

State Academies

Projects Summary

(\$ in thousands)

Project Title	Priority Ranking	Funding Source	Project Requests for State Funds		
			2020	2022	2024
Minnesota State Academies Safety and Security Building Corridor Education Facility Renovation.	1	GO	\$ 5,830	\$ 0	\$ 0
Asset Preservation.	2	GO	\$ 5,730	\$ 0	\$ 0
Minnesota State Academies Dorm Renovations.	3	GO	\$ 4,500	\$ 0	\$ 0
Minnesota State Academies Student Center Predesign.	4	GO	\$ 150	\$ 0	\$ 0
Total Project Requests			\$ 16,210	\$ 0	\$ 0
General Obligation Bonds (GO) Total			\$ 16,210	\$ 0	\$ 0

(\$ in thousands)

Minnesota State Academies Safety and Security Building Corridor|Education Facility Renovation.

AT A GLANCE

2020 Request Amount: \$5,830

Priority Ranking: 1

Project Summary: The Minnesota State Academies are requesting \$5.83 million (Part A-\$3.85 million and Part B-\$1.98 million) for the construction of a Safety and Security Building Corridor on the MN State Academy for the Deaf campus as well as major renovation of interior space, restrooms, office, classrooms, science labs, technology labs for Smith and Quinn Halls on the MN State Academy for the Deaf campus.

Project Description

The intent of this project is to establish a central point of access to Smith, Quinn Hall and Noyes Halls, establishing a central office for administrators and clerical support as well as shared support services and work areas. This will improve the safety and security of our campus by establishing a check-in location, supervision of entrance ways to the three buildings and allowing students to access all educational areas without having to go outside.

Within this renovation project, we would like to establish a reception area with clerical support, technology, and door buzzers to supervise visitors and parents who enter the area to drop off their children and/or participate in school activities, meetings, and so forth. The security corridor will incorporate receptionist and visitor area and will also provide for security monitoring system for access to the three main education facilities. The security corridor will connect Smith Hall, Quinn Hall and Noyes Hall with an enclosed passageway.

Additionally, this project will incorporate the major renovation of Smith and Quinn Halls to include interior space, restrooms, office, classrooms, science labs and technology labs.

Part A which amounts to \$3.85 million is for the construction of a Safety and Security Building Corridor.

Part B which amounts to \$1.98 million is for the major renovation to Smith and Quinn Halls.

We anticipate this will cost \$5.83 million. We've received \$50,000 for Pre-design and planning of the Security Corridor project.

Project Rationale

Increasing student and staff safety is a high priority for the State Academies. We have limited access to all buildings throughout the Academies by installing ID activated card readers. The safety corridor would be a significant step toward creating a safer and more secure environment for all individuals on campus.

The Smith/Quinn renovation would considerably enhance the educational opportunities and learning environment for our deaf, blind, and hard of hearing students.

Currently, students and staff must access one of the three education facilities by an open air sidewalk,

which leaves them vulnerable to the weather conditions and virtually unprotected from anyone planning to inflict harm on them.

The security corridor would provide an enclosed walkway to access each facility from the other shielding the students and staff from the elements and provide a much more secure and controlled access between the three educational facilities and provide for an improved means to put the facilities into a Lock-Down condition.

Smith Hall high school and middle school students move the open air walkway to access classrooms, computer labs, library, counseling, ASL services and theater/drama/art classes/programs and life skills classes located in Noyes Hall. Quinn Hall Elementary students use the open air walkway to access Smith and Noyes Halls for special classes, counseling, audiology, ASL and library services and theater/drama programs. Staff from all three facilities travel between buildings for various classes and activities and one-on-one services.

The corridor will provide for a central/main entrance and controlled access for all three buildings for student arrivals, parents/guardians, visitors, vendors and contractors. The controlled access to the education directors' office areas would include a waiting area and public restrooms. This means visitors would no longer have to use restrooms meant for staff and students and would no longer have access to hallways, classrooms and offices.

The corridor/reception area would become the primary entrance which would be much easier to locate. Currently, the entries are somewhat hidden from view. It would also provide for a more welcoming environment for students, staff and visitors. The corridor will also improve accessibility for students and staff in wheelchairs and mobility devices.

The corridor will also contribute to energy savings for all three facilities by minimizing the opening of three main entrances to the exterior extremes of hot and cold temperature as there would now be one primary entrance with much improved temperature controls.

Smith Hall & Quinn Hall Renovation (Part B)

Current classroom design and setup for both buildings has not change much from the original construction in 1971 for Quinn Hall and 1973 for Smith Hall, and no longer meets the adaptability requirements for providing the necessary education spaces and learning/teaching environment for MSAD Students.

Interior spaces are in need of a major "facelift" as much of the flooring material and window treatments are original. Most furnishings, including student desks, teacher workstations, shelving and storage units are also original.

Minor upgrades for use of electronic devices/systems have been installed, but are a hodgepodge of wiring and surface mounted devices. This does not provide for "today's" level of instruction and makes the learning environment very unattractive/uninviting.

The Smith Hall main education office locations are such that there is no clear view of the main entry or any entry into the facility and anyone who enters the facility has immediate access to all the interior hallways and classrooms. This is a high level safety concern.

The Quinn Hall main office location is somewhat better located for visual of the main entry, but anyone who enters the building has immediate access to the interior hallways and classrooms. A more direct entry to the main office area would be established. Quinn Hall classroom entry doors are full panel

glass with sidelights, and this presents a security risk to the occupants. All interiors doors would need to be replaced with solid panel doors and new locks/hardware.

The renovation would also focus on meeting all current ADA construction requirements to provide equal access to all students, staff and visitors. This would include restroom remodeling, classroom restructuring, and fixtures/furnishings. Restrooms are for student age groups 2yrs – 21yrs and adults so upgrades will be age appropriate.

Quinn Hall would have new exterior windows installed to improve and meet current energy conservation and B3 requirements and for added security. Existing windows are vulnerable to forced entry.

Smith and Quinn Halls will also have the exterior wood shake singled mansard style overhang system stripped and new surfacing materials installed.

Fire Alarm and evacuation systems would be upgraded, as the current systems are 20+ years old and do not provide the level of notification for occupants with disabilities.

Project Timeline

July 2020-September 2020-Design and Engineering.

October 2020-November 2020-Bid and Award.

March 2021-September 2022-Construction.

Other Considerations

None.

Impact on Agency Operating Budgets

No impact.

Description of Previous Appropriations

Received \$50,000 for Pre-Design for planning of the Security Corridor in the 2017 bonding bill.

Project Contact Person

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Asset Preservation.**AT A GLANCE****2020 Request Amount:** \$5,730**Priority Ranking:** 2

Project Summary: The State Academies are requesting \$5.73 million in asset preservation funds to maintain and preserve buildings on the campuses of the MN State Academy for the Blind and the MN State Academy for the Deaf. Two buildings, Tate Hall and Noyes Hall, are listed on the National Registry of Historic Places.

Project Description

The State Academies operate boarding schools for deaf and blind students in Faribault on two campuses containing dorms, cafeterias, classrooms, gyms, and offices. Asset Preservