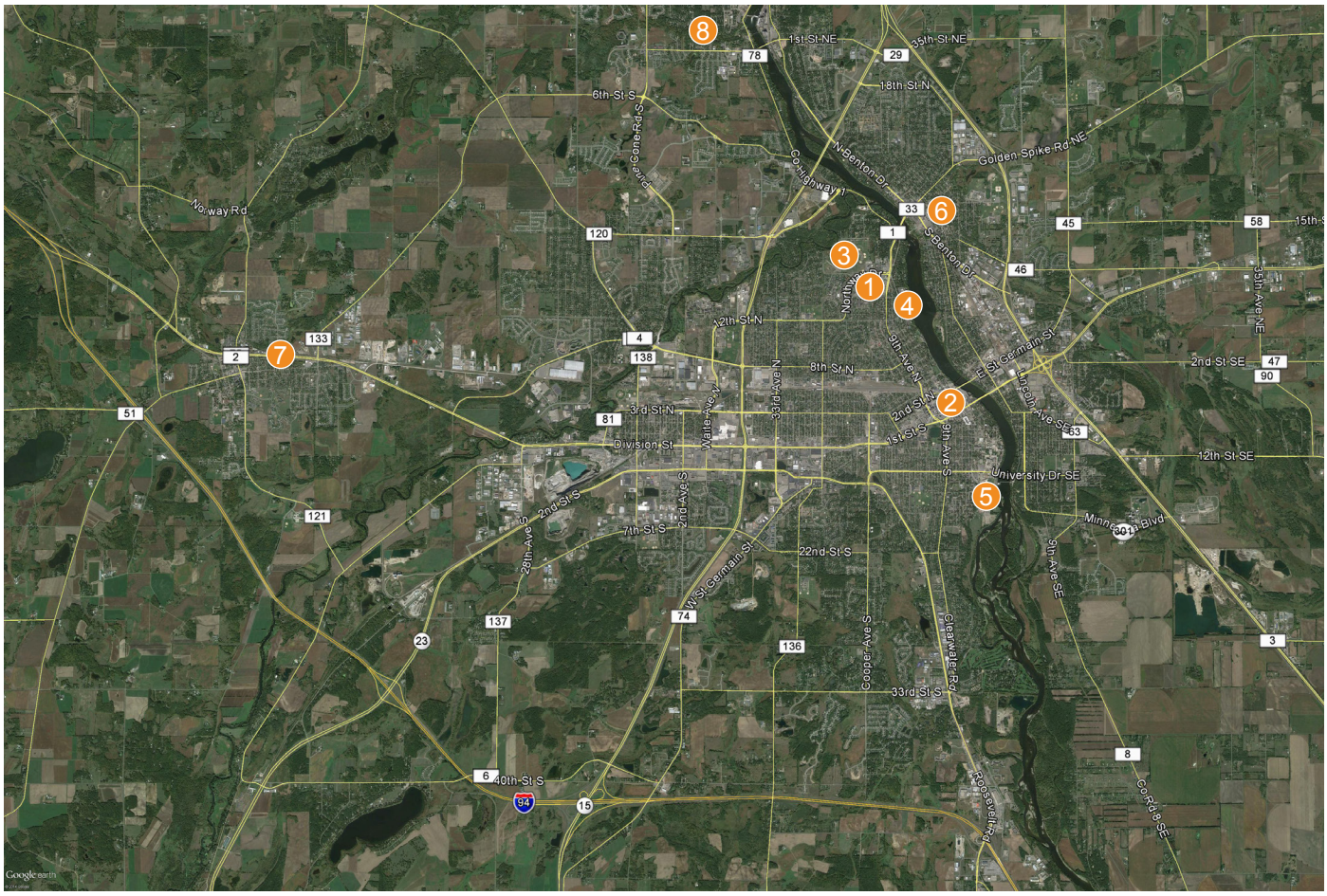
Regional Context

St. Cloud Technical and Community College
1540 Northway Drive
St. Cloud, MN 56303

St. Cloud Technical and Community College is located at the north end of St. Cloud, Minnesota, near the confluence of the Sauk and Mississippi Rivers. It is bounded by Northway Drive on the north, 9th Avenue on the east, 15th Street on the south, and offices and apartment buildings on the west. Single-family residential neighborhoods surround its south and east sides and Whitney Park and recreation facility is located to its north.

Key

1. St. Cloud Technical and Community College
2. Downtown St. Cloud
3. Whitney Park
4. St. Cloud Hospital
5. St. Cloud State University
6. Sauk Rapids
7. St. Joseph
8. Sartell



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ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

SITE MAP & METRICS

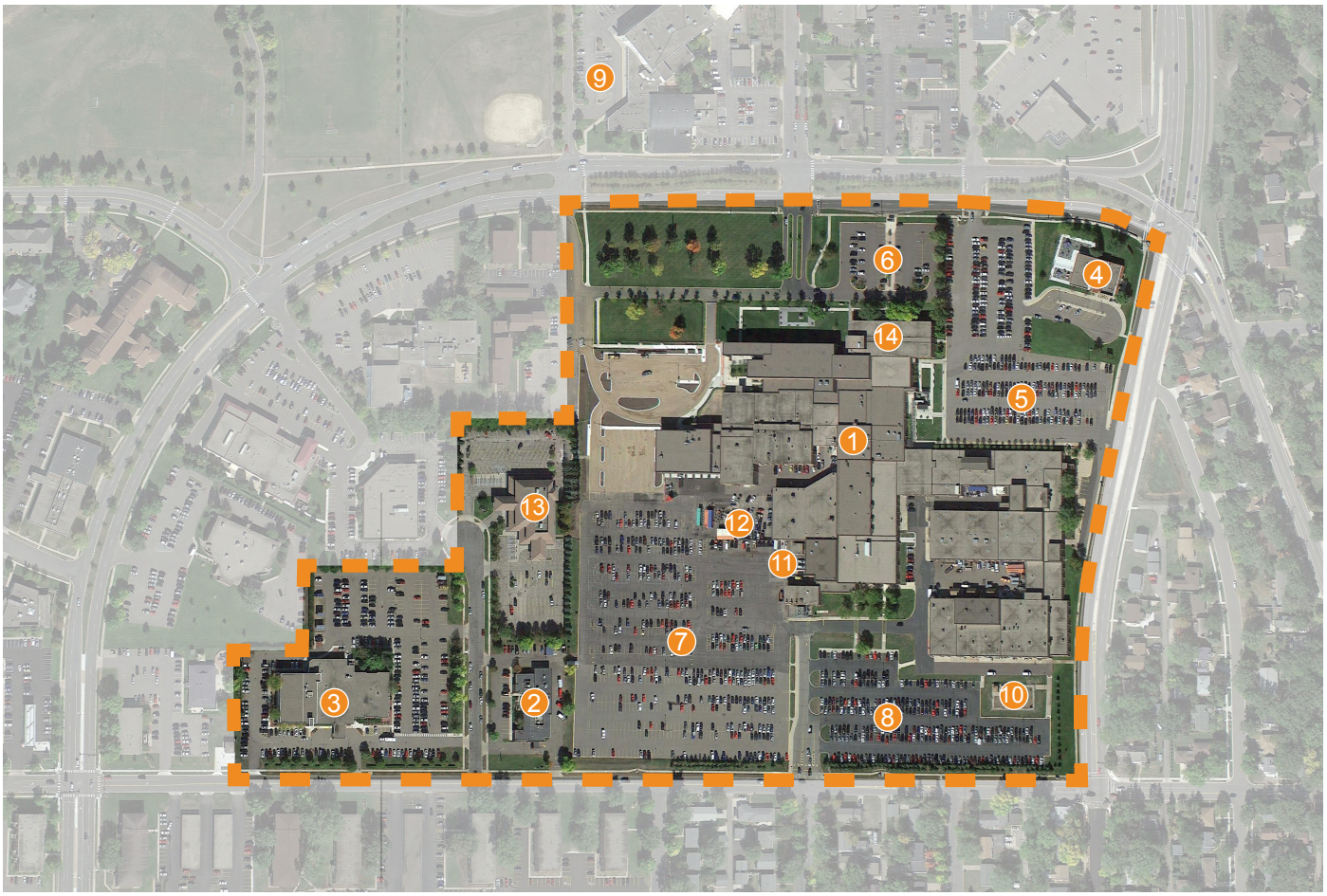
Total Property Area: 44.3 acres
Open Space (vegetation & sidewalks): 12.4 acres
Hard Surface (roof): 9.2 acres
Hard Surface (parking & roads): 22.7 acres
Number of Parking Spaces:
On Campus: 2008 spaces
At Whitney: 60 spaces
Total: 2068 spaces

(The calculations are estimates only- not based on a certified survey)

Key:

1. Main Building
2. President's Office and Training Center
3. Health Sciences Building
4. Child Care Center
5. Parking Lot A
6. Parking Lot B
7. Parking Lot C
8. Parking Lot D
9. Leased Parking at Whitney Park
10. Training area for Building Trade Programs
11. Loading Docks
12. Storage for Truck and Automotive Programs
13. Digital Commons (under renovation)
14. Workforce Center

Campus Aerial Photo (Google Earth)



Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Summary of Site Opportunities and Challenges

Landscape Design

The college does not have a comprehensive landscaping master plan. The majority of plantings occur on the north side of the campus, between the main entrance and Northway Drive. There is also a small garden near door 6, just south of parking lot A and a pleasant gathering space outside the cafeteria. However, due to the large amount of surface parking, the south and west sides of campus have very limited landscaping and can seem barren. In addition, plant survival has been difficult in many high traffic areas, probably because of foot traffic and snow removal practices such as heavy salting and plowing.

There are opportunities to enhance the landscaping and highlight prominent areas of campus with more landscaping. Planting beds with flowers might be used around signs or in gathering areas. Additionally, more plants with winter-season interest might be added since most students see campus during the winter months.

Landscaping outside student services

Pedestrian Circulation & Wayfinding

Pedestrian routes are mostly safe and logical on the north and east sides of campus. The most attractive and safe pedestrian routes are located near the Workforce Training Center (which used to be SCTCC's main entrance) and the current main entrance. Pedestrian routes around the east side of the main building are reasonably safe and logical, although they could be more attractive. Pedestrian routes around the south and west sides of the building and especially routes connecting the main building to the Training Center and the Health Sciences building, are particularly difficult and potentially dangerous.

Landscaping outside door 6

Door 15 is heavily used by students walking to the parking lot or to the Health Sciences building and will become an even more heavily used connection once the Digital Commons remodel is complete. The area outside of door 15 was developed as part of the Medium/Heavy truck program addition and so pedestrian circulation to and from this main entrances is clear and safe.

Site Furnishings

SCTCC uses an attractive wooden bench fairly consistently, especially on the north side of campus. There are also picnic tables available in the outdoor gathering space near the cafeteria. However, there are very few furnishings on the south or west side of campus that were observed.

Wayfinding signage at northwest entrance to campus

Outdoor Amenities

The college has gathering and seating spaces outside the main entrance and near the cafeteria. Benches and picnic tables are available and frequently used in those areas, especially during the summer session. The concrete walls and pergolas near the cafeteria are attractive, however there have been some problems with skateboarders using the walls. Aside from that location, there are few sheltered areas for outdoor gathering in rainy or windy weather. There is a small landscaped area near door 6, with some seating and a pleasant water feature. There are no outdoor amenities or seating areas on the south or west sides of campus.

Outdoor gathering space near cafeteria

Outdoor Learning Areas

The electrical, plumbing, and surveying classes all use outdoor spaces on campus. The building trades have a fenced area with a small building at the southeast corner of campus where they work with buried utilities. The survey classes use the large field at the northwest corner of campus. Most classroom-based classes do not use the outdoor gathering areas for classes, probably mostly because of the climate.

Outdoor seating at President's Office & Training Center

Vehicular Circulation

Access to the campus for visitors involves a somewhat long drive from I-94, through St. Cloud. The route is generally well-signed and the signage and entrances at the campus are clear once a visitor has arrived. Some visitors are likely to use the entrance at the far northwest corner of campus, since that is the first entrance they encounter coming from I-94 or downtown St. Cloud and, while this is not the most attractive or clear entrance, it is well-signed with easy visibility to the main entrance.

Students and faculty have a variety of entrances and parking lots to choose from when accessing campus. Students and faculty tend to choose their entrance and parking location based on which program they participate in (for instance, a student in the building trades is likely to use the 15th Street entrance and park in the south lots if space is available). Because the bulk of parking is located in Lot C, on the southwest side of campus, many students use the 15th Street entrance and long back-ups occur on 15th as they try to make the left turn into campus. In addition, all traffic coming from that entrance (which includes large vehicles on their way to the loading docks) is directed through a T-intersection near the building, which can also become congested. That intersection also serves pedestrians, which adds to its congestion.

Plumbing & electrical classes' outdoor learning area

The 15th Street entrance and the T-intersection was created to replace an entrance that was nearer the

President's Office and Training Center building at the southwest corner of campus. That entrance and route created a straight north-south route along the west edge of campus that was frequently used as a shortcut and encouraged higher speed traffic. The 15th Street entrance has solved this problem.

Parking outside MN Workforce Center

Parking

Although studies have indicated that there is sufficient parking on campus for students and faculty, the perception is that parking is insufficient. Parking Lot A fills first, followed by all other lots around the main building. SCTCC rents parking space at Whitney for additional parking and students will also park in the Health Sciences lot. The school strongly discourages students from parking in the surrounding residential neighborhoods and those streets are heavily signed by the city and residents.

It may be possible to get better use from the existing paved areas. Striping is somewhat illogical in many of the lots, with center lines that don't align and areas signed or striped for no-parking that may cause confusion. Especially in the winter, when snow obscures the lines, students are unlikely to be using the parking areas as efficiently as possible. The large numbers of large pickup trucks and SUVs also reduces the opportunity to use the parking lots efficiently.

Residential neighbors' no parking signs

SCTCC just recently completed a repaving and restriping project for the lot to the west and south of the main building. While this work will create more clear parking and site circulation it does so with an overall net loss of parking stalls that is yet to be determined.

Please refer to the Parking Study for more information.

Truck Access & Loading Docks

There is a loading dock and receiving area at the southwest side of the main building. Most deliveries are directed to enter at the 15th Street entrance, although large trucks cannot negotiate that turn and generally use the entrance at the northwest corner of campus. Food service deliveries are directed up an alley from the south central side of the building and also primarily use the 15th Street entrance.

Bus shelter near MN Workforce Center

Mass Transit and Biking

SCTCC is served by four of St. Cloud Metro Bus's routes (1, 2, 3, and 33), with a bus shelter near the Workforce Training Center entrance on Northway and multiple non-shelter stops in close proximity to the campus. Route 31 also is within walking distance of campus. SCTCC

students are eligible to ride all routes through the U-Pass Free Ride Program, using their ID cards as bus passes. It is not clear how heavily used transit is by students or faculty. Additionally, the location of the bus stop is less convenient now that the main building entrance is at the northwest corner of the building, rather than in the middle.

There are several bike racks on campus. Several faculty members use them, especially during the summer session, but few students seem to.

Campus Safety

St. Cloud Technical & Community College (SCTCC) encourages all students and college community members to be fully aware of the safety issues on the campus and to take action to prevent and to report illegal and inappropriate activities. Personal awareness and applying personal safety practices are the foundation of a safe community. For information on crime reporting and crimes on campus, please read the 2010 Security Report.

Storm Water Control

St. Cloud Technical and Community College is part of the Municipal Separate Storm Sewer Systems (MS4s) that require NPDES Phase II permitting. The net result is that the University is participating with the adjoining cities and communities across the country to clean up the storm water and reduce flooding. This will improve public waters for recreational and environmental uses.

The storm water permit addresses 6 main measures, known as Minimum Control Measures (MCMs):

1. Public Education and Outreach
2. Public Participation/Involvement
3. Illicit Discharge Detection and Elimination
4. Construction Site Storm Water Runoff Control
5. Post-Construction Storm Water Management
6. Pollution Prevention/Good Housekeeping

Campus Perimeter Conditions

The majority of the campus perimeter is well defined by surrounding streets and landscaping. Along the south and west edges of the campus, landscaping could be used to reinforce the perimeter. The least clear edge of campus is at the northwest corner, between the large field and the apartment buildings to the west. Unfortunately, this is a common visitor entrance, but the campus edge is uncertain and unattractive and entry sequence is confusing and uninviting. The relationship of the child care center, the Training Center building, and Health Sciences to the main building also may cause some question as to the actual campus perimeter.

South entrance to campus

Site entrance to President's Office & Training Center

Site entrance to the Digital Commons

Site Signage

A comprehensive site signage program has been implemented around and throughout the college campus including large monumental signs at major campus corners, tall digital signs along perimeter roadways, smaller building identification and wayfinding signs and pole mounted banners throughout. All signs are relatively new and up to data with the recently revised campus logo and color scheme. The widespread and consistent use of signage helps defines and reinforce SCTCC as a campus and should be maintained and expanded as necessary to continue to identify the college well.

Sign at 9th Avenue & Northway Drive

Contour Information

See Survey.

Utility Infrastructure

See Utility Plan Survey included in this section

Sign on 9th Avenue

Typical pole mounted banners

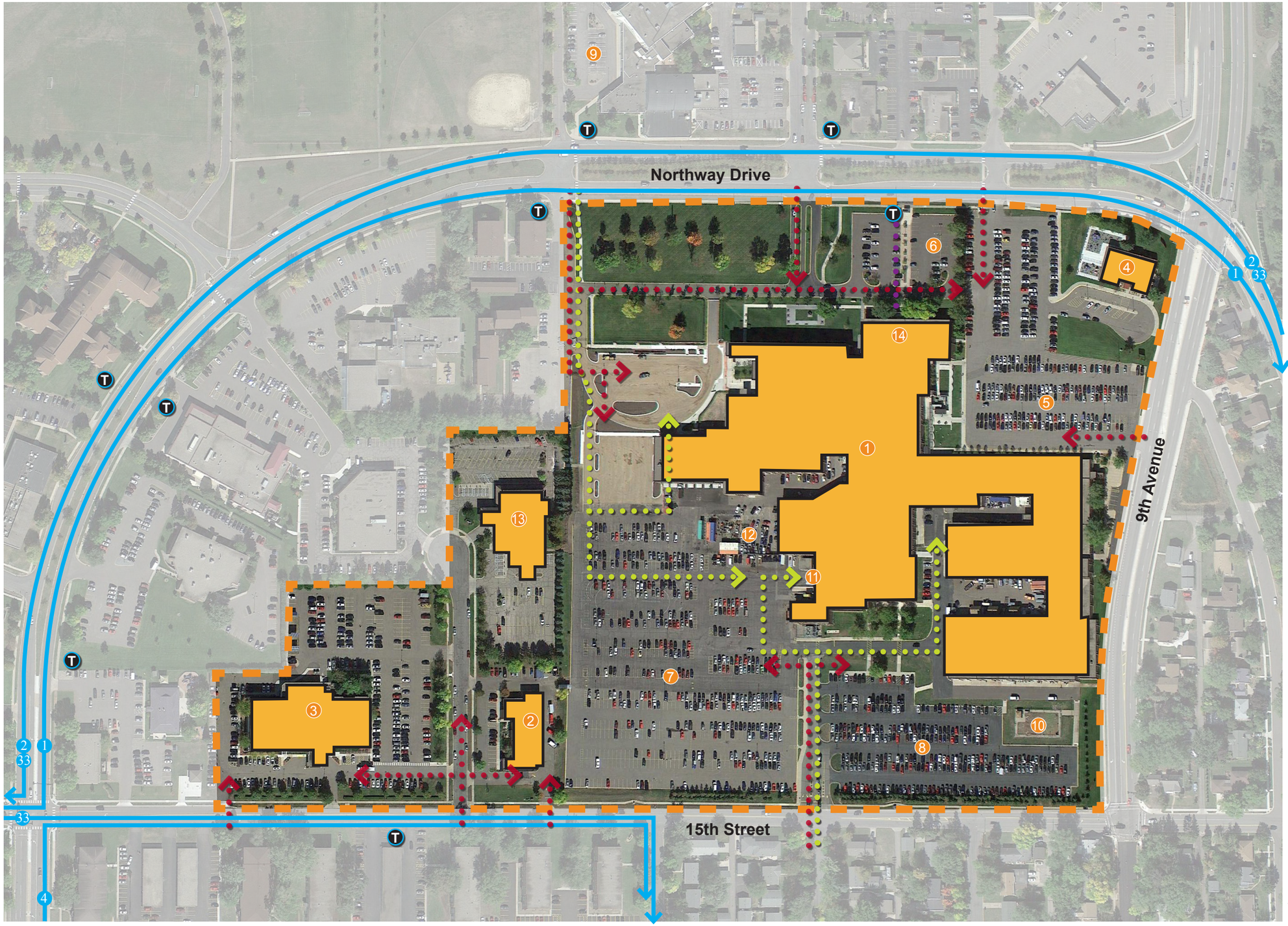
Northeast campus entrance from Northway Drive

Northwest campus entrance from Northway Drive

East campus entrance from 9th Avenue

Master Facility Plan: Existing Landscape and Transit Information

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE



Key:

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8. Parking Lot D
9. Leased Parking at Whitney Park
10. Training Area for Building Trade Programs
11. Loading Docks
12. Storage for Truck and Automotive Programs
13. Digital Commons (under renovation)
14. Workforce Center

Truck Access

Vehicle Access

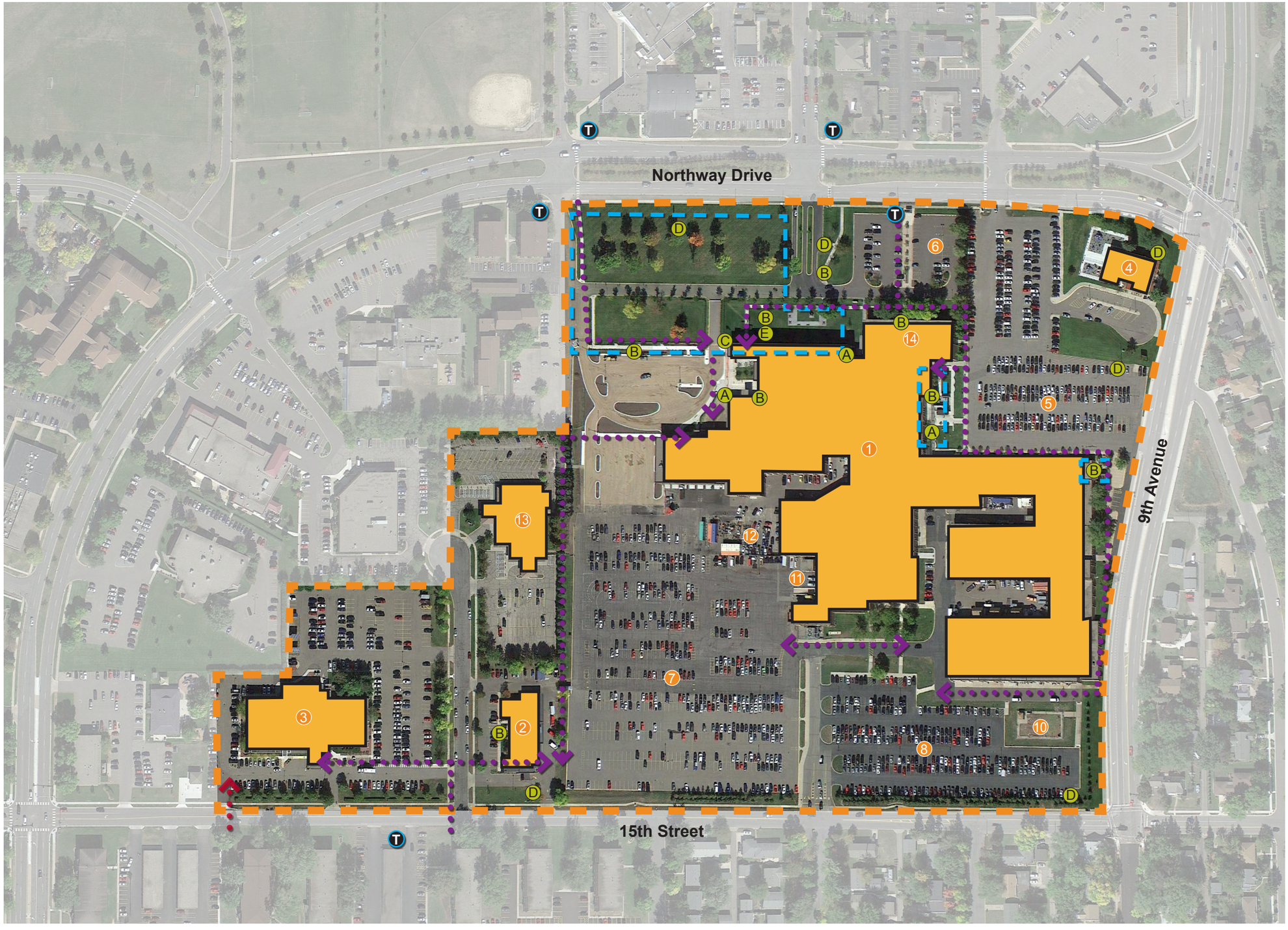
Mass Transit Lines(s)

T Bus Stop

NORTH

Master Facility Plan: Existing Pedestrian Experience Map

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE



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Pedestrian Routes

Gathering areas / landscape features

Bus Stop

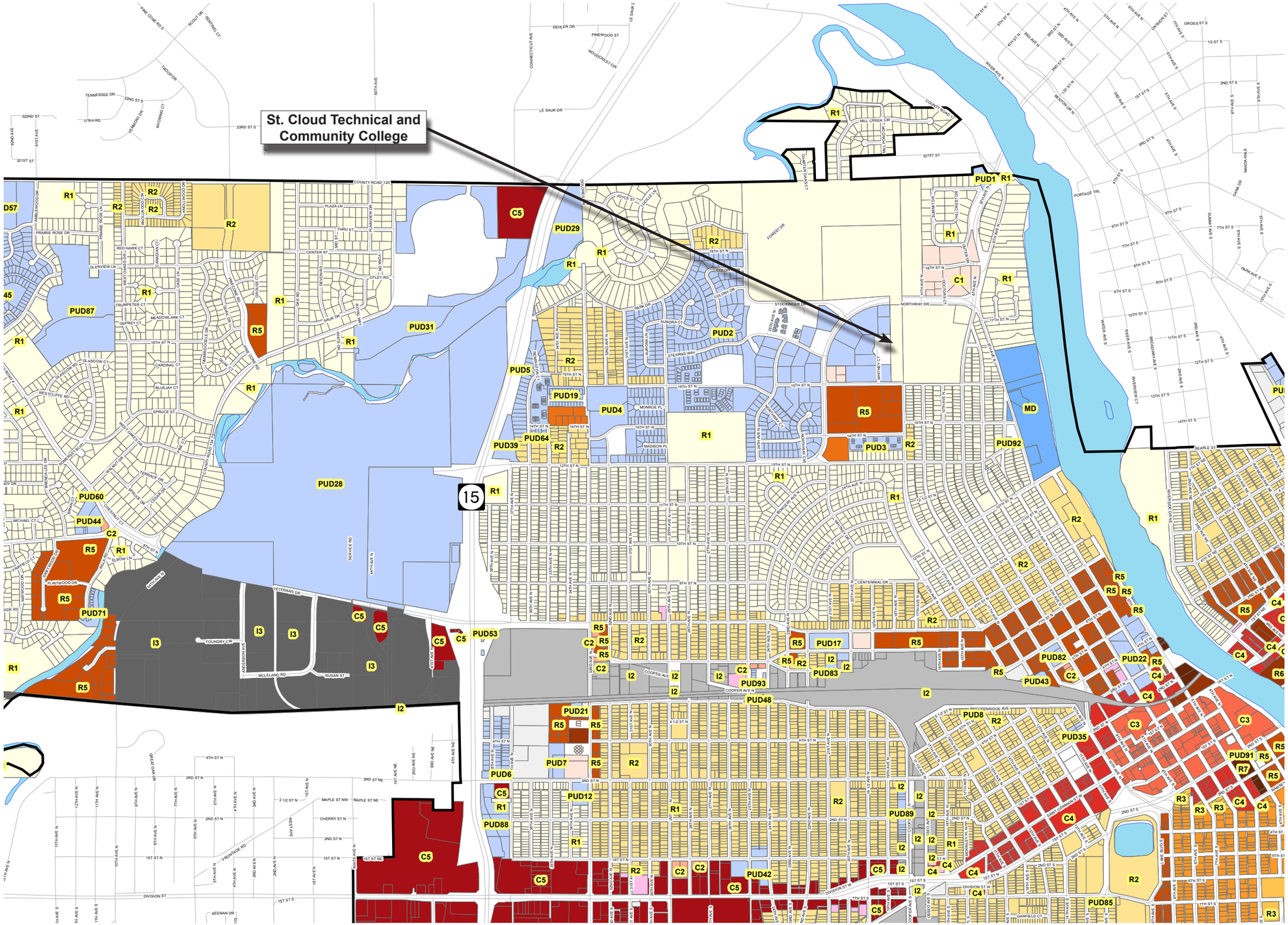
Site Furnishings

- A Bike Racks
- B Outdoor Seating
- C Flag Pole
- D Major Site Signage
- E Sculpture

NORTH

Partial St. Cloud Zoning Map

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE



Zoning Classifications

- AG - Agricultural District
- C1 - Business Office District
- C2 - Neighborhood Commercial District
- C3 - Central Business District
- C4 - Fringe Central Business District
- C5 - Highway Commercial District
- I1 - Light Industrial District
- I2 - General Industrial District
- I3 - Planned Industrial District
- MD - Medical District
- PUD# - Planned Unit Development
- R1 - Single Family Residential District
- R2 - Single Family and Two Family Residential District
- R3 - Lodging House and Fraternity/Sorority House Residential District
- R3A - General Residential and Lodging House District
- R4 - Townhouse Residential District
- R5 - General Multi-Family Residential District
- R6 - Multi-Family Residential District
- R7 - High Rise Multi-Family Residential District
- RR - Rural Residential District
- Split Zoning - Contact St. Cloud Planning and Zoning at (320) 255-7218 for specific zoning information

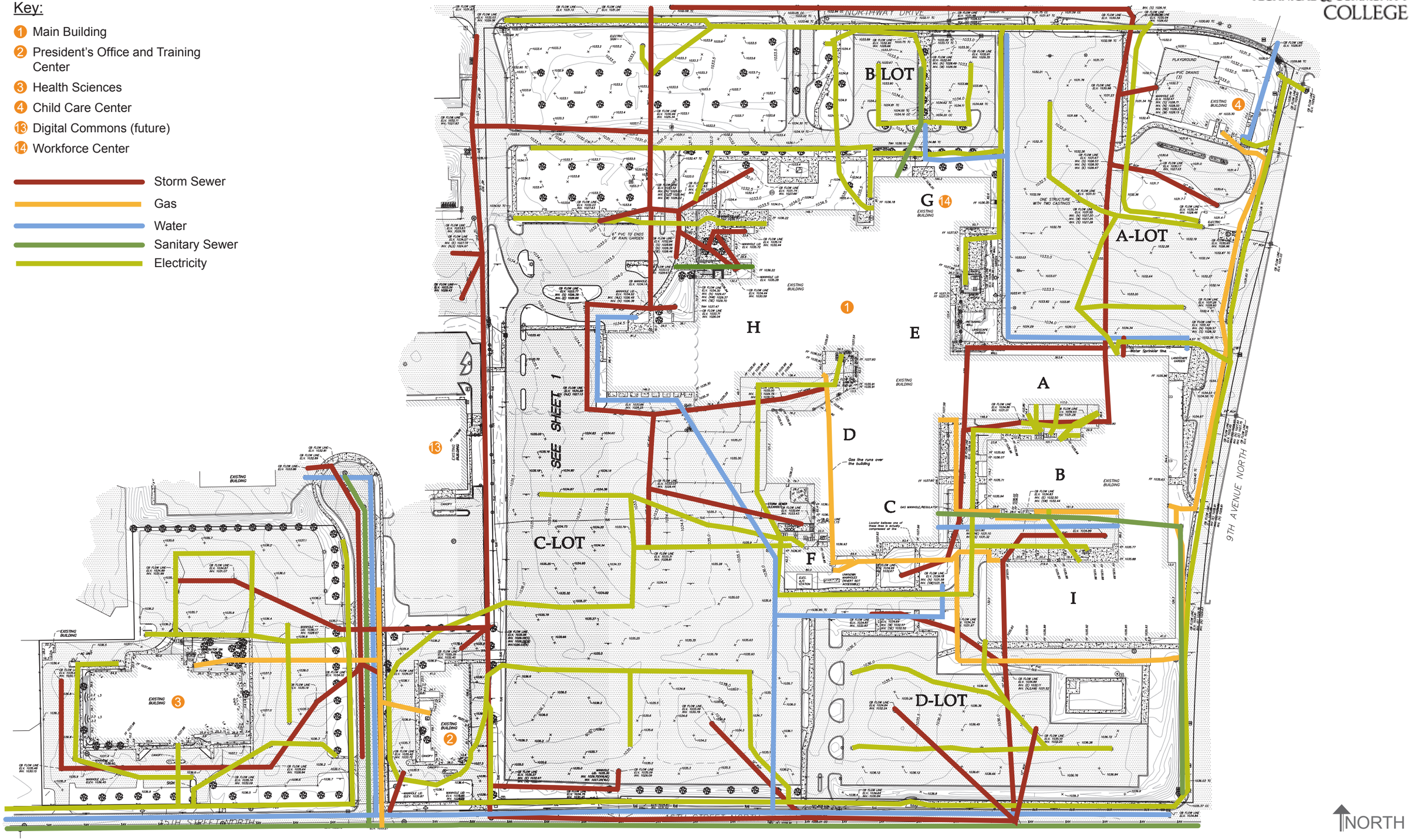
Master Facility Plan: Existing Site Utility Map

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

Key:

1. Main Building
2. President's Office and Training Center
3. Health Sciences
4. Child Care Center
13. Digital Commons (future)
14. Workforce Center

- Storm Sewer
- Gas
- Water
- Sanitary Sewer
- Electricity



SUMMARY OF BUILDING OPPORTUNITIES & CHALLENGES

Building Entries

St. Cloud Technical and Community College has well defined and aesthetically pleasing building entries on the north and north east sides of the Main Building. The entrances have been recently updated and include the entries associated with the Student Services addition and the remodeled commons courtyard and door 6. The entrances are easily accessed via pedestrian paths on campus, appear to meet accessibility requirements and are well marked with appropriate signage.

The remaining entrances located on the west, south and east sides of the Main Building lack definition and do not provide a fully accessible entrance. This includes door 16 where a ramp have been added that appears to not meet accessibility requirements. Unfortunately these entrance are located in close proximity to most on-site parking and are the most heavily used by students, faculty and staff. Door 15 is one of the most heavily utilized entrances in the main building and has recently been updated as part of the Medium/Heavy Truck Program addition.

The entrances to the Health Sciences building, the President' Office and Training Center and the Child Care Development Center are all recently updated, well defined and provide cover. All appear to meet accessibility requirements with appropriate parking, paths of travel, signage, door operators and clearances.

Internal Signage, Circulation, and Wayfinding

The college has begun to implement standardized signage throughout the campus. Currently the signage varies aesthetically depending on your location, but the sign format is similar and all support wayfinding. The new signage is complimentary to the campus aesthetic and continuing to upgrade additional areas will help to support a unified appearance as well as better assists visitors and new students as they navigate the campus.

However, the complexity of the campus is a challenge even with the current signage system. The long corridors, multiple wings, lack of visual connections to the outdoors and remote buildings can make wayfinding a serious challenge to even experienced visitors. As a result, it is recommended that the current signage system be upgraded to include a campus mapping diagram and color coded location system that is regularly posted throughout the campus at key pedestrian entrances and intersections. This type of system, employed successfully at airports and shopping malls, will significantly help the college create a well guided experience to all visitors, students and staff.

Informal Gathering Areas

The campus has an overall lack of informal gathering areas. Even where there has been an attempt made for informal gathering, the intent falls short of creating welcoming and comfortable gathering spaces for campus users. For instance, the removal of corridor lockers has provided an opportunity for built in benches at various corridors across campus but these are not conducive to gathering and really serve as a location for individuals to stop for a short time. Major pedestrian entrances and intersections would be more conducive if widened, daylit and furnished with comfortable and thoughtfully arranged seating to support various sizes of groups gathering out of the way of major circulation but in an easily accessible location. This is best exemplified by the seating in the lobby of the Student Services addition. In addition, while the commons serve as an important gathering area for students, staff and faculty, its function as a cafeteria limits the seating areas to the purposes of that space.

The need for space conducive to informal gathering will become even more important as students and faculty are spread out to remote buildings, creating the need for space to meet informally or socialize when they are in a building other than their home base.

Finishes and Furniture

The Student Services addition to the campus and major renovations to the Health Sciences and President's Office and Training Center buildings have made a major stride in building and supporting the transition to higher quality finishes for the campus. This includes a complimentary color scheme comprising a warm, inviting and youthful paint palette, high quality accent finishes, ungraded flooring, matching doors, hardware and accessories and coordinated furnishings. Despite these successful finish upgrades there remains considerable variation across campus in the type and quality of finishes and there is little consistency from one area of the Main building to the next, much less from building to building. The most obvious discrepancy is the finishes in the trades wings compared to those found in and around the Student Services part of the Main building. It is clear that the campus would benefit greatly from the implementation of a campus wide set of finish standards to create a unifying aesthetic.

Toilet Facilities

The condition of restrooms on campus varies considerably. New restrooms associated with the Student Services addition and those updated by major renovations in the Health Sciences and Training Center buildings are in good condition with modern finishes and fixtures and no accessibility issues. Some restrooms in the Main building have been updated but many remain in very poor condition with dated and worn finishes. These restrooms are also categorized by deficiencies in meeting ADA standards including missing grab bars, improper fixture mounting heights and insufficient clear floor areas. Further information on the condition of various restrooms can be found in the following building specific pages.

Loading Docks

There is a receiving and warehousing area with multiple loading docks located on the southwest corner of the Main building directly adjacent to the Physical Plant. While the size appears appropriate, there were a few issues raised at the stakeholder meetings. This includes a lack of secure storage for high value items like technology equipment, a central location, but one that is remote and disconnected from the Health Science and Training Center buildings, and a location that is highly visible and in a location near where most students park and enter the Main building.

In addition, there are other loading areas located within the various courtyards of the Main building. While these are convenient for direct access, they do not all provide an elevated loading dock or appropriate storage space for staging deliveries. In addition, these multiple points of delivery can cause some confusion on where deliveries are to occur.

Space Utilization

St. Cloud Technical and Community College's space utilization is currently measured at 73% based upon spring 2014 report. The 103 rooms listed in the report includes a 110 classrooms count of 57 and a 210 lab count of 46. Of the 57 110 classooms, there are 10 located in the Health Sciences building with the remaining 47 located in the Main building. Of the 46 210 labs, there are 9 located in the Health Sciences building and 37 located in the Main building.

Observations:

- 48 of the 103 rooms are measured at equal to or greater than the campus average of 73%. This includes a 110 classroom count of 28 and a 210 lab count of 20.
- 27 of the 103 rooms are measured at, or below, 50%. This includes a 110 classroom count of 17 and a 210 lab count of 10.
- Course start time extend from 6 am to 7 pm with a majority of courses starting between 8 am and 2 pm.
- Most classrooms with high utilization rates are scheduled consistently throughout the day and across the week.
- Those classrooms with low utilization rates appear to have consistency available time blocks in the afternoons. Courses in these classrooms appear to have inconsistent meeting times and days. This can make it a challenge to have courses that meet regularly in these classrooms.
- Most of the classrooms are well appointed, well lit and configured appropriately to function as classrooms. Presentation technology and access to electronic media systems also seem appropriate.
- Issues include an insufficient number of classrooms to hold a 48 student course, moveable partitions that do not provide adequate sound separation and there are not enough classrooms equipped with equipment necessary to hold science lab courses.
- The Health Sciences building was recently remodeled and added significant 110 classroom and 210 lab capacity.

Information Technology

SCTCC has Technology plan that was prepared by the SCTCC Technology Committee. The plan identifies four strategic directions related to technology:

- Exemplary Service
- Business Process Re-engineering
- Flexible Technology Infrastructure
- Research, Development & Innovation

Security

SCTCC produces a Campus Safety Report which provides information to assist with the safety of students and staff while on campus. In addition, the report contains statistical information on crimes that occur on, or near, campus. Crime appears to be very low with one aggravated assault allegation and seven alcohol related incidents in 2012.

Student Housing

No student housing currently exists on campus, but there are numerous affordable options for home rentals and apartments within walking/biking distance of the college. While St. Cloud Technical and Community College does not endorse any specific off-campus housing options, the college provides resources for students to locate housing.

ENERGY EFFICIENCY

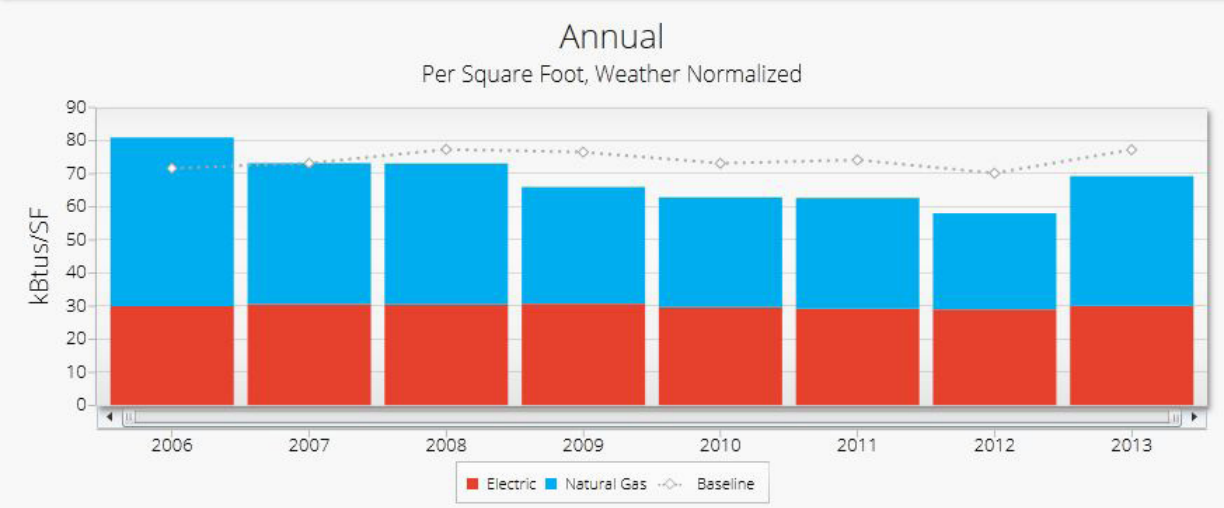
B3 Benchmarking

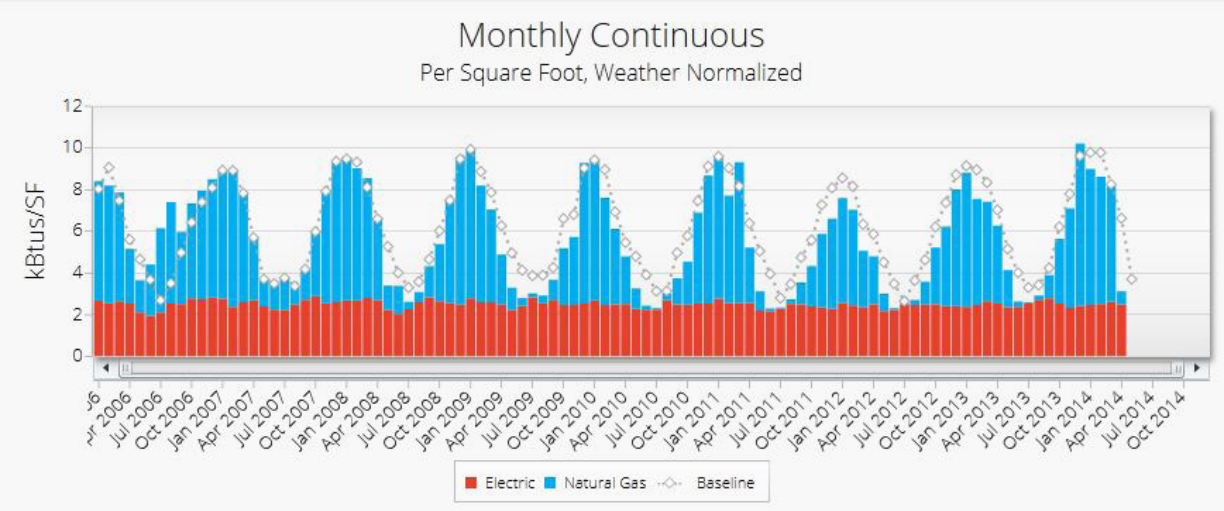
The Minnesota Buildings, Benchmarks and Beyond (B3) Benchmarking tool contains SCTCC's monthly energy data since 2006.

The combined campus ranks #10 out of all 54 MnSCU campuses in terms of Energy Use Intensity (EUI), but #34 when compared to their 2009 Baseline, and #22 when it comes to cost per square foot. This suggests that while the College has a low overall consumption, they have not improved their energy efficiency as rapidly as other campuses and have room for improvement to save on energy consumption and cost.

Main Building Energy

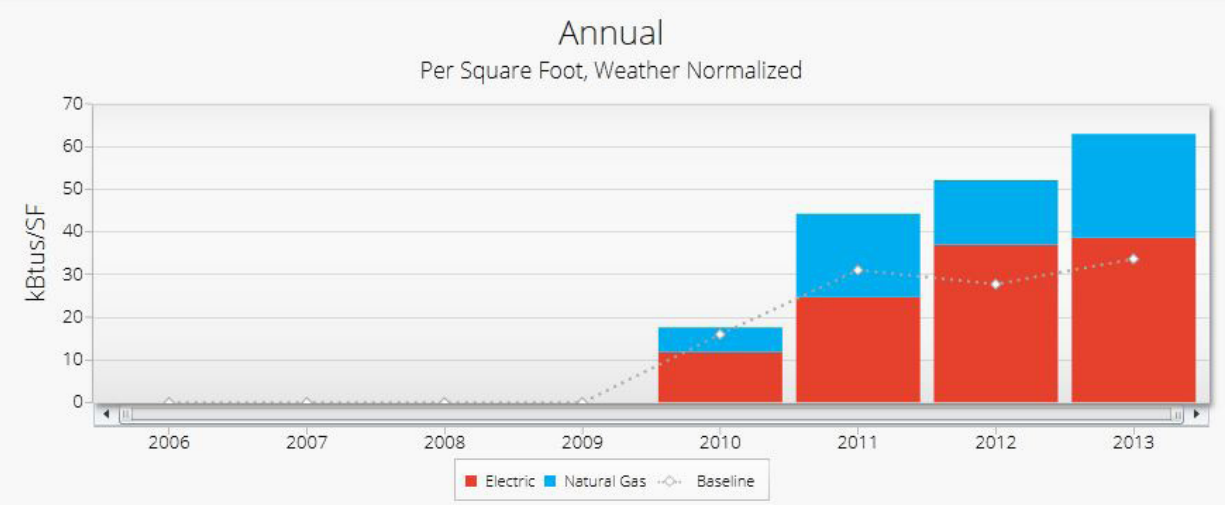
The College's Main Building EUI for April 2013-March 2014 was 71.17 kBtu/SF/year. The building is currently performing at about half of the Code Benchmark, or the energy that a similar building built to current code would be expected to use. Compared to a 2007 baseline, the building has also seen a 9.5% decrease in total consumption when normalized for weather and square feet, translating to a 28% decrease in annual energy expenditures. However, while annual energy consumption had steadily decreased since 2007, use in 2013 shot up again to above 2009 levels, even when accounting for weather. Electricity use has remained relatively stable over the time period, while natural gas use has increased. SCTCC may wish to revisit HVAC and lighting strategies to reduce its total energy consumption and cost.

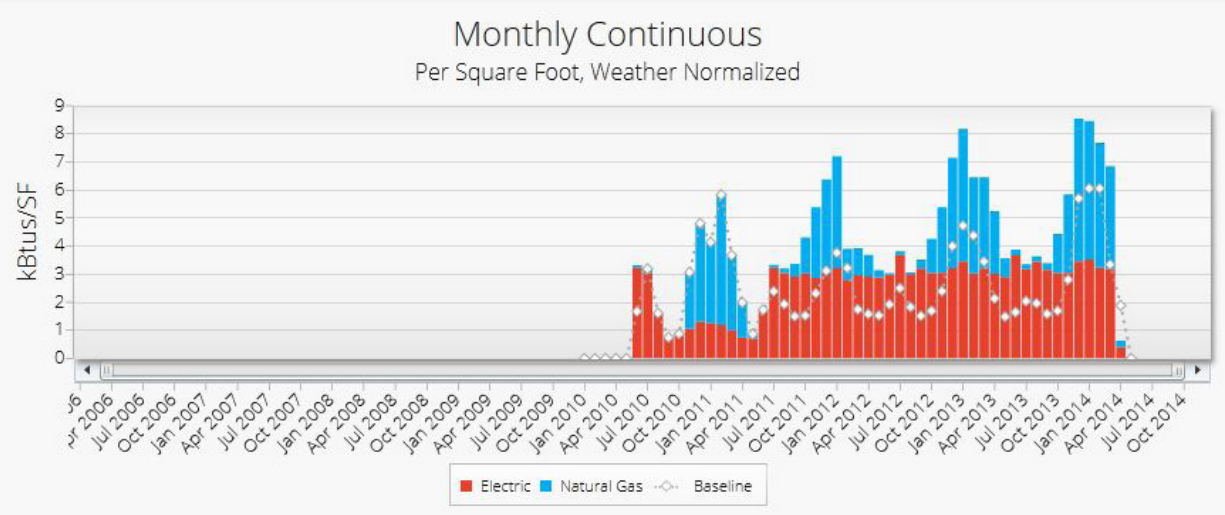




Health Sciences Energy

The Health Sciences Energy Use Intensity (EUI) for April 2013-March 2014 was 64.88 kBtu/SF/year. The building is currently performing much lower than the Code Benchmark, likely because the space is listed as “College Laboratory,” a high-energy use more typical of chemistry labs with high ventilation requirements than the types of labs in this building, which are likely used in a manner more similar to classrooms. Still, 65 is low for a health-related use. Compared to a 2010-2011 baseline, the building has seen a 77% increase in total consumption when normalized for weather and square feet, translating to a 117% increase in annual energy expenditures. However, due to the jump between Spring 2011 and Fall 2011, it seems likely that there was a change in use during this time leading to the difference. However, total consumption has increased steadily over time, and closer analysis of energy consumption in this building is recommended.



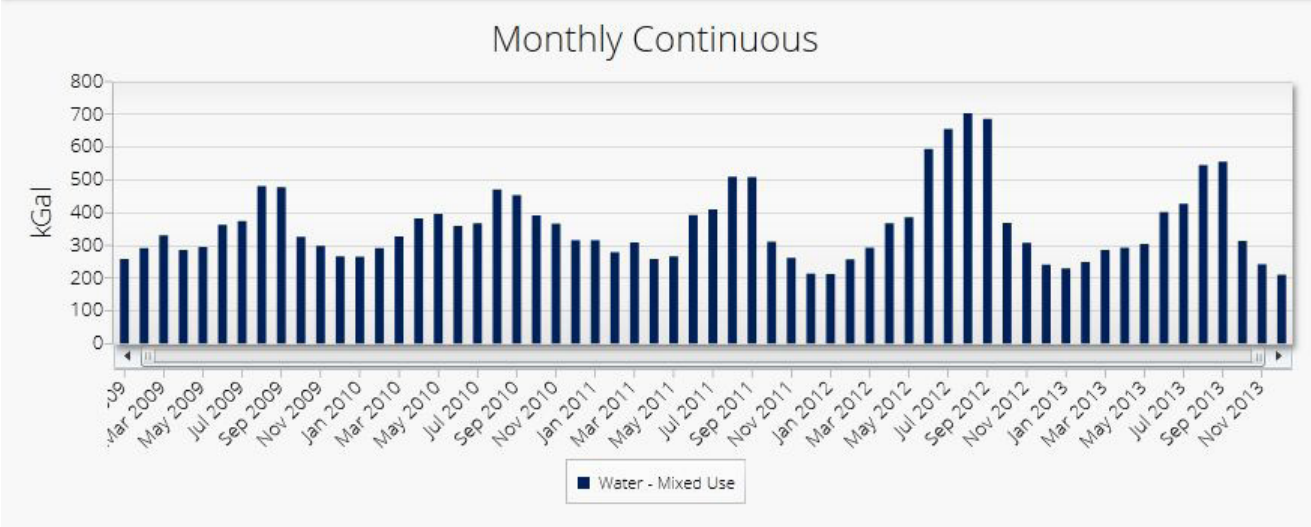


Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Water Analysis

Monthly campus water consumption data was recently added in to B3 Benchmarking. Water use peaks consistently over the summer months, suggesting that irrigation is major use of water on campus. Plantings with a no or low water requirement would be beneficial to reducing campus water consumption and cost, and should be considered as part of this master plan.

Main Building Water



Health Sciences Water

PBEEEP

The Public Buildings Enhanced Energy Efficiency Program (PBEEEP) is a process of investigating and optimizing the performance of existing buildings through a detailed investigation of its systems. The goal of this process is to identify and implement strategies that ensure that existing buildings perform as intended while meeting the current needs of the building occupants. Potential energy savings are identified and quantified so that strategy decisions can be made in a cost effective way.

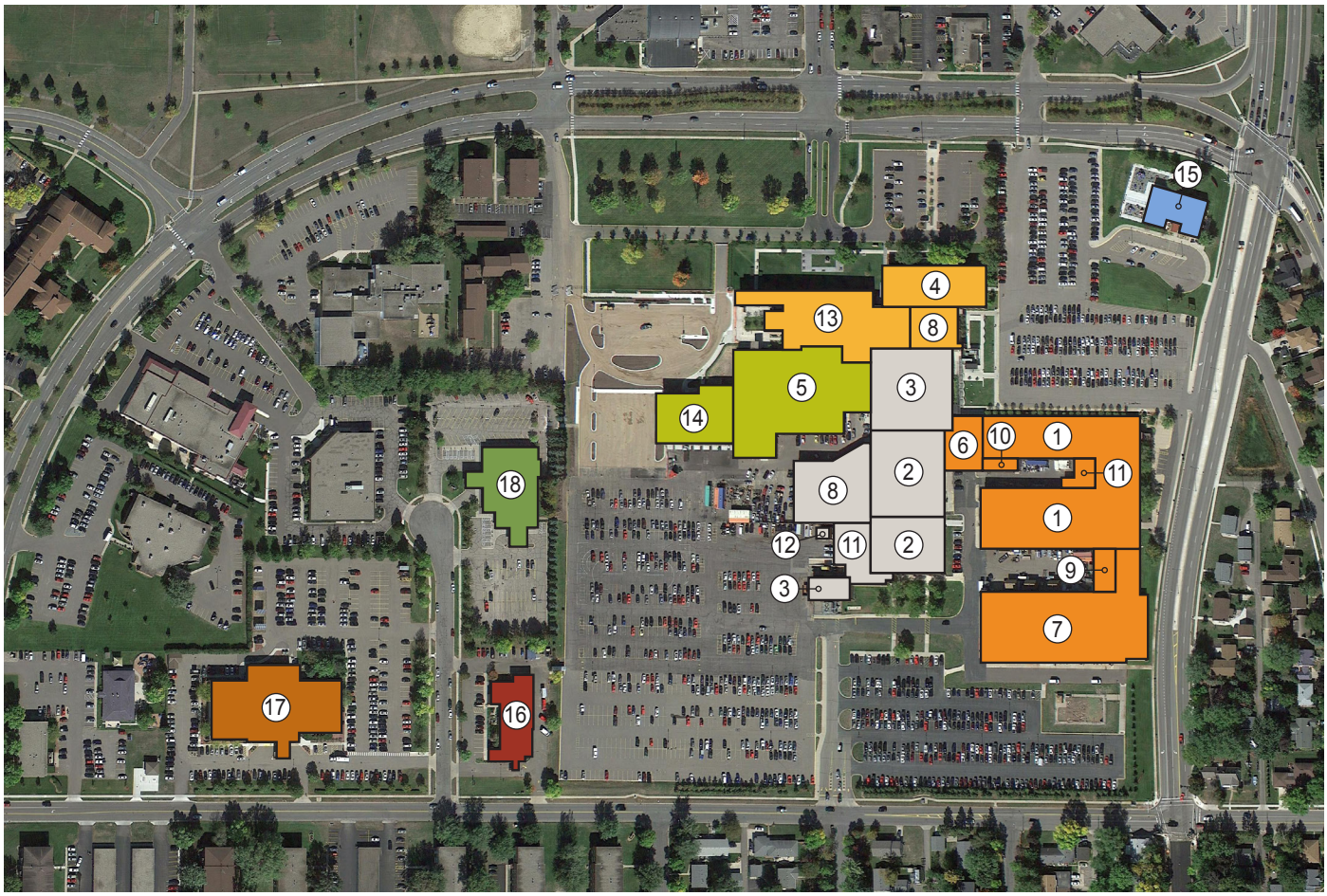
A screening report was completed for SCTCC by the Center for Energy and Environment (CEE) on March 21st, 2011. The screening process found that SCTCC's Site Energy Use Index (EUI) of 70 kBtu/sqft was significantly lower than the MnSCU colleges average of 89 kBtu/sqft and the B3 Benchmark EUI of 125 kBtu/sqft leading CEE to surmise that most of the low and no cost strategies that the process works to identify would have already been implemented by SCTCC. It was not recommended that SCTCC proceed with a detailed investigation of energy use and identification of any guaranteed energy savings opportunities for the SCTCC facilities. It was determined that it would be highly unlikely that the realized savings would justify the cost.

The report did identify a series of potential energy reduction measures that CEE recommends that SCTCC investigate further:

- Some air handling units (AHU) cause significant pressure issues especially when economizing.
- Summer space use is decentralized so approximately 75% of the building is conditioned even though only 25% of the building is occupied.
- Boilers need to run in the summer to serve domestic hot water demand and reheat on the constant volume AHUs in the A and B wings of the main building.
- The HVAC system in the I wing appears to be a poor design with multiple points of concern causing seasonal comfort issues.

Recommendations

This Master Facility Plan recommends two avenues for further energy use reduction moving forward. First, SCTCC should focus on selecting the highest efficiency equipment avaialble when equipment has reached the end of it's service life and requires replacement. Second, new construction and major renovation projects should be of high-performing and energy efficient construction. Replacing underperforming and outdated facilities with new high-efficiency facilities may be one of the best ways to further increase campus energy efficiency.



COLOR	KEY	NAME	BLDG #	GSF	CONST.	SIGNIFICANT REMODEL
	1	A & B WING	208T0165	64,172	1965	1999 & 2002
	2	C & D WING	208T0270	31,072	1970	1998 & 2005
	3	E & F WING	208T0371	28,470	1971	2005
	4	G WING - WORKFORCE CENTER	208T0472	32,936	1972	2006
	5	H WING	208T0574	44,734	1974	1985
	6	A-D WING ADDITION	208T0678	7,962	1978	2002
	7	I WING	208T0783	45,496	1983	2005
*	8	AUTOMOTIVE & G-E WING ADDITION	208T0986	62,365	1986	2006
	9	I WING ADDITION	208T1095	3,200	1995	2012
	10	A WING ADDITION	208T1199	1,362	1999	2005
*	11	A-B WING & PLANT ADDITIONS	208T1202	12,533	2002	-
	12	FLAMMABLE SHED	208T1304	672	2004	-
	13	STUDENT SERVICES ADDITION	208T0506	46,486	2006	-
	14	MEDIUM/HEAVY TRUCK ADDITION	208T1613	18,650	2013	-
	15	CHILD CARE CENTER	208T1404	7,673	N.P.	2002
	16	PRESIDENT'S OFFICE & TRAINING CENTER	208T1690	6,248	1985	2007
			208T1691	1,677	1990	2007
	17	HEALTH SCIENCES BUILDING	208T1585	26,724	1985	2011
			208T1586	27,662	1991	2011
	18	DIGITAL COMMONS (UNDER RENOVATION)	208T1713	32,600	1991	2015 (PENDING)

* Buildings 8 and 11 both consist of two separate additions located in different building wings. Building data has not been separated by addition.

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MAIN BUILDING - 100 WING

Space Utilization Summary:

- See Diagrams
- The 100 wing contains academic space uses including Automotive and general education associated with the AA Degree. The wing also contains general 110 classrooms.
- The 100 wing contains student support space uses including the library, bookstore, commons and Center for Academic Success.
- The 100 wing also contains the maintenance, receiving and physical plant.
- There are some space vacancies that result from the relocation of the Health and Human Services programs from the 100 wing to the Health Sciences building.
- Room 1-178 has a relatively low space utilization. As a Chemistry lab, the layout is no conducive to holding other classes in the space. As noted in Section 5 of this report, it is recommended that SCTCC develop non-dedicated and multi-purpose Applied Technology Labs to help address a pattern of low space utilization in specialized labs.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates:

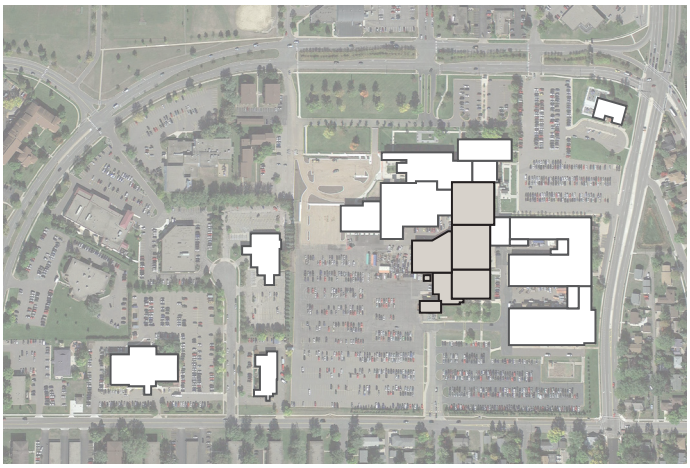
- Rust stains are visible on the brick veneer and walks under various metal vents, scuppers and overflows.
- Many brick lintels over window openings are rusting.
- A concrete wall is spalling at the new commons patio.
- Most walls at the new commons patio have skate board marks and scuffs.
- There are multiple exterior outlets with missing protective covers.
- Various overhead doors in and around the Transportation Technology programs have worn or damaged seals.
- Drinking fountains in the building at several locations have only either a standard or accessible height type. Code requires both at all locations.
- There is damage to the acoustical ceiling tiles inside of door 11.
- There are areas of water damage to ceilings in various entry vestibules.
- The corridor lockers do not have sloping tops and are very dirty.
- Snow melt products appear to have damaged door thresholds, vestibule flooring and walk-off mats in and near various entry vestibules.
- The doors and floor finishes at door 15 are heavily worn.
- The terrazzo flooring near the store is cracked.
- The VCT flooring is worn in some areas and cracked where control joints were not honored.
- There are multiple locations where openings in corridors were relocated and infilled. These infill areas are sometimes obvious and poorly done.

Construction:

- Load bearing masonry walls with brick veneer cavity walls at exterior.
- Roof structure varies by location and includes both precast concrete and steel trusses.
- Slab on grade floors. Flooring finish varies by location and includes terrazzo, VCT, carpet, ceramic tile and exposed concrete.
- Ceilings consist of acoustic ceiling tile and grid system or painted exposed structure.
- Built-up roofing assembly.

Planned and Recommended Projects:

- See Section 6



Keyplan

Exterior View

Building Summary - Main Building - 100 wing					
Number on Keyplan	2	3	8 (partial)*	11 (partial)*	12
Building Number	208T0270	208T0371	208T0986	208T1202	208T1304
Building Name	C&D Wing	E&F Wing	Automotive	Plant Addition	Flammable Shed
Year Built	1970	1971	1986	2002	2004
Building Size (GSF)	31,072	28,470	62,365	12,533	672
Number of Floors	1	1	1 + Mezzanine	1	1
Current Replacement Value (000's)	$8,847	$8,106	$17,757	$3,568	$111
Backlog of Repairs Value (000's)	$136	$0	$0	$0	$0
FY2013 Facility Condition Index (FCI)	0.02	0.00	0.00	0.00	0.00
5 Year Renewal Forcast	$244	$305	$0	$178	$0
5 Year FCI	0.03	0.04	0.00	0.05	0.00

* Buildings 8 and 11 both consist of two separate additions located in different building wings. Building data has not been separated by addition.

100 WING - SPACE USE

Transportation Technology
- 21. Automotive Service Tech. (AUTO)

Business
- 29. Culinary Arts (CULN)

AA Degree
- 30. Chemistry (CHEM)
- 31. Biology (BLGY)
- 51. Art

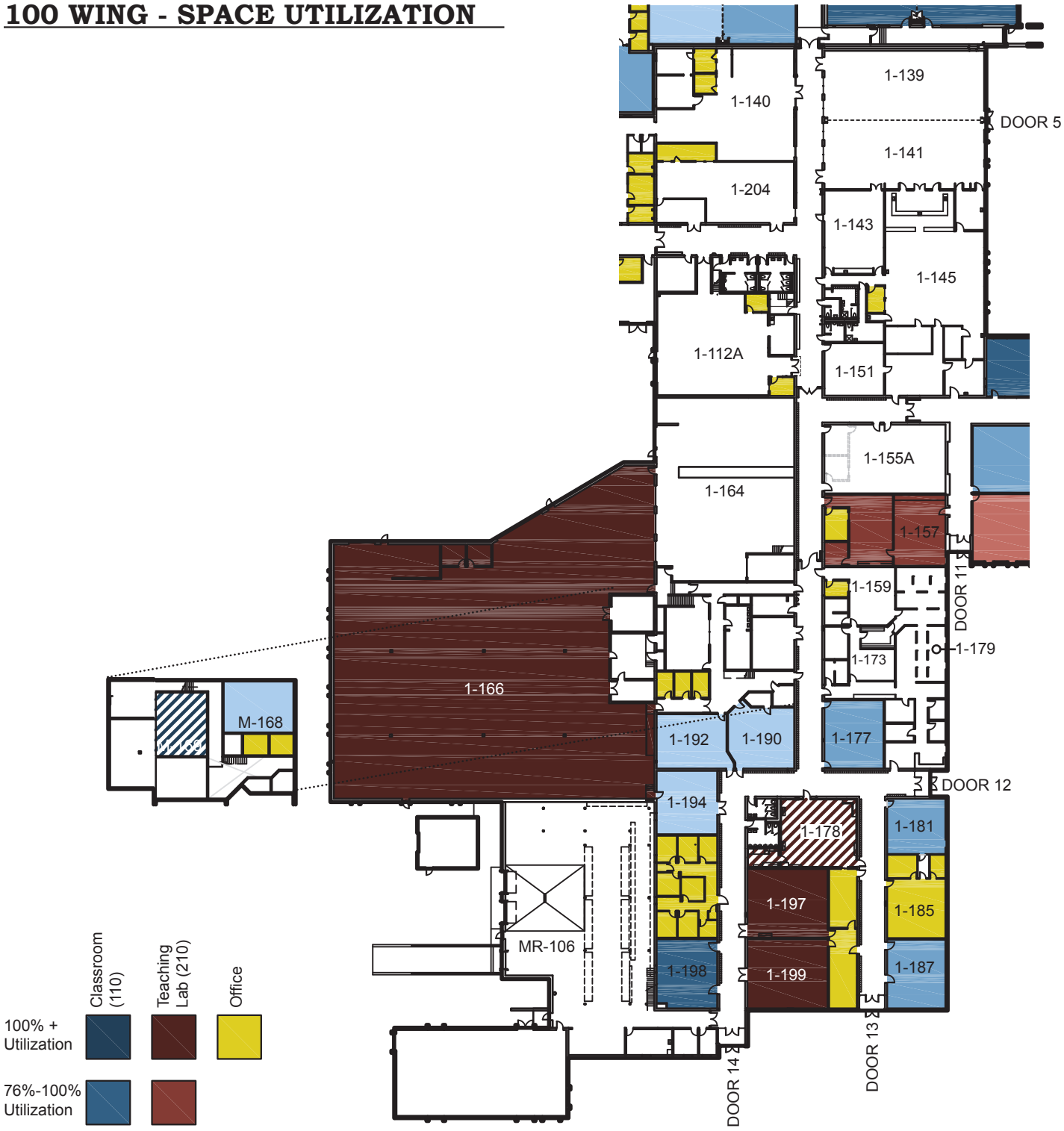
Student Support Services
- 36. Commons & Food Service
- 38. Center for Academic Success (CAS)
- 40. Library
- 41. Bookstore

Other
- 48. Maintenance & Receiving
- 49. Servers
- 52. Vacant

KEY
- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

100 WING - SPACE UTILIZATION



Note: Percent based on ISRS data, Feb. 2014.
EMS data is available in the appendix.

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Automotive Library (near 1-192)

Corridor from door 13

Restroom (near 1-178)

Corridor near Automotive (near 1-164)

Center for Academic Success (1-164)

Center for Academic Success (1-164)

BookStop and Store (1-204)

BookStop and Store (1-204)

Commons (1-139 & 1-141)

Library (1-140)

Server room (near 1-140)

Information kiosk (near 1-143)

Signage

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MAIN BUILDING - 200 WING

Space Utilization Summary:

- See Diagrams
- The 200 wing contains academic space uses including Medium/Heavy Truck, Auto Body and general 110 classrooms.
- The 200 wing contains student support space uses including the student center, student life, student senate, technology services and TRIO.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates:

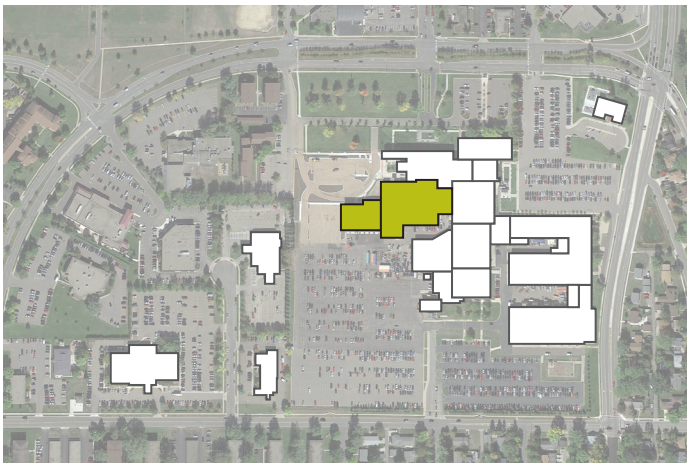
- Many brick lintels over window openings are rusting.
- There appears to be water damage resulting from insufficient grading and water ponding outside of door 17.
- There is wall deterioration caused by water running down the ramp at door 16 and along the wall.
- There are multiple exterior outlets with missing protective covers.
- Various overhead doors in and around the Transportation Technology programs have worn or damaged seals.
- Drinking fountains in the building at several locations have only either a standard or accessible height type. Code requires both at all locations.
- There are areas of water damage to ceilings in various entry vestibules.
- The corridor lockers do not have sloping tops and are very dirty.
- Snow melt products appear to have damaged door thresholds, vestibule flooring and walk-off mats in and near various entry vestibules.
- There are multiple locations where openings in corridors were relocated and infilled. These infill areas are sometimes obvious and poorly done.

Construction:

- Load bearing masonry walls with brick veneer cavity walls at exterior. The exterior walls at the Medium/Heavy truck addition are precast concrete.
- Roof structure varies by location and includes both precast concrete and steel trusses.
- Slab on grade floors. Flooring finish varies by location and includes VCT, carpet, ceramic tile and exposed concrete.
- Ceilings consist of acoustic ceiling tile and grid system or painted exposed structure.
- Built-up roofing assembly.

Planned and Recommended Projects:

- See Section 6



Keyplan

Exterior View

Building Summary - Main Building - 200 wing		
Number on Keyplan	5	14
Building Number	208T0574	208T1613
Building Name	H Wing	Medium/Heavy Truck Addition
Year Built	1974	2013
Building Size (GSF)	44,734	18,650
Number of Floors	1	1 + Mezzanine
Current Replacement Value (000's)	$12,737	$5,310
Backlog of Repairs Value (000's)	$0	$0
FY2013 Facility Condition Index (FCI)	0.00	0.00
5 Year Renewal Forcast	$392	$0
5 Year FCI	0.03	0.00

200 WING - SPACE USE

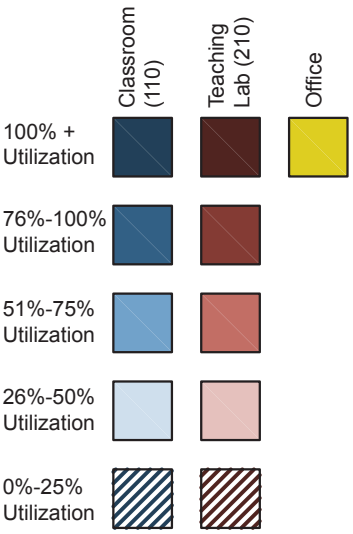
Transportation Technology
- 20. Auto Body Collision Tech. (ABCT)
- 22. Med./Hvy Truck Technician (MHTT)

AA Degree
- 31. Biology (BLGY)

Student Support Services
- 37. Student Center
- 42. Student Life & Senate
- 43. MIS
- 53. TRIO

KEY
- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

200 WING - SPACE UTILIZATION



Note: Percent based on ISRS data, Feb. 2014.
EMS data available in appendix.

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Student Center (1-123A)

Student Senate (near 1-134)

Student Life (1-134)

Offices (1-260)

Offices

MIS Help Desk (near 1-215)

Autobody Lab (1-235)

Autobody Paint Booth (1-245)

Medium/Heavy Truck Addition (1-270)

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MAIN BUILDING - 300 WING

Space Utilization Summary:

- See Diagrams
- The 300 wing contains academic space uses including the Construction and Manufacturing Technology programs, Advertising and general 110 classrooms.
- The 300 wing contains student support space uses including the a small student center, and an open computer lab.
- The 300 wing contains the original buildings, A & B wing, dating form 1965.
- Room 1-315 has a relatively low space utilization. As a computer math lab, the layout is no conducive to holding other classes in the space.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates:

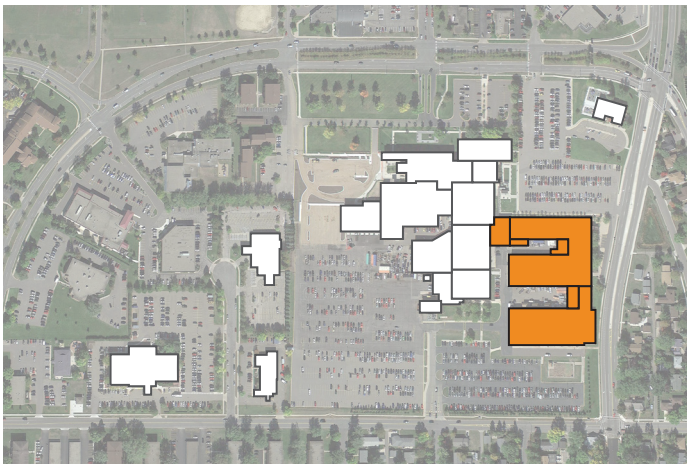
- Doors that provide direct exterior access from the Construction Technology wing classrooms and labs are worn and appear to have inadequate seals.
- Various panes of glass have broken seals on the aluminum curtain walls at the Construction Technology wing.
- Rust stains are visible on the brick veneer and walks under various metal vents, scuppers and overflows.
- Grading is not sufficient along the east facade parallel to 9th Ave. North. Water appears to pond up along the foundation. Moss, brick spalling and other signs of excessive moisture are apparent.
- There is damage to the copper wall panels at door 6 which appears to result from snow plowing equipment.
- Broken alarm or detector at door 6.
- Metal fence at the landscaped area adjacent to door 6 is dented and rusting heavily.
- Curb cuts were not relocated to coordinate with landscaped area adjacent to door 6.
- Many brick lintels over window openings are rusting.
- There is damaged brick in the courtyard between wings A and B behind equipment that was recently moved.
- There is significant oil staining on the asphalt in the courtyard between wings A and B.
- The storage sheds in the south courtyard have peeling paint and rotting wood.
- The metal ventilation equipment outside of the Carpentry program has peeling paint and is rusting.
- Drinking fountains in the building at several locations have only either a standard or accessible height type. Code requires both at all locations.
- Vending machines are located in the corridor between wings B and I and are partially blocking the clear opening at the door separation.
- There is damage to the acoustical ceiling tiles inside of door 11.
- There are areas of water damage to ceilings in various entry vestibules.
- The corridor lockers do not have sloping tops and are very dirty.
- Snow melt products appear to have damaged door thresholds, vestibule flooring and walk-off mats in and near various entry vestibules.
- There are multiple locations where openings in corridors were relocated and infilled. These infill areas are sometimes obvious and poorly done.

Construction:

- Load bearing masonry walls with brick veneer cavity walls at exterior.
- Roof structure varies by location and includes both precast concrete and steel trusses.
- Slab on grade floors. Flooring finish varies by location and includes terrazzo, VCT, carpet, ceramic tile and exposed concrete.
- Ceilings consist of acoustic ceiling tile and grid system or painted exposed structure.
- Built-up roofing assembly.

Planned and Recommended Projects:

- See Section 6



Keyplan

Exterior View

Building Summary - Main Building - 300 wing						
Number on Keyplan	1	6	7	9	10	11 (partial)*
Building Number	208T0165	208T0678	208T0783	208T1095	208T1199	208T1202
Building Name	A & B Wing	A-D Wing Addition	I Wing	I Wing Addition	A Wing Addition	A-B Wing Addition
Year Built	1965	1978	1983	1995	1999	2002
Building Size (GSF)	64,172	7,962	45,496	3,200	1,362	12,533
Number of Floors	1	1	1 + Mezzanine	1	1	1
Current Replacement Value (000's)	$18,710	$2,267	$12,954	$911	$388	$3,568
Backlog of Repairs Value (000's)	$1,587	$120	$414	$0	$0	$0
FY2013 Facility Condition Index (FCI)	0.08	0.05	0.03	0.00	0.00	0.00
5 Year Renewal Forcast	$2,500	$146	$1,249	$241	$19	$178
5 Year FCI	0.13	0.06	0.10	0.26	0.05	0.05

* Buildings 8 and 11 both consist of two separate additions located in different building wings. Building data has not been separated by addition.

300 WING - SPACE USE

KEY

- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

Construction Technology
1. Carpentry (CARP)
2. Plumbing (PLBG)
3. Heating, Air Conditioning & Ref. (HART)
4. Water Environment Tech. (WETT)
5. Electrical (ELEC)
6. Land Surveying & Civil Eng. (LSCE)
7. Arch. Construction Tech. (ARCH)

Manufacturing Technology
8. Mechanical Design (CADD)
9. Welding (WELD)
10. Machine Tool (MACH)
11. Energy & Electronics (ETEC)

Health and Human Services
14. Cardiovascular Technology (ICVT)

Business
23. Advertising (ADVR)
29. Culinary Arts (CULN)

AA Degree
31. Biology (BLGY)
32. Mathematics (MATH)
33. English (ENGL)

Student Support Services
37. Student Center
39. Open PC Lab

Other
47. Dean's Office
50. Faculty Mail & Printing

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

300 WING - SPACE UTILIZATION

Note: Percent based on ISRS data, Feb. 2014.
EMS data available in appendix.

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Entrance - Const. Tech. Wing

Carpentry (1-396)

Corridor - Const. Tech. Wing

Restroom - Const. Tech. Wing

Offices (near 1-390)

Display - Const. Tech. Wing

Electrical Classroom (1-384)

Restroom - Const. Tech. Wing

Restroom - Manf. Tech. Wing

Welding (1-367)

Courtyard - Const. Tech. Wing

Courtyard - Manf. Tech. Wing

Corridor - Manf. Tech. Wing

Courtyard - Manf. Tech. Wing

Courtyard - Manf. Tech. Wing

Energy & Electronics (1-354)

Remodeled Entrance

Small Student Center (near 1-329)

Advertising Display Window (near 1-330)

Corridor Seating

Nursing Classroom (1-316)

Nursing (1-316)

Mail & Printing (near 1-316)

MAIN BUILDING - 400 WING

Space Utilization Summary:

- See Diagrams
- The 400 wing contains academic space uses including CASE, Accounting and Business Management, Information Technology, Programming and general 110 classrooms.
- The 400 wing contains student support space uses including registration, administration, financial aid, and an open computer lab.
- The 400 wing contains the Minnesota Workforce Center.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates:

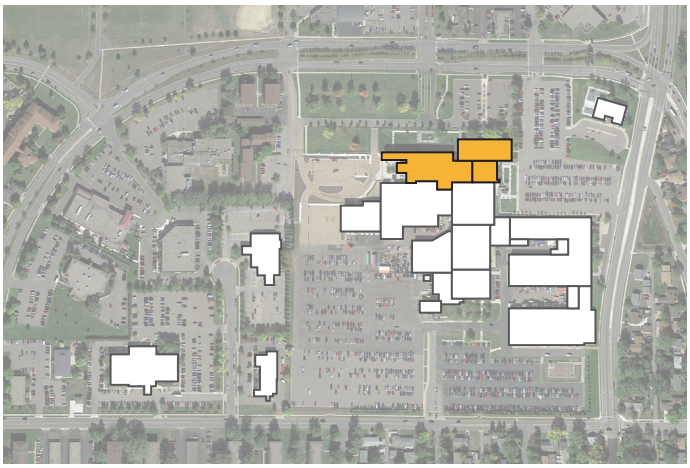
- The finish on the aluminum curtainwall at door 3 has serious finish degradation with unsightly blemishes and staining over the entire frame surface.

Construction:

- Load bearing masonry walls with brick veneer cavity walls at exterior.
- Roof structure varies by location and includes both precast concrete and steel trusses.
- Slab on grade floors. Flooring finish varies by location and includes terrazzo, VCT, carpet, ceramic tile and exposed concrete.
- Ceilings consist of acoustic ceiling tile and grid system or painted exposed structure.
- Built-up roofing assembly.
- Finishes in the 2006 addition are of a higher quality than the majority of other spaces on campus and consist of hard ceilings, wood interior paneling, aluminum and glass curtainwalls, copper exterior paneling, terrazzo floors and burnished block walls.

Planned and Recommended Projects:

- See Section 6



Keyplan

Exterior View

Building Summary - Main Building - 400 wing			
Number on Keyplan	4	13	8 (partial)*
Building Number	208T0472	208T0506	208T0986
Building Name	G Wing - Workforce Center	Student Services Addition	G-E Wing Addition
Year Built	1972	2006	1986
Building Size (GSF)	32,936	46,486	62,365
Number of Floors	2	2	1 + Mezzanine
Current Replacement Value (000's)	$9,378	$13,235	$17,757
Backlog of Repairs Value (000's)	$0	$0	$0
FY2013 Facility Condition Index (FCI)	0.00	0.00	0.00
5 Year Renewal Forcast	$0	$0	$0
5 Year FCI	0.00	0.00	0.00

* Buildings 8 and 11 both consist of two separate additions located in different building wings. Building data has not been separated by addition.

400 WING - SPACE USE

KEY

- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

Health and Human Services
- 19. Child, Adult Care & Education (CASE)

Business
- 24. Accounting (ACCT)
- 25. Business Management (BUSM)
- 26. Health Information Tech. (HITM)
- 27. Computer Programming (CMSC)
- 28. Information Technology (MSNA)

AA Degree
- 32. Mathematics (MATH)
- 34. Physics (PHYS)
- 35. Astronomy (ASTR)

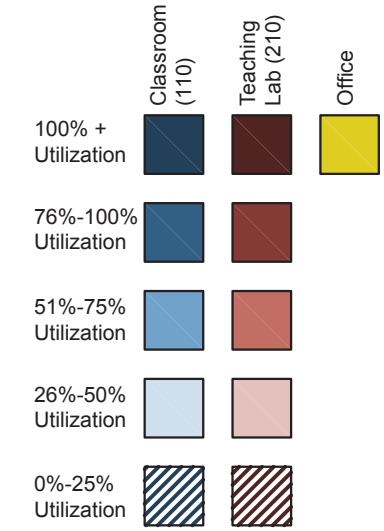
Student Support Services
- 39. Open PC Lab
- 44. Accuplacer
- 45. Career Center & Study Area
- 46. Registration / Admin. / Financial Aid
- 54. Orientation & Registration

FIRST FLOOR PLAN

SECOND FLOOR PLAN

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

400 WING - SPACE UTILIZATION



Note: Percent based on ISRS data, Feb. 2014.
EMS data available in appendix.

FIRST FLOOR PLAN

SECOND FLOOR PLAN

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Main Entrance (door 1)

Entrance Lobby (near door 1)

Records & Registration (near 1-401)

Financial Aid (near 1-401)

Open Computer Lab (1-405)

Restroom (near 1-409)

Accuplacer (near 1-456)

East Entrance Lobby (door 4)

Second Floor Corridor (near 2-403)

Second Floor Entrance to the MN Workforce Center (near 2-451)

Page blank.

HEALTH SCIENCES BUILDING

Space Utilization Summary:

- See Diagrams
- The Health Sciences building contains academic space uses including Nursing, Surgical Technology, Paramedicine, Dental, Sonography and general 110 classrooms.
- The Health Sciences building contains student support space including an open computer lab.
- Rooms 002, 106, 132 and 135 have a relatively low space utilization. These rooms are program specific labs. The spaces are not conducive for use by other courses or programs.
- Room 127M has a relatively low space utilization. The room is a computer workstation classroom which limits it use for non-computer based courses.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates:

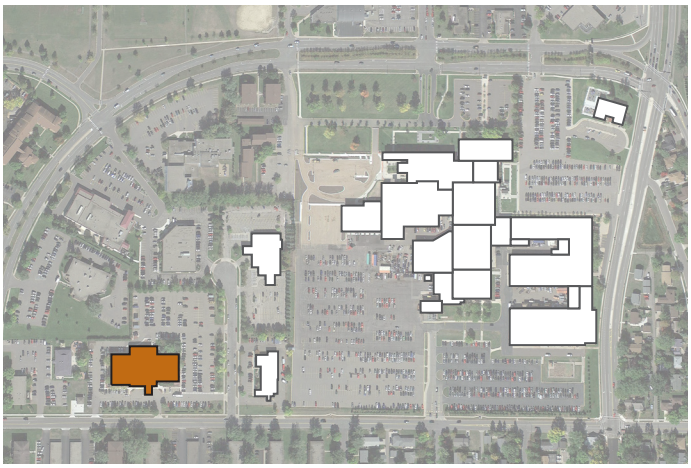
- The Health Sciences building was just recently renovated. It is assumed to have only minor condition issues based on it's recent updates.

Construction:

- Information not provided by SCTCC.

Planned and Recommended Projects:

- See Section 6



Keyplan

Exterior View

Building Summary - Health Sciences		
Number on Keyplan	17	17
Building Number	208T1585	208T1586
Building Name	Health Sciences (east) - *formerly Allied Health Center building east*	Health Sciences (west) - *formerly Allied Health Center building west*
Year Built	1985	1991
Building Size (GSF)	26,724	27,662
Number of Floors	3	3
Current Replacement Value (000's)	$472	$488
Backlog of Repairs Value (000's)	$0	$0
FY2013 Facility Condition Index (FCI)	0.00	0.00
5 Year Renewal Forcast	$0	$96
5 Year FCI	0.00	0.20

HEALTH SCIENCES - SPACE USE

FIRST FLOOR PLAN

Health and Human Services
- 12. Nursing (NURS & PRSG)
- 13. Sonography (DMSG)
- 15. Surgical Technology (SURG)
- 16. Paramedicine (EMSP)
- 17. Dental (DENT & DEHY)

Student Support Services
- 37. Student Center
- 39. Open PC Lab

KEY
- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

HEALTH SCIENCES - SPACE USE

LOWER FLOOR PLAN

SECOND FLOOR PLAN

Health and Human Services
- 12. Nursing (NURS & PRSG)
- 13. Sonography (DMSG)
- 15. Surgical Technology (SURG)
- 16. Paramedicine (EMSP)
- 17. Dental (DENT & DEHY)

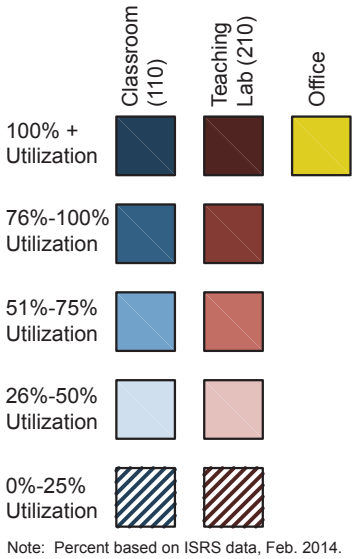
Student Support Services
- 37. Student Center
- 39. Open PC Lab

KEY
- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

HEATH SCIENCES - SPACE UTILIZATION

FIRST FLOOR PLAN

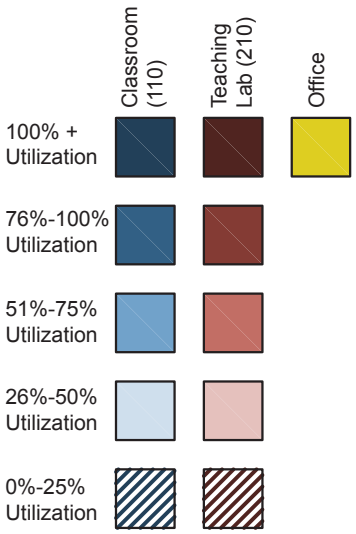


Note: Percent based on ISRS data, Feb. 2014. EMS data available in appendix.

HEALTH SCIENCES - SPACE UTILIZATION

LOWER FLOOR PLAN

SECOND FLOOR PLAN



Note: Percent based on ISRS data, Feb. 2014. EMS data available in appendix.

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Front Exterior

Classroom

Restroom

Corridor

Rear Exterior

Stairwell

Surgical Tech. Scrub Sink (138)

Surgical Tech. Lab (135)

Emergency Room Mock-up (115A)

Paramedicine Ambulance

Dental Exam (208)

Dental Simulation (212)

Exam Room (210)

CNA Lab (025)

Page blank.

PRESIDENT'S OFFICE & TRAINING CENTER

Space Utilization Summary:

- See Diagrams
- The President's Office and Training Center does not contain any academic space uses associated with SCTCC.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates:

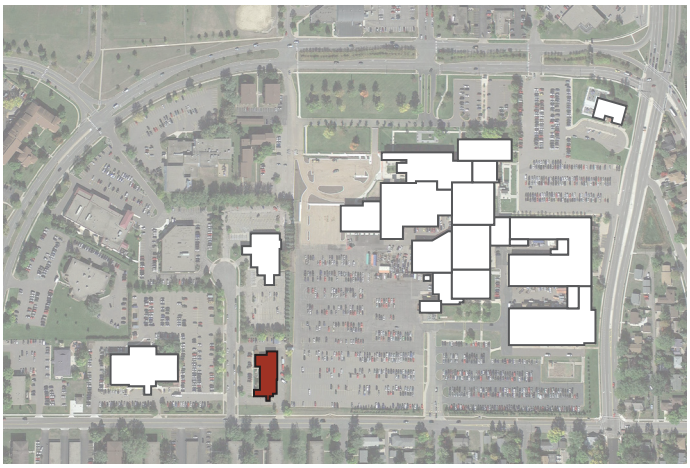
- The President's Office and Training Center was just recently renovated. It is assumed to have only minor condition issues based on it's recent updates.

Construction:

- Information not provided by SCTCC.

Planned and Proposed Projects:

- See Section 6

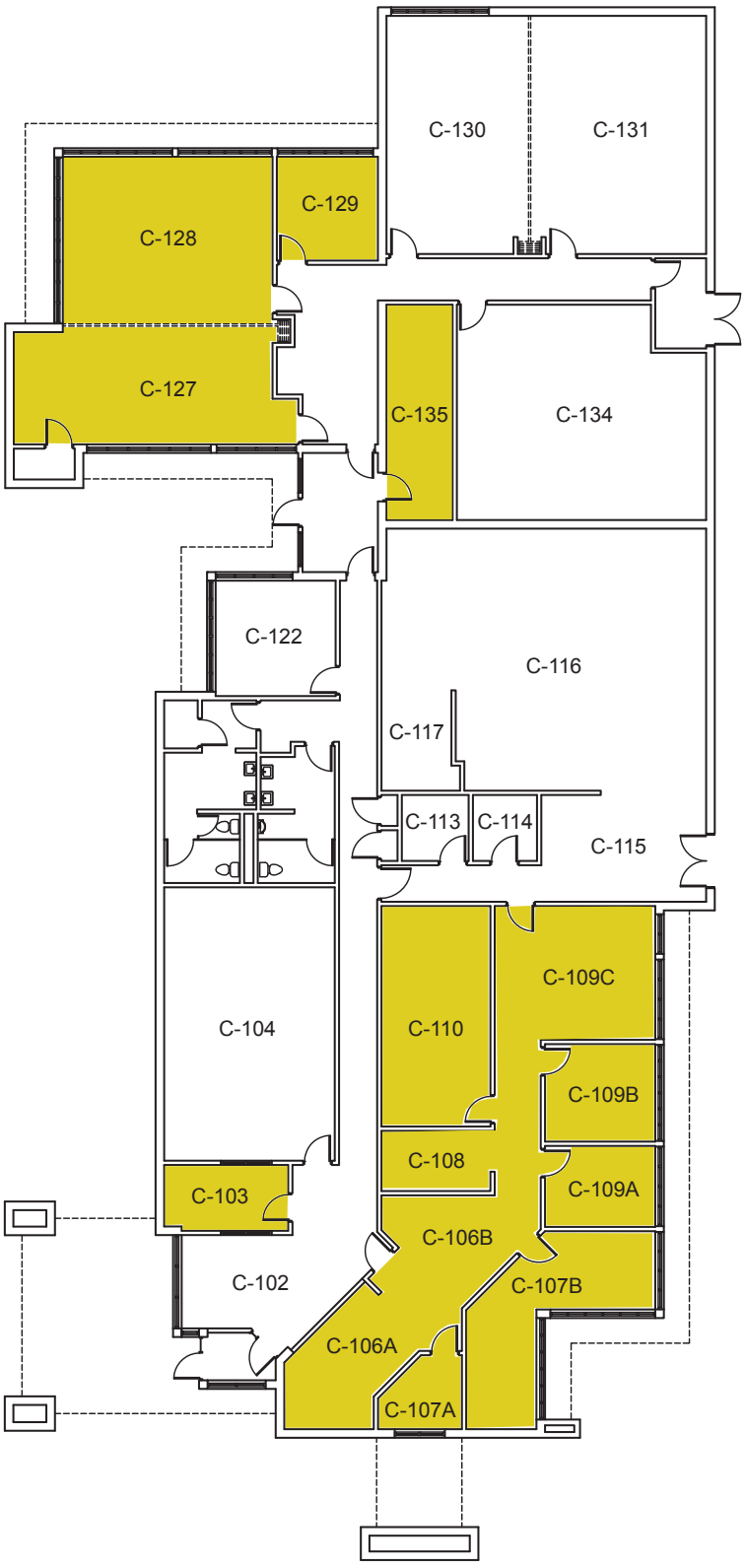


Keyplan

Exterior View

Building Summary - Health Sciences		
Number on Keyplan	16	16
Building Number	208T1690	208T1691
Building Name	President's Office and Training Center (north) - *formerly Charter building north*	President's Office and Training Center (south) - *formerly Charter south addition*
Year Built	1985	1990
Building Size (GSF)	6,248	1,677
Number of Floors	1	1
Current Replacement Value (000's)	$1,779	$477
Backlog of Repairs Value (000's)	$0	$0
FY2013 Facility Condition Index (FCI)	0.00	0.00
5 Year Renewal Forcast	$72	$20
5 Year FCI	0.04	0.04

PRESIDENT'S OFFICE & TRAINING CENTER - SPACE USE

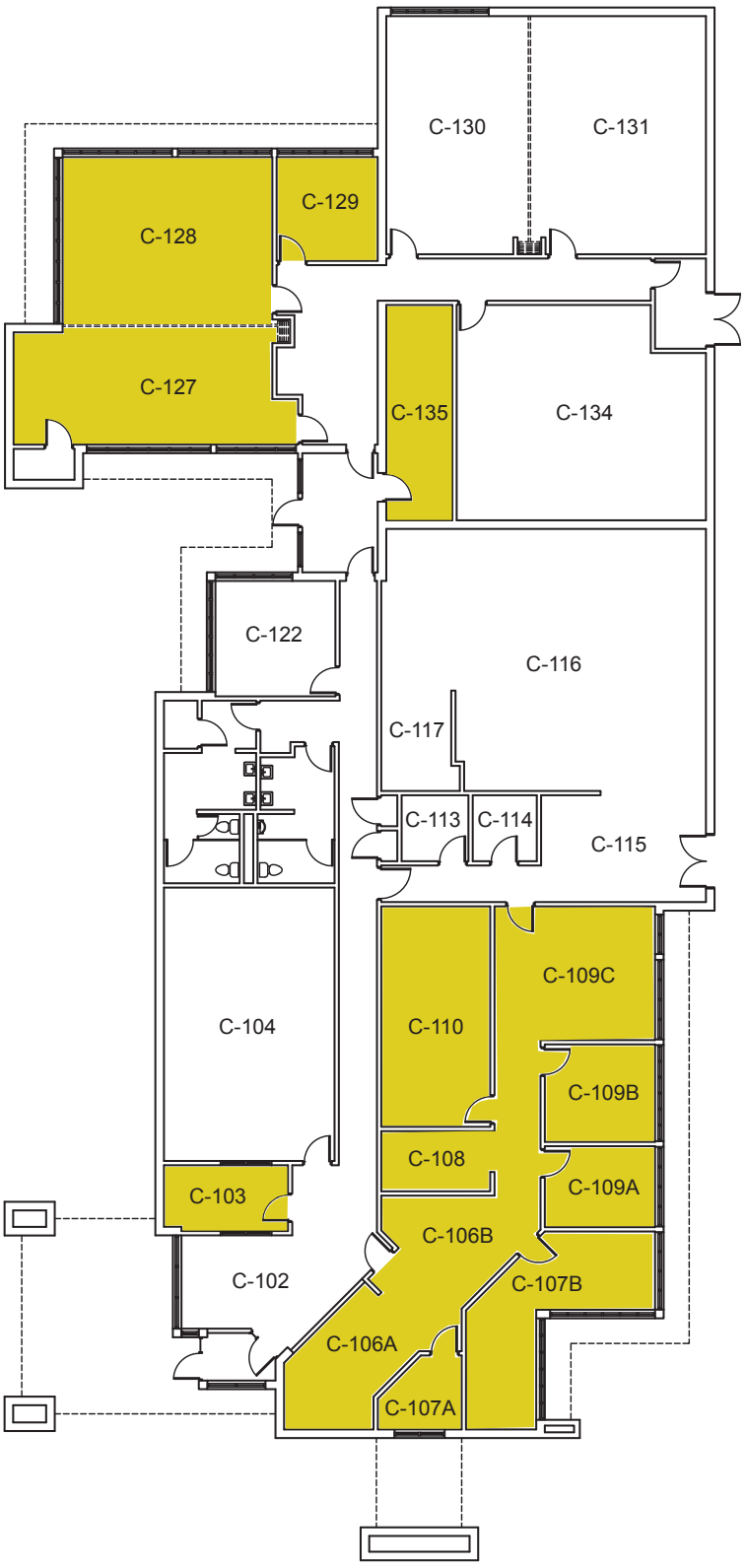


The President's Office & Training Center does not contain any SCTCC academic space uses.

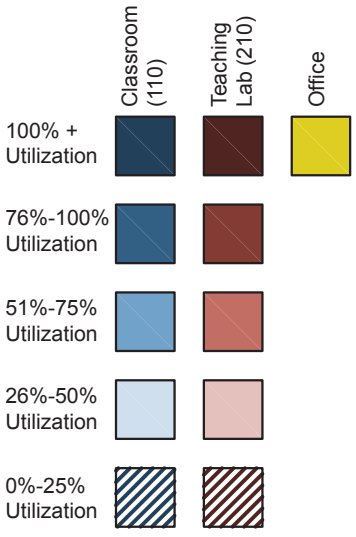
KEY

- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

PRESIDENT'S OFFICE & TRAINING CENTER - SPACE UTILIZATION



The President's Office & Training Center does not contain any SCTCC academic space uses.



Note: Percent based on ISRS data, Feb. 2014. EMS data available in appendix.

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Main Entrance

Reception Desk (C-102)

Typical Classroom (C-104)

Warehouse (C-116)

Warehouse (C-116)

Page blank.

DIGITAL COMMONS

Space Utilization Summary:

- See Diagrams
- The first floor will contain the relocated library and Student Center once renovated. The Digital Commons will be located on the first floor.
- The lower level will contain spaces for the relocated Student Senate, student groups and athletics.
- SCTCC is in the early planning stages for a Veteran's Resource Center on the second floor of the Digital Commons building. The Resource Center is envisioned as "A premier, innovative campus based center where community resources can come together to serve our service members, veterans and their families". The project is to be funded through a Capital Campaign.
- The building does not currently contain any space uses associated with SCTCC.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates based on a report by the Cuningham Group dated November 11, 2011:

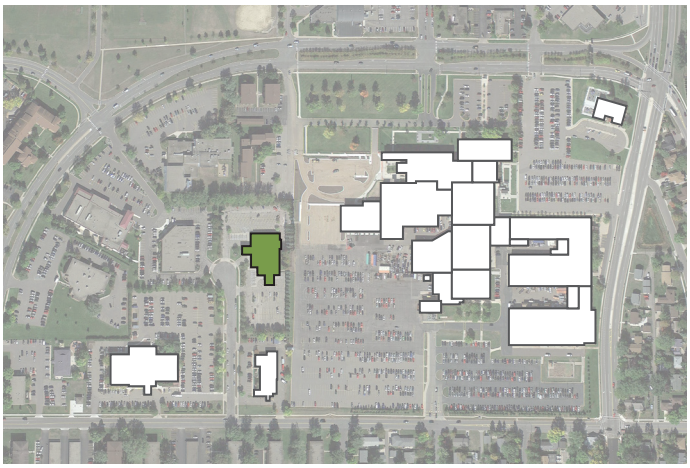
- The building was found to be in generally good condition. It suffers from materials and equipment that are 20 years old and approaching the end of their service life.
- Passenger elevator may require upgrades to meet code.
- The entire mechanical system including heat pumps, an air handler and condensing unit and ventilation system are recommended for replacement.
- Electrical TVSS surge protection is recommended.
- It is recommended that remodeling should include more efficient light fixtures, new emergency and exit lights and the replacement of the fire alarm and security systems.
- Flat roof areas recommended for replacement within 3 to 5 years of report.
- Windows and EIFS, while not up to MnSCU construction standards, is in relatively good condition, requiring minor repair.

Construction:

- Concrete foundation walls
- Structural steel framing
- Precast concrete plank floors
- Wood framed exterior walls with EIFS
- Sloped concrete tile roof and areas of flat roof with a membrane.

Planned and Proposed Projects:

- See Section 6



Keyplan

Exterior View

Building Summary - Digital Commons	
Number on Keyplan	18
Building Number	208T1713
Building Name	Digital Commons - *formerly Centra Care Clinic*
Year Built	1992
Building Size (GSF)	32,600
Number of Floors	2
Current Replacement Value (000's)	$9,282
Backlog of Repairs Value (000's)	$0
FY2013 Facility Condition Index (FCI)	0.00
5 Year Renewal Forcast	$1,198
5 Year FCI	0.13

DIGITAL COMMONS - SPACE USE

KEY

- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

The Digital Commons does not currently contain any SCTCC academic space use. The building is under planning and design. Room numbers have not been formally assigned.

Student Support Services
37. Student Center
40. Library

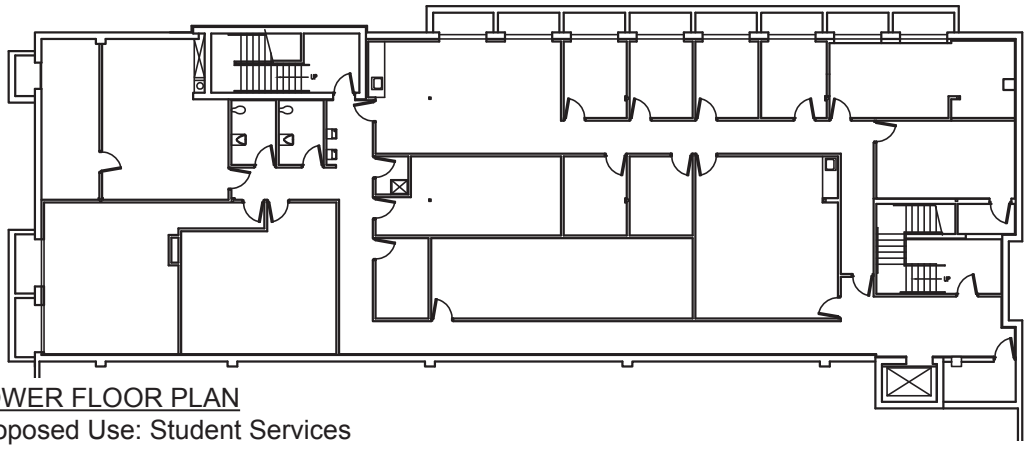
DIGITAL COMMONS - SPACE USE

SECOND FLOOR PLAN
Proposed Use: Veteran's Resource Center

KEY

- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

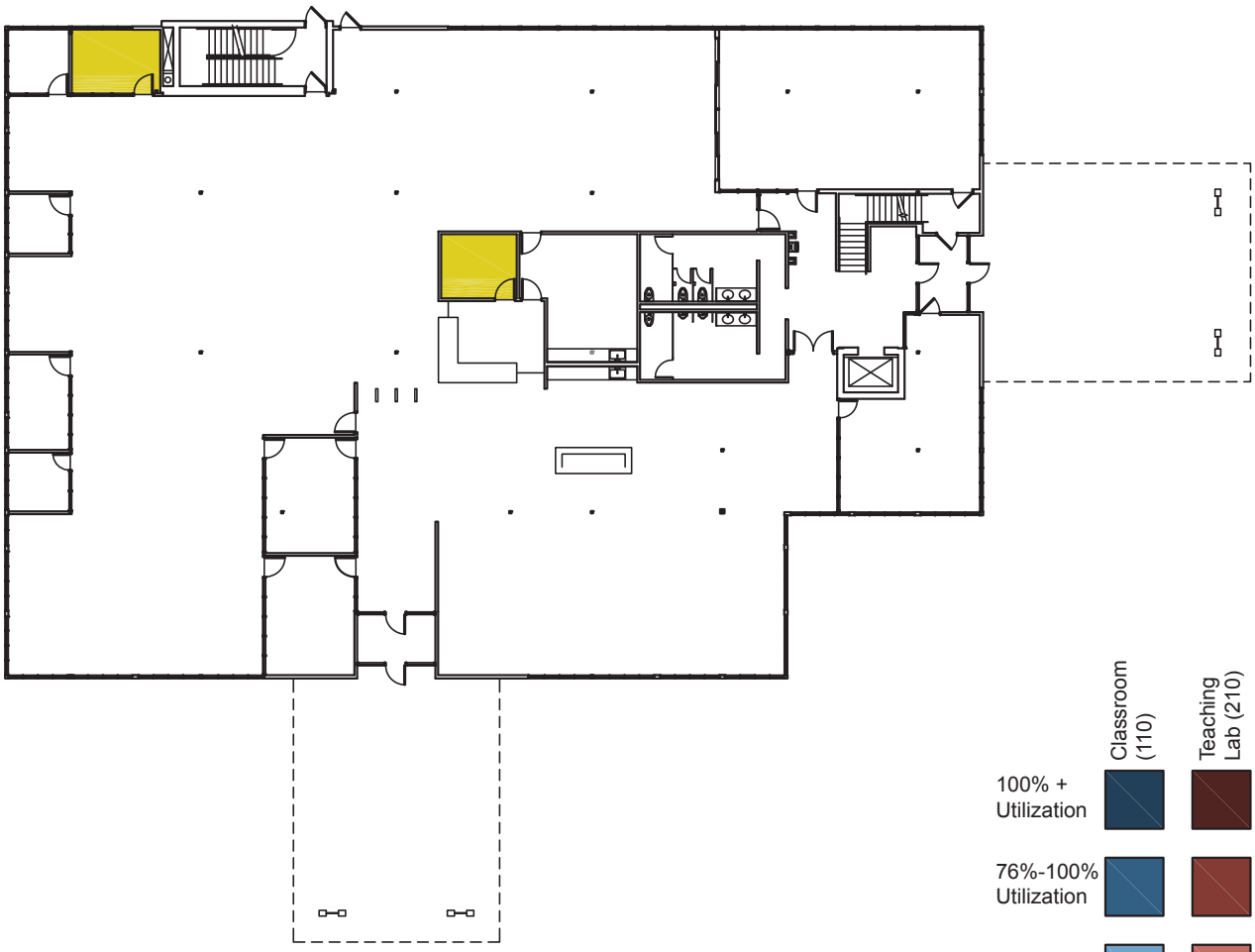
The Digital Commons does not currently contain any SCTCC academic space use. The building is under planning and design. Room numbers have not been formally assigned.

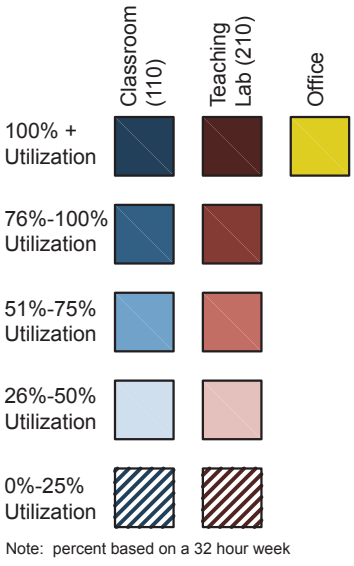


LOWER FLOOR PLAN
Proposed Use: Student Services

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

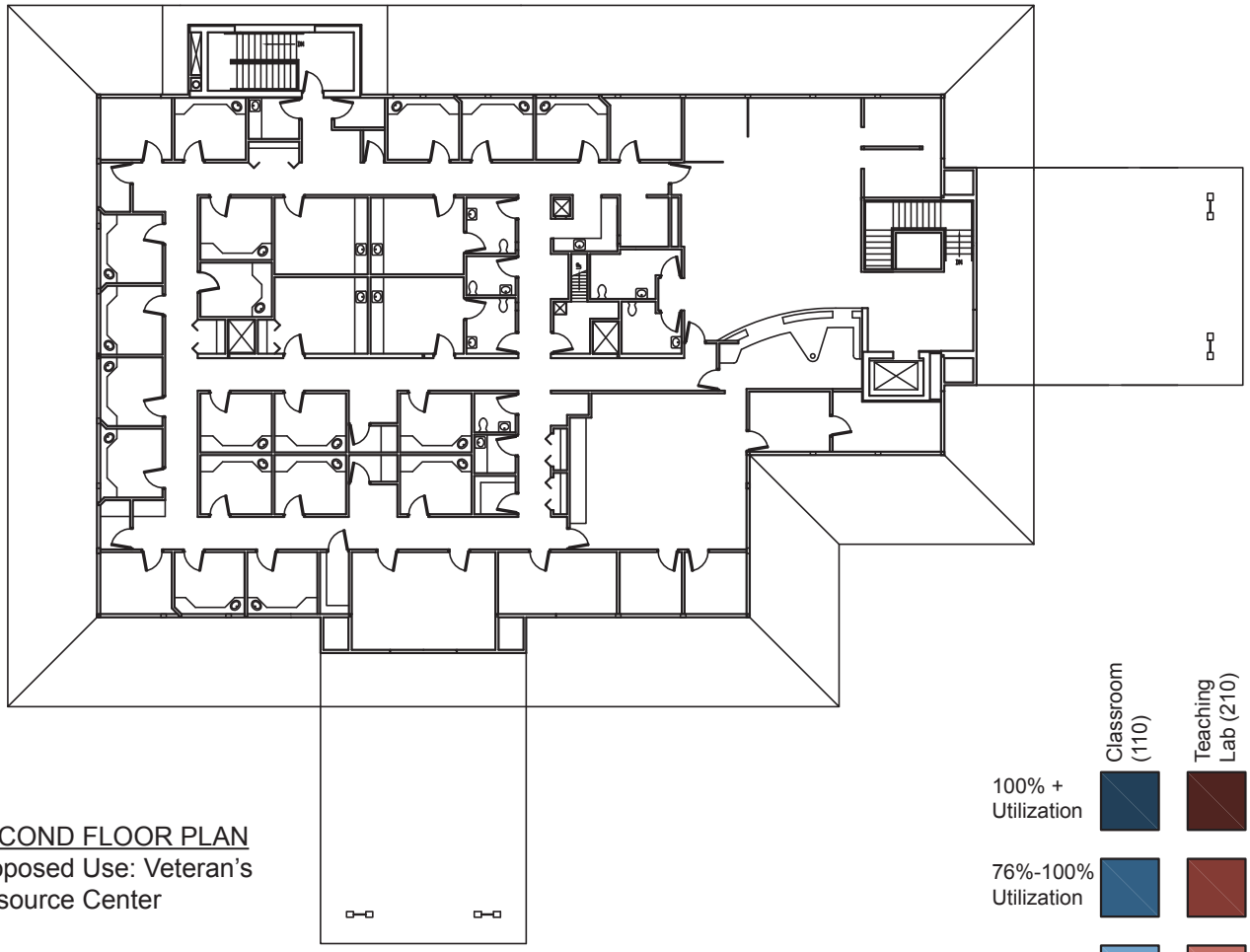
DIGITAL COMMONS - SPACE UTILIZATION



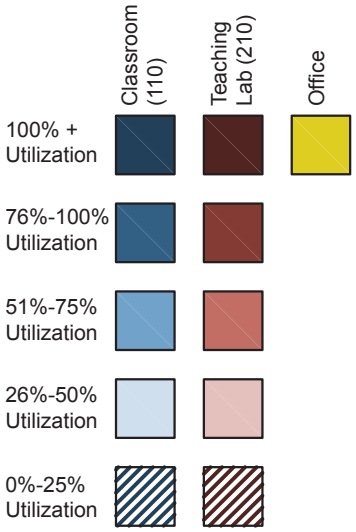


The Digital Commons does not currently contain any SCTCC academic space use. The building is under planning and design. Room numbers have not been formally assigned.

DIGITAL COMMONS - SPACE UTILIZATION

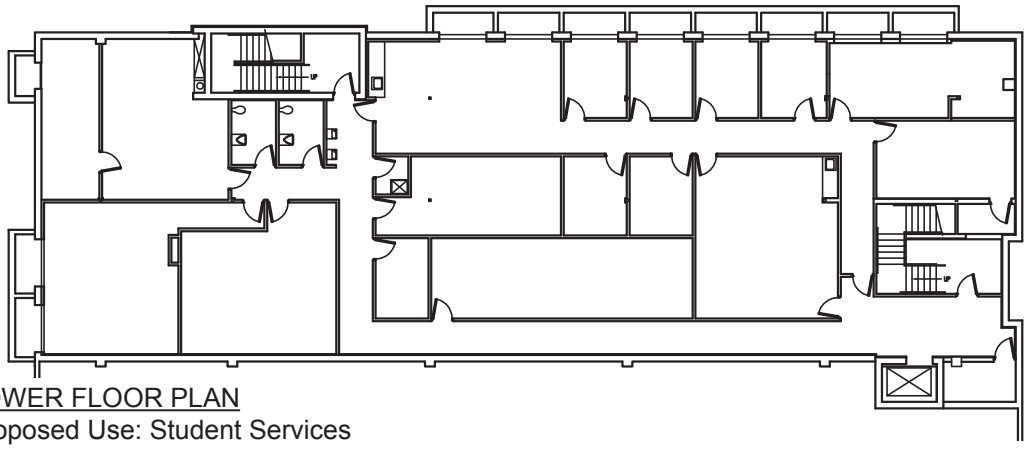


SECOND FLOOR PLAN
Proposed Use: Veteran's Resource Center



Note: Percent based on ISRS data, Feb. 2014. EMS data available in the appendix.

The Digital Commons does not currently contain any SCTCC academic space use. The building is under planning and design. Room numbers have not been formally assigned.



LOWER FLOOR PLAN
Proposed Use: Student Services

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

CHILD CARE CENTER

Space Utilization Summary:

- See Diagrams
- The Child Care Center does not contain any academic functions associated with SCTCC.

Condition Summary:

Below is a summary of outstanding issues that should be addressed in future building improvements/updates:

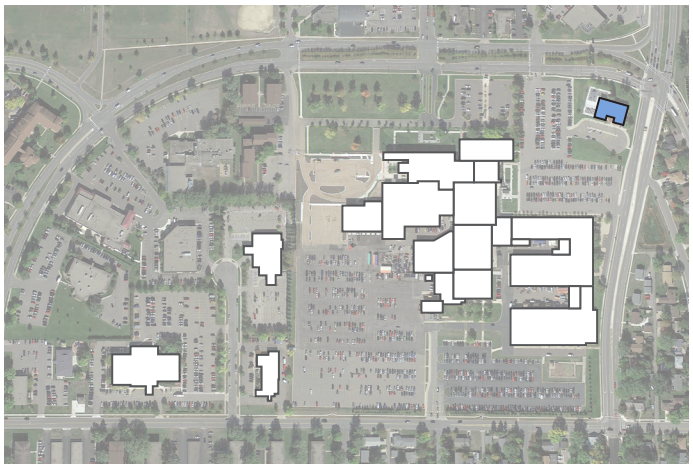
- A condition assessment was not completed for this building.

Construction:

- Information not provided by SCTCC.

Planned and Proposed Projects:

- See Section 6



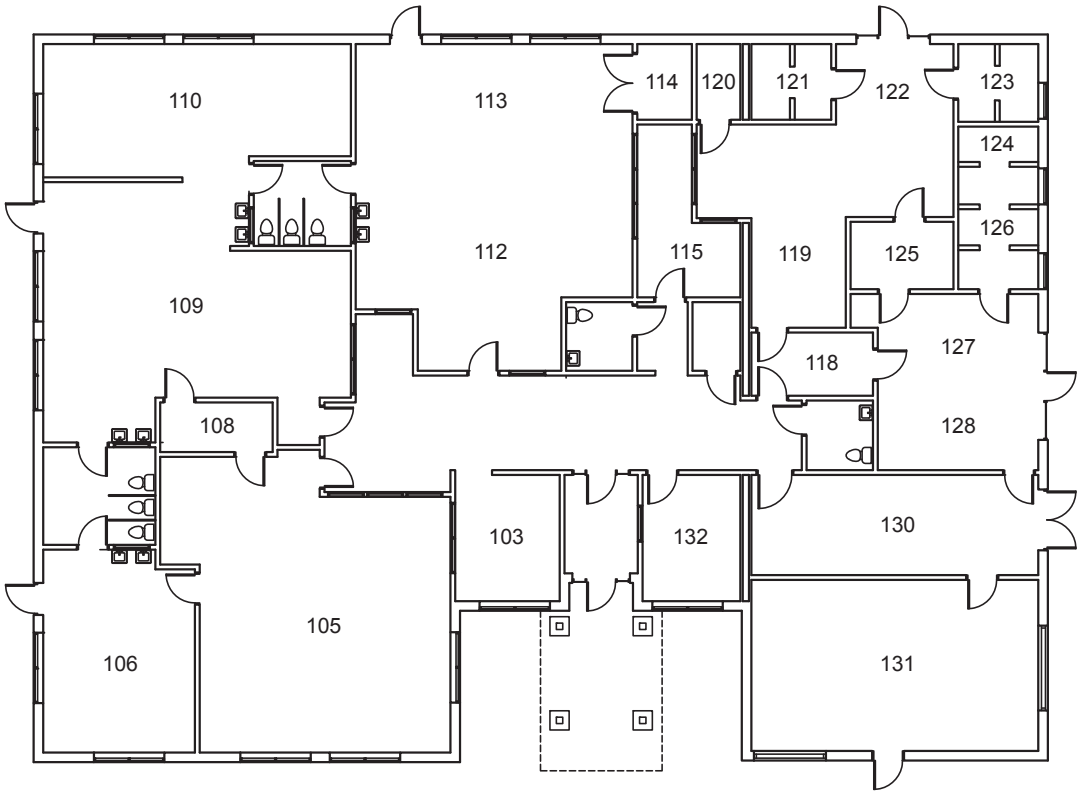
Keyplan

Exterior View

Building Summary - Child Care Center	
Number on Keyplan	15
Building Number	208T1404
Building Name	Child Care Center
Year Built	2004
Building Size (GSF)	7,673
Number of Floors	1
Current Replacement Value (000's)	$2,290
Backlog of Repairs Value (000's)	$0
FY2013 Facility Condition Index (FCI)	0.00
5 Year Renewal Forcast	$54
5 Year FCI	0.02

CHILD CARE CENTER - SPACE USE

The Child Care Center does not contain any SCTCC academic space uses.



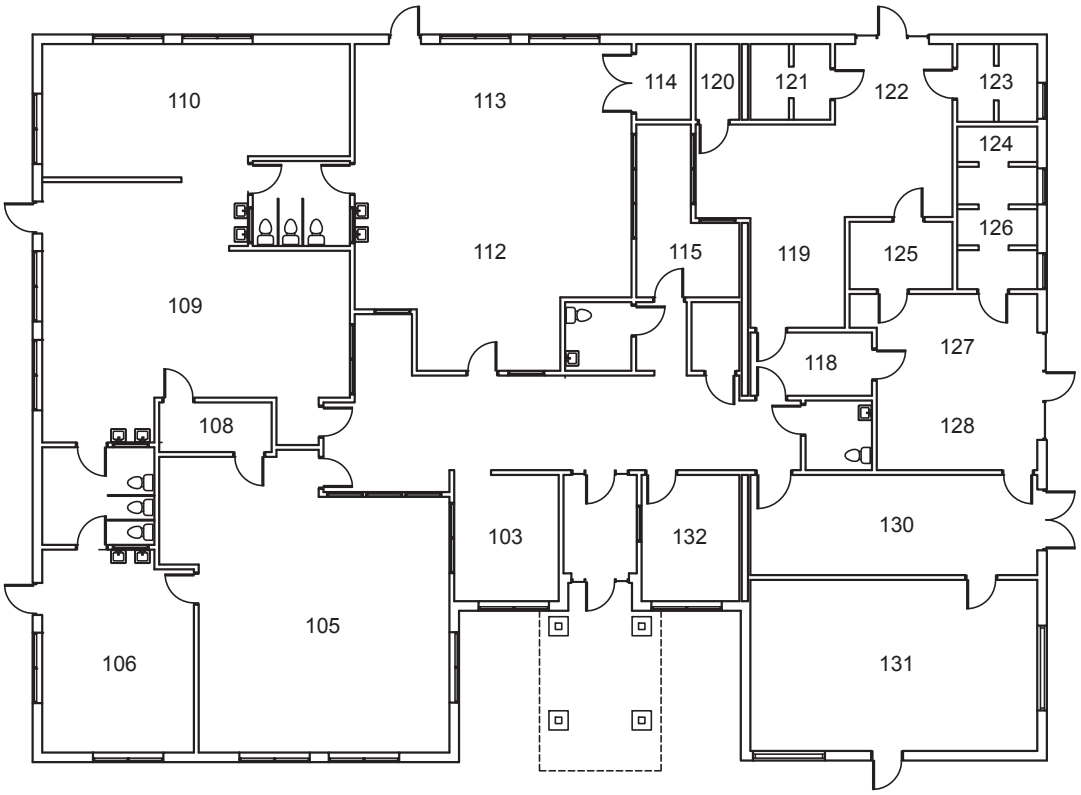
KEY

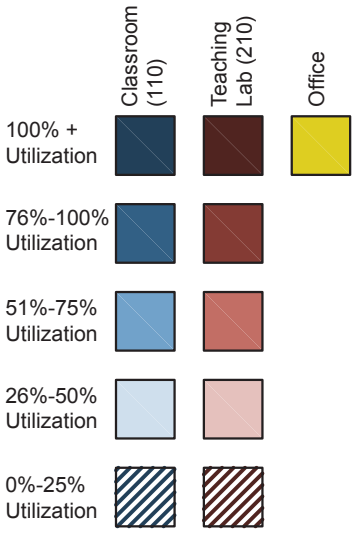
- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

CHILD CARE CENTER - SPACE UTILIZATION

The Child Care Center does not contain any SCTCC academic space uses.





Note: Percent based on ISRS data, Feb. 2014. EMS data available in the appendix.

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

Site Development Goals

1. Improve campus walk-ability:

- Increase pedestrian safety
- Improve way-finding
- Provide for health and connections to the outdoors

Although most students access the campus via car, it is still critical to have safe and appealing routes for pedestrians. Improved routes are needed linking the main building to satellite buildings, linking parking areas to major doors, and linking major doors to each other. Students would be more likely to enjoy the health benefits and pure enjoyment of walking from one location on campus to another with the addition of appropriately located green spaces, site furnishings, and shelters. As future buildings are constructed on campus, pedestrian links should be carefully planned.

2. Improve campus landscaping and site design:

- Improve campus aesthetics
- Create outdoor learning environments

Green spaces and landscape elements should be strategically distributed around the entire campus. This will have a major positive impact on how the college is perceived by visitors and the surrounding community. In addition, major pedestrian routes should incorporate trees, plantings, lighting, and site furnishings that will make them safer and more appealing. These features will enhance students' experiences on campus, encourage a more active outdoor campus life, and complement improvements to the buildings. They will also provide opportunities to create a more sustainable site.

Developing a comprehensive plan for landscape improvements, including recommended plant lists, standard furnishings, a lighting strategy, and other campus-wide elements would help ensure that a consistent aesthetic is provided in all parts of the campus.

Also, training areas for the Building Trades, Automotive and Truck Programs, and survey classes should be integrated with the overall campus plan. Outdoor learning areas should be a campus highlight.

An existing example of a campus pedestrian route that incorporates plantings and site furnishings

3. Incorporate sustainable design strategies:

The campus sitework presents opportunities to increase the sustainability of the campus, such as:

- Reduce the urban heat island affect through increased planting of shade trees, construction of shading devices, such as pergolas, and the use of pavement materials with high reflectance, such as concrete instead of asphalt.
- Improve stormwater management through the introduction of permeable paving, rain gardens, and the implementation of a thorough stormwater management plan.
- Continue improving the bike accessibility on the campus by providing safe and conveniently located bike storage (ideally covered).
- Upgrade and relocate the public transit shelter to encourage the use of mass transit systems.

4. Improve parking options and vehicular circulation:

- Increase safety by clearly separating functions
- Improve campus and building access
- Create link across expanding campus

While SCTCC technically has enough parking stalls to serve its population, the campus has a perceived parking shortage. The location of parking relative to destinations, the organization of parking stripes, the lack of other clues for parking organization in winter months, and the relatively small number of excess spaces when compared to the overall number of spaces on campus all contribute to this problem.

Parking should be redistributed to serve the various programs more equally. Multiple access points should be available to large parking areas to avoid congestion both in and around campus. Parking areas should be arranged to avoid conflicts with truck traffic around the loading docks and Truck and Automotive Program areas.

Currently the primary truck route to the loading docks includes turns that large trucks cannot make. It also mixes with heavily used parking access points, therefore contributing to congestion. Large trucks should have a clear, usable route to the loading docks that do not conflict with auto traffic.

SCTCC is located in close proximity to a bus line which connects the campus to the rest of the St. Cloud

The existing major campus green space

metropolitan area. To increase usage of mass transit and reduce the need for parking facilities, the college could offer reduced cost, semester long bus passes to students. Placement of a highly visible, custom designed bus shelter, relocated along Northway to provide better access to a main door, would also be beneficial to help increase awareness of transit use and establish the SCTCC “brand” within the context of the community.

5. Expand and integrate brand:

- Maintain signage
- Integrate public art
- Focus on showcasing the facilities

Currently, the campus has only one significant sculpture or site specific artwork. It is recommended that SCTCC would benefit from strategic placement of monumental and small scale sculpture and artwork that would define and enhance the college “brand” as well as provide aesthetically pleasing and thought-provoking objects and installments across the site.

A comprehensive exterior signage program has been implemented across campus. This successful program should be built upon and maintained as the campus is modified into the future.

6. Identify potential property for purchase:

- Establish a more collegiate campus
- Provide improved parking distribution
- Understand neighbor hood interests
- Develop partnerships
- Accommodate expansion and growth

It is recommended that SCTCC focus on reorganization and renovation of existing facilities, and the replacement of outdated facilities, through 2034 (the end of the mid-term phase) to meet campus goals rather than the acquisition of new square footage. While the long-term phase of the plan does include property acquisition and a significant increase in total campus square footage, it should be noted that this is considered a long-term vision that is included to offer the campus flexibility to accommodate growth and change that may be projected to occur in 2035 and beyond.

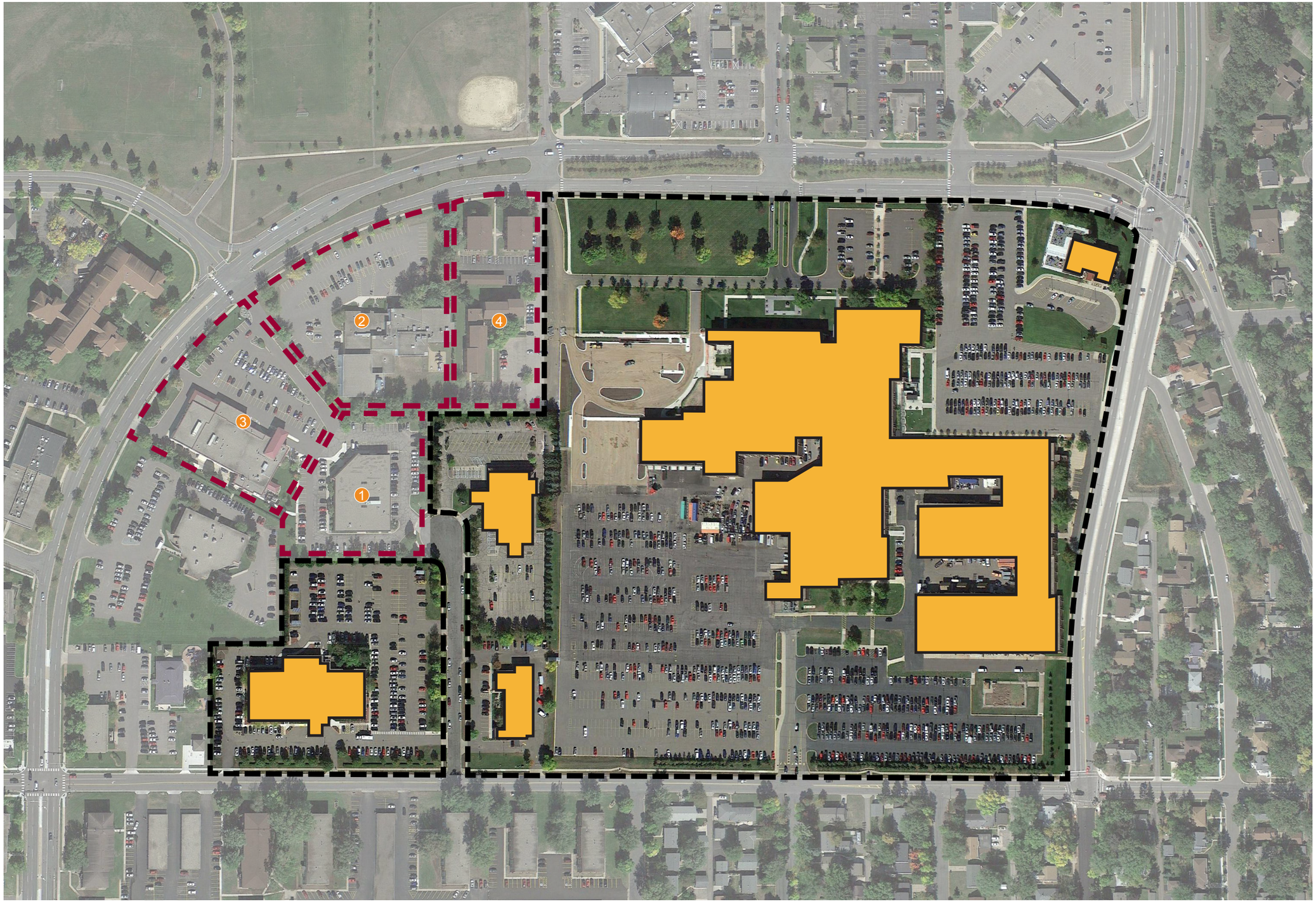
Potential property acquisitions: See sheet 4.5

An existing parking area that incorporates plantings and a safe pedestrian route

Existing site sculpture

Site Development: Existing & Adjacent Properties

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE



EXISTING CAMPUS BOUNDARY

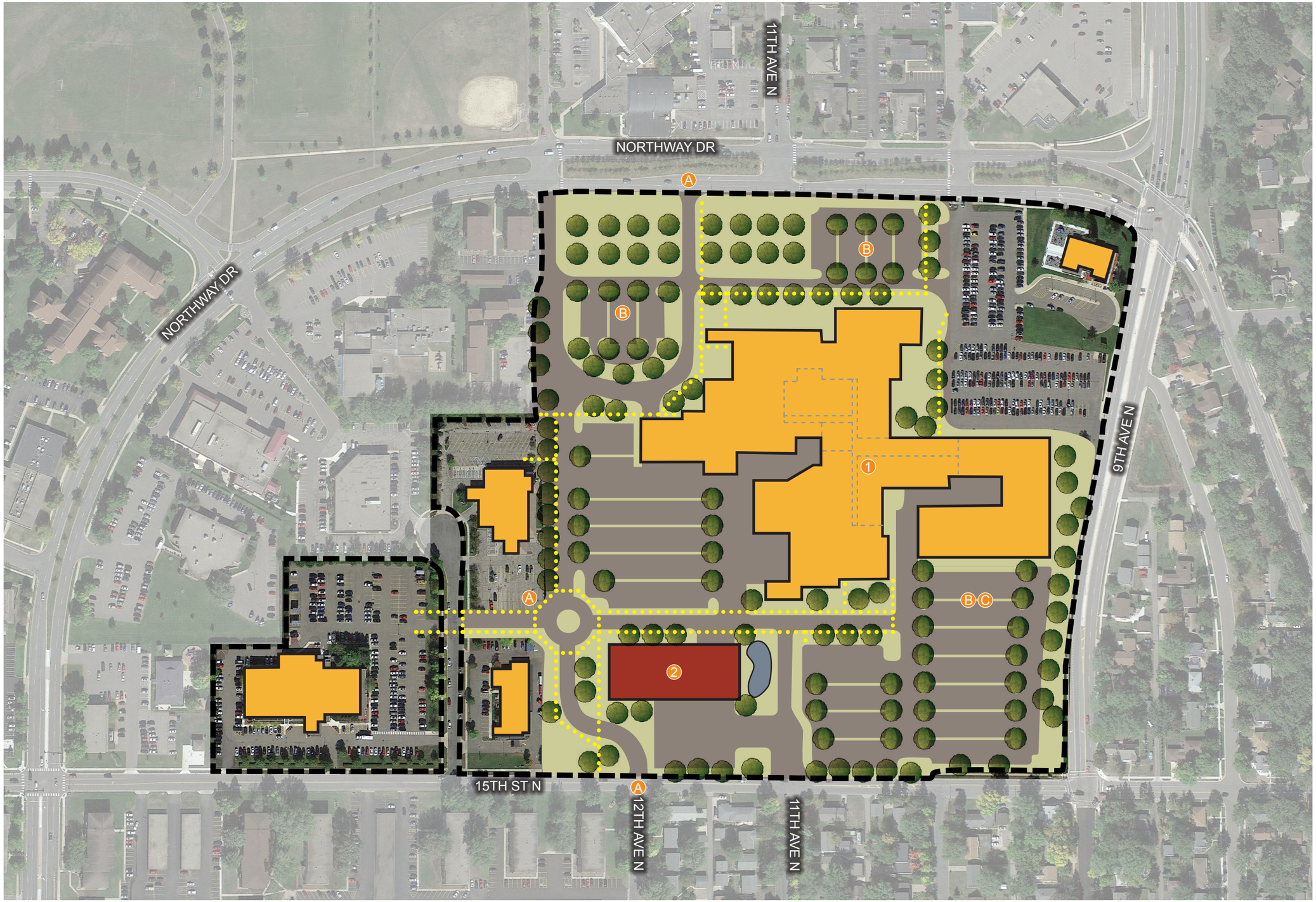
ADJACENT PROPERTIES

Key:

1. 1528 Northway Drive
   Owner: JSK Properties
   MV (est.): $1,805,000
2. 1530 Northway Drive
   Owner: St. Cloud YMCA
   MV (est.): $2,100,000
3. 1526 Northway Drive
   Owner: St. Cloud Surgical Ctr
   MV (est.): $3,706,000
4. 1532 & 1536 Northway Drive
   Owner: Multiple
   MV (est.): $2,012,000

Site Development: Short-Term Vision (2015 to 2024)

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE



CAMPUS BOUNDARY

PROPERTY ACQUISITION

EXISTING BUILDING

NEW BUILDING

STORM WATER POND

PEDESTRIAN CIRCULATION

Key:

1. CLASSROOMS, APPLIED TECHNOLOGY LABS AND BOOKSTORE RENOVATIONS. SEE SECTION 5 FOR MORE INFORMATION.
2. TRADE & TECHNOLOGY CENTER - PHASE I

A. REVISE SITE CIRCULATION

B. EXPAND PARKING

C. DEMOLISH I WING (208TO783) & I WING ADDITION (208T1095)

Site Development: Mid-Term Vision (2025 to 2034)

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

CAMPUS BOUNDARY

PROPERTY ACQUISITION

EXISTING BUILDING

NEW BUILDING

STORM WATER POND

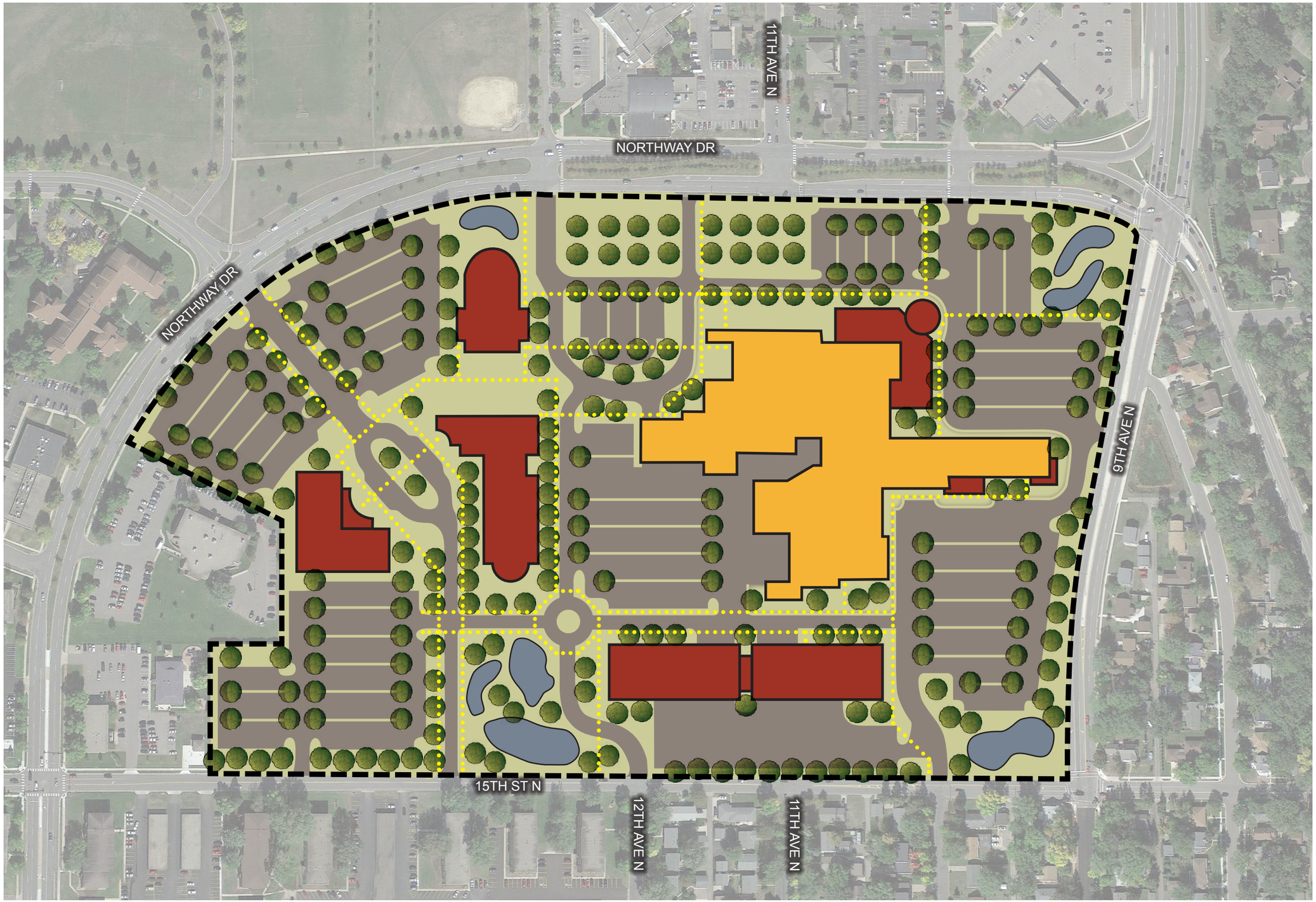
PEDESTRIAN CIRCULATION

Key:

- (3) COLLEGE CENTER. INCLUDES INTERIOR RENOVATION OF EXISTING SEE SECTION 5 FOR MORE INFORMATION.
- (4) TRADES & TECHNOLOGY CENTER - PHASE II
- (A) REVISE SITE CIRCULATION
- (B) EXPAND PARKING
- (D) DEMOLISH CHILD CARE CENTER (208T1202), PRESIDENT'S OFFICE & TRAINING CENTER (208T1690) & G WING WORKFORCE CENTER (208T0472)
- (E) DEMOLISH PART OF A+B WING (208T0165) & A+B WING ADDITION (PART OF 208T1202)
- (F) NEW ENTRANCES

Site Development: Long-Term Vision (2035+)

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE



- CAMPUS BOUNDARY
- PROPERTY ACQUISITION
- EXISTING BUILDING
- NEW BUILDING
- STORM WATER POND
- PEDESTRIAN CIRCULATION

Master Plan Goals

1. Increase opportunities for informal gathering

- Encourage Social Learning
- Reduce student and staff stress
- Build a sense of community

Accommodate informal gathering and meetings with an interior central square and adjacent exterior plaza and lounges overlooking the green quad. These types of spaces are an important and highly utilized component of a modern campus. Currently the Main building is organized in a way more similar to a K-12 school with the main gathering space being the cafeteria. There have been a few successful attempts at providing informal gather space including the lobby of the student services addition and the plaza outside of the cafeteria. The strengths of these projects should be built upon across the campus.

2. Enhance student support spaces

- Increase student success
- Support student retention

Improve student support spaces by expanding their size and co-locating off of a shared interior square. This includes the student center, student life, cafeteria/ commons, bookstore, library, ACEE and a cafe. Currently the spaces are all centrally located, but are not co-located off of a common shared central square where all can be easily found and utilized.

3. Improve circulation

- Improve way-finding
- Increase safety
- Establish a more collegiate campus

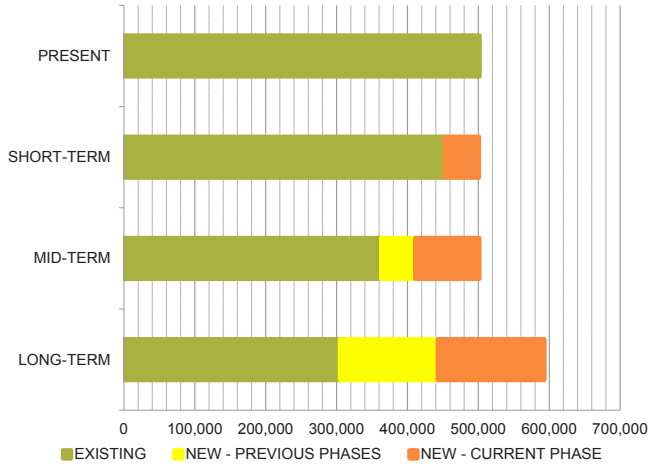
Improve pedestrian circulation by creating a hierarchy of corridors and clear and safe exterior pathways. Pedestrian circulation through the Main building is often described as confusing and indirect. A hierarchy of corridors will add clarity, improve wayfinding and reduce travel time. In addition, with the remodel of the new Health Sciences building the distance many students, faculty and staff must travel is increasing. Clear and safe exterior circulation will help to unify remote building and programs under a single campus community and may prove necessary if students, faculty and staff located in remote buildings are to move freely across the campus for courses or to utilize amenities located in the Main building.

4. Improve overall quality of facilities:

- Improve space utilization
- Increase energy efficiency
- Replace outdated facilities

It is recommended that SCTCC focus on reorganization and renovation of existing facilities, and the replacement of outdated facilities, through 2034 (the end of the mid-term phase) to meet campus goals rather than the acquisition of new square footage. The following chart quantifies the total campus square footage by phase, and shows that the planned and proposed projects do not result in an overall increase until the long-term phase.

While the long-term phase of the plan does include property acquisition and a significant increase in total campus square footage, it should be noted that this is considered a long-term vision that is included to offer the campus flexibility to accommodate growth and change that may be projected to occur in 2035 and beyond.



Graph - Potential campus square footage over time

5. Provide applied technology labs

- Non-dedicated and multi-purpose
- Should accommodate large class requirements
- Dedicated storage to allow for flexibility

6. Improve faculty offices

- Analyze organization
- Improve space quality
- Incorporate flexible office space for diversity of faculty needs

Support projected program growth as well as growth in students, faculty and course offerings associated with the addition of the AA degree.

7. Establish a campus front:

- Expand brand
- Improve way-finding
- Establish a more collegiate campus

Improve image and visibility by developing a confident and highly visible front to the campus. This would include the demolition of the Child Care Development Center and the building that current houses the Minnesota Workforce Center to accommodate a new multi-story building addition and a green quad. This would occur at the northeast corner of the campus at the major traffic intersection of 9th Ave. N. and Northway Drive.

8. Provide a large gathering space

- Support SCTCC community events
- Support St. Cloud community events

Accommodate the need for large gatherings with the addition of an approximately 250 seat auditorium.

9. Unify building systems palette

- Establish and expand SCTCC brand
- Simplify facility maintenance
- Enhance aesthetics

Develop and Implement a strategic program of standardized finishes and signage so that all areas of the campus exemplify a unified image.

10. Support the Academic Master Plan

The primary purpose of the Master Facilities Plan is to provide a framework for campus growth and remodeling based on the academic needs and programs of the University.

11. Identify key capital bonding projects:

The following projects will seek Capital Bonding and are listed in order of desired funding and completion. See Section 6 for more informaiton.

- Project 1: Trade & Technology Center - Phase I
- Project 2: College Center
- Project 3: Trade & Technology Center - Phase II

12. Identify key revenue bond projects:

There are no revenue projects identified in the Master Facility Plan.

13. Reduce asset preservation backlog:

The current and five-year Facility Condition Index values are 0.02 and 0.05 respectively. There are some discrpencies within the FRRM report that SCTCC is working with MnSCU to resolve. The University Facilities at St. Cloud Technical and Community College are in good condition and are maintained well.

- Current Replacement Value (CRV): $129,067
- Current Backlog: $2,257
- Current Facilities Condition Index (FCI): 0.02
- 5-year Backlog: $6,716
- 5-year Facility Condition Index (FCI): 0.05

14. Identify top HEAPR projects:

The following have been identified as top priority projects for asset preservation funding:

1. Roof replacement at Health Sciences building.
2. HVAC Upgrades at A and B Wings.
3. Restrooms upgrade at I Wing.
4. Interior finishes upgrades at H, C and D Wings.
5. Fire detection system at all buildings.

15. Develop MnSCU Initiative Projects:

- Project 4: Classroom renovation (area vacated by Dentistry)
- Project 5: Applied technology labs renovation (area vacated by Nursing)

16. Repair and betterment projects:

The college has multiple projects scheduled to be completed with capital operating funds. See Section 6 for a summary.

17. Develop Campus Initiative Projects:

The college has numerous campus initiative projects that they plan to pursue in the short-term. See Section 6 for a summary.

18. Incorporate sustainable design strategies:

- Focus on energy efficiency improvments
- Improve student and staff health
- Support wise use of resources
- Replace outdated and inefficient facitilities

See Section 3 for more information.

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

KEY

- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

KEY

1. Relocated Offices
2. 110 Classroom
3. 210 Classroom/Lab w/ Storage
4. Center for Teaching and Learning
5. Expanded Student Life and Student Center
6. Expanded Book Store
7. Expanded Center for Academic Success
8. Staff Mail and Printing Relocation
9. Coffee Bar
10. Renovated Chef's Corner
11. Flooring Replacement (grey)

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

Level 1 Floorplan

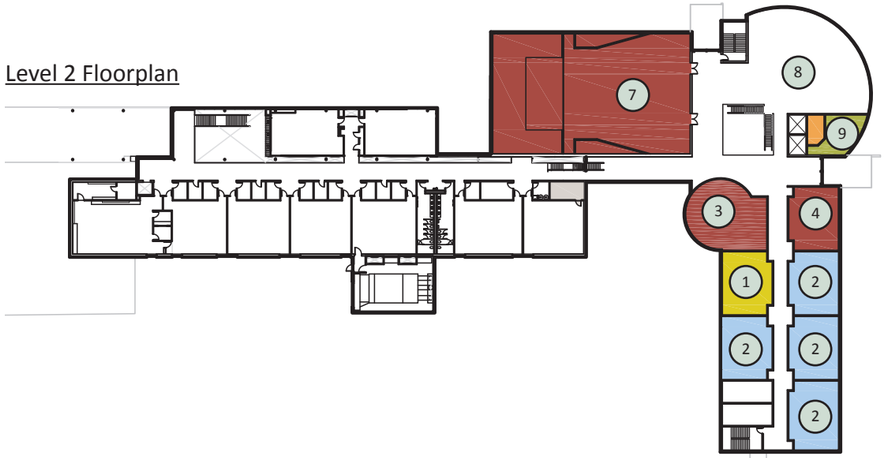
A+B WING (208T0165) & A+B WING ADDITION (208T1202) RECOMMENDED FOR PARTIAL DEMOLITION AS PART OF CAPITAL BONDING PROJECT 3

KEY
- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

KEY
1. 110 Classroom
2. 210 Classroom/Lab w/ Storage
3. Student Center
4. Student Life
5. Campus Store
6. Information Learning Center
7. Auditorium
8. Lounge
9. Meeting/Conference
10. Remodeled Classroom
11. Culinary Arts Restaurant
12. Commons/Cafeteria
13. Food Service
14. Culinary Arts Kitchen

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

Level 2 Floorplan



KEY

- Construction Technology
- Manufacturing Technology
- Health & Human Services
- Transportation Technology
- Business
- AA Degree
- Student Support Services
- Offices
- 110 Classrooms
- PC Labs
- MN Workforce Center
- Conference Room
- Circulation & Restrooms
- Facilities

KEY

1. Offices
2. 110 Classroom
3. Cafe
4. Accuplacer
5. Not Used
6. Not Used
7. Auditorium
8. Lounge
9. Meeting/Conference

Section 6: Capital Budget Incremental Improvement Program

The following section outlines St. Cloud Technical and Community College's top priority capital improvement projects generated through General Obligation Bonds and Revenue Bonds, Higher Education Asset Preservation and Replacement (HEAPR) projects, MnSCU initiative projects and campus initiative projects.

Primary Campus Bonding Projects

The following summarizes the college's top capital improvement projects that would be funded through General Obligation Bonds. They are listed according to institutional rank as determined by the Executive Committee and President Joyce Helens.

Priority One: Trade & Technology Center - Phase I

- Statement of Purpose: To develop a state of the art and innovative center for the advancement of the trades and trades education.
- Demolition area & budget allowance: 49,000 SF @ $7.50/sf = $367,500
- Demolition scope: I Wing and I Wing Addition areas of the main building
- New construction area & budget allowance: 50,000 SF @ $175/sf = $8,750,000
- New construction scope: Trades & Technology building
- Renovation area & budget allowance: 2,500 SF @ $85/sf = $212,500
- Renovation scope: Miscellaneous work associated with the renovation of the areas of the main building adjacent to the wing demolition and the entrances and corridors in the main building that will be used to access the new building
- Sitework scope: Landscaping, stormwater & parking
- Sitework budget allowance: $500,000
- Project budget allowance (total x 1.3): $12,779,000
- Status: 2017 predesign & 2018 funding

Priority Two: College Center

- Statement of Purpose: To create a cutting-edge learning environment consisting of classrooms, multi-purpose labs, student support services and community space utilizing the latest in technology, sustainability, flexibility, and advanced learning models to facilitate and enhance the learner's progress towards achieving a high quality education, as well as providing facilities that can be accessed and utilized by the entire St. Cloud community.
- Demolition area & budget allowance: 47,000 SF @ $7.50/sf = $352,500
- Demolition scope: Child Care Center, President's Office and Training Center and G wing (Workforce Center)
- New construction area & budget allowance: 50,000 SF @ $250/sf = $12,500,000
- New construction scope: Auditorium, community lounge, applied technology labs, classrooms and food amenities
- Renovation area & budget allowance: 35,000 SF @ $85/sf = $2,975,000
- Renovation scope: Reorganization and consolidation of spaces including the library, campus store, student life, student center, cafeteria and culinary arts
- Sitework scope: Landscaping, stormwater & parking
- Sitework budget allowance: $500,000
- Project budget allowance (total x 1.3): $21,225,750
- Status: 2023 predesign & 2024 funding

Priority Three: Trade & Technology Center - Phase II

- Scope and Purpose: To develop a state of the art and innovative center for the advancement of the trades and trades education.
- Demolition area & budget allowance: 42,500 SF @ $7.50/sf = $318,750
- Demolition scope: A portion of the A-B wing and the A-B Wing Addition
- New construction area & budget allowance: 50,000 SF @ $175/sf = $8,750,000
- New construction scope: Trades & Technology building and new entrances at the A-B Wing.
- Renovation area & budget allowance: 5,000 SF @ $85/sf = $425,000
- Renovation scope: Miscellaneous work associated with the renovation of the areas of the main building adjacent to the wing demolition including areas to access the proposed new entrances at the remaining A-B Wing
- Sitework scope: Landscaping, stormwater & parking
- Sitework budget allowance: $500,000
- Project budget allowance (total x 1.3): $12,991,875
- Status: 2027 predesign & 2028 funding

Primary Campus Revenue Projects

There are no revenue projects identified in the Master Facility Plan.

HEAPR - Higher Education Asset, Preservation and Renewal (HEAPR) Projects:

The following list of projects has been identified as the top HEAPR projects for St. Cloud Technical and Community College. These projects meet the standards set forth by the legislature as either preserving or protecting existing campus facilities and are one of the following types: code compliance, including health and safety; meeting the requirements of the Americans with Disabilities Act (ADA); abatement of hazardous materials; access improvement; air-quality improvement; building repairs necessary to

preserve the interior and exterior of existing buildings; or renewal to support existing programmatic missions of the campus.

Priority One: Roof replacement at Health Sciences building.
- Budget allowance: $743,196
- Year: 2016

Priority Two: HVAC Upgrades at A and B Wings
- Budget allowance: $1,000,000
- Year: 2016

Priority Three: Restrooms upgrade at I Wing
- Budget allowance: $300,000
- Year: 2016

Priority Four: Finishes upgrades at H, C & D Wings
- Budget allowance: $345,000
- Year: 2016

Priority Five: Fire detection system at all buildings
- Budget allowance: $1,500,000
- Year: 2016

MnSCU Initiative Projects:

Priority One: Classroom renovation
- Scope: Remodel area of main building that was vacated by the move of the Dentistry program to the Health Sciences building. The Predesign Study, which is included in the Appendix, proposes the renovation of existing rooms 1-155A, 1-157, 1-159, 1-173, 1-179 and 1-177 into four approximately 2,000 sf classrooms and 1,000 sf of storage. The Predesign Study also includes the remodel of the faculty mail room and existing offices in room 1-312 into upgraded office space.
- Budget allowance: $587,000
- Year: 2016

Priority Two: Applied technology labs renovation
- Scope: Remodel area of main building that was vacated by the Nursing program to the Health Sciences building. The renovation would created a series of non-dedicated and multi-purpose labs that can accommodate SCTCC large class requirements. Each lab would have dedicated storage to allow for the flexibility required with a multi-purpose space.
- Budget allowance: $635,000
- Year: 2018

Campus Initiative Projects:

The following non-ranked projects are intended to respond to aging infrastructure, new teaching methodology, evolving instructional technologies, and changing market trends faster than public financing (General Obligation and Revenue Bonding) can accommodate. Creative financing using college operating funds, private partnerships, and other public resources must be used to provide basic support and upgrading for the facilities and academic programs.

Renovate space vacated by the library into an expanded campus store, coffee shop, faculty and staff print center and study space. See the appendix for project schemes.
- Budget allowance: $800,000
- Year: 2016

Renovate toilet rooms to provide ADA access and achieve code compliant toilet counts
- Budget allowance: $250,000
- Year: 2016

Provide electronic signage at key locations on campus for important announcements and campus events
- Budget allowance: $50,000 for each sign
- Year: 2016

Introduce a contemplative Healing Garden on campus to accommodate spiritual and meditative needs by staff, students and the community
- Budget allowance: $100,000
- Year: Long range

Inclusion of a rain garden would demonstrate sustainable landscape design principles as an educational component.
- Budget allowance: $100,000
- Year: 2016, 2018

Design and construct a landscaped quadrangle for celebrations and large scale events
- Budget allowance: $1,000,000
- Year: Long range

Reinforce the college brand through the design and construction of unique bus shelters along Northway Drive and 15th Street.
- Budget allowance: $150,000 for each shelter
- Year: Long range

Continue to renovate outdated and underutilized space to accommodate additional classrooms and office space for staff and faculty.
- Budget allowance: $65 to $125 per square foot
- Year: 2016, 2018 and 2020

Purchase property to the west of campus to provide for additional parking
- Budget allowance: $2,000,000
- Year: Long range

Repair and Betterment Projects

HVAC upgrades in Wing 400
- Budget allowance: $500,000
- Year: 2016

Interior finishes upgrades in multiple wings
- Budget allowance: $250,000
- Year: 2016

Trades shop upgrades in multiple wings
- Budget allowance: $250,000
- Year: 2016

Rooftop unit replacement in multiple wings
- Budget allowance: $500,000
- Year: 2016

Public address system upgrade
- Budget allowance: $50,000
- Year: 2016

Door locking system upgrade
- Budget allowance: $100,000
- Year: 2016

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE

Project Options Summary

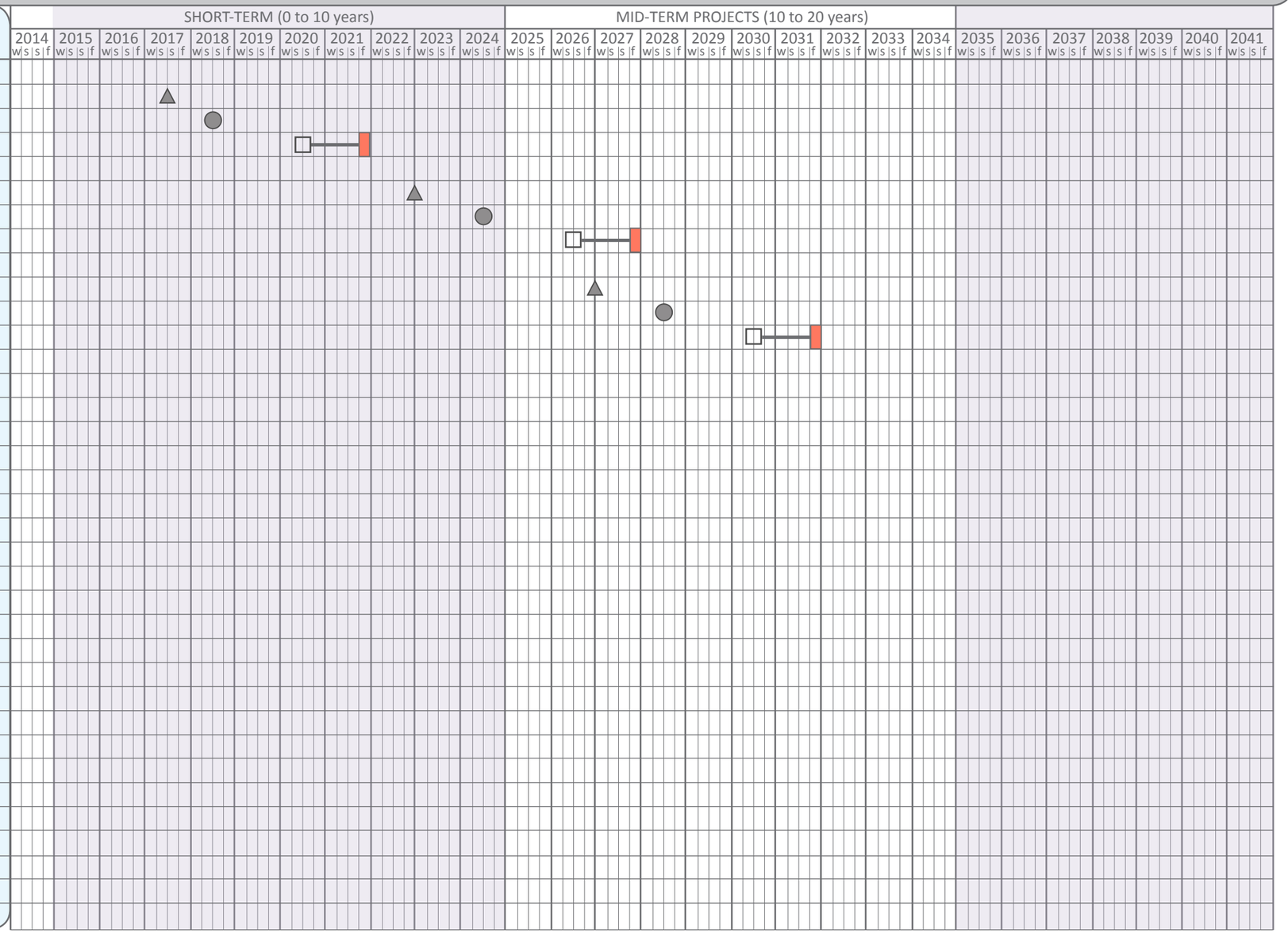
Rank	Building / Site	Project Name	Estimated Area (GSF) Demolished	Remodeled	New	Project Budget Allowance in $1,000s	Schedule 2016	2018	2020	Long Range	Funding G.O. Bonds	HEAPR	Revenue Bond	College
Primary Campus Bonding Projects														
1	M	Trade & Technology Center - Phase I	49,000	2,500	50,000	12,779		▨			▨			
2	M	College Center	47,000	35,000	50,000	21,226				▨	▨			
3	M	Trade & Technology Center - Phase II	42,500	5,000	45,000	12,992				▨	▨			
Primary Campus Revenue Projects														
		N/A												
Higher Education Asset Preservation and Renewal (HEAPR) Projects														
1	HS	Roof replacement				743	▨					▨		
2	M	HVAC upgrades at A and B wings				1,000	▨					▨		
3	M	Restroom upgrades at I wing				300	▨					▨		
4	M	Interior finishes upgrades at H, C and D wings				345	▨					▨		
5	All	Fire detection system upgrade				1,500	▨					▨		
MnSCU Initiative Projects														
1	M	Classroom renovation (area vacated by Dentistry)		9,570		587	▨				▨			
2	M	Applied technology labs renovation (area vacated by nursing)		7,500		635		▨			▨			
Campus Initiative Projects (not in ranked order)														
	M	Bookstore renovation (area vacated by library)		9,430		800	▨							▨
	All	Renovate toilet rooms to meet ADA standards				250	▨							▨
	All	Provide electronic informational signage				50/each	▨							▨
	ST	Develop a demonstration rain garden				100	▨	▨						▨
	All	Renovation of outdated & underutilized space				$65-$125/sf	▨	▨	▨					▨
	ST	Develop a contemplative healing garden				100				▨				▨
	ST	Develop a landscaped quadrangle				1,000				▨				▨
	ST	Custom public bus shelters				150/each				▨				▨
	ST	Property acquisition				2,000				▨				▨
Repair and Betterment Projects (not in ranked order)														
	M	HVAC upgrades in 400 wing				500	▨							▨
	M	Interior finishes upgrades in multiple wings				250	▨	▨	▨	▨				▨
	M	Trades shop upgrades in multiple wings				250	▨	▨						▨
	M	Rooftop unit replacement in multiple wings				500	▨	▨	▨	▨				▨
	NI	Public address system upgrade				50		▨						▨
	NI	Door locking system upgrade				100		▨						▨

Key		
	M	Main building
	HS	Health-sciences building
	All	All buildings
	ST	Site
	NI	No information provided by SCTCC

Portions of the previous Master Facility Plan by BTR have been incorporated into this document.

ST. CLOUD TECHNICAL & COMMUNITY COLLEGE | *PROPOSED MASTER PLAN SCHEDULE*

GO	RB	SCTCC	Project
			1. TRADE & TECHNOLOGY CENTER - PHASE I
		●	1. Predesign
●			2. Design Funding
●			3. Construction Funding/Occupancy
			2. COLLEGE CENTER
		●	1. Predesign
●			2. Design Funding
●			3. Construction Funding/Occupancy
			3. TRADE & TECHNOLOGY CENTER - PHASE II
		●	1. Predesign
●			2. Design Funding
●			3. Construction Funding/Occupancy



▲ Pre-Design
● Design Funding
□ Construction Funding
▮ Occupancy
⊡ Design & Construction Funding
● Property Purchase

Section 7: Appendix

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SCTCC Master Academic Plan, 2004-2010
SCTCC Institutional Work Plan, June 2014
SCTCC Space Utilization Report, February 2014
SCTCC Marketing & Communications Plan, 2010-2011
SCTCC Technology Plan, 2009-2013
SCTCC Campus Safety Report, Undated
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Pre-Design Study Previous Dental & Health Services Area Main Building, November 2014 by GLTA
2013 Bookstore & Cafeteria Serving Line Pre-Design, March 2014 by Judd Allen Group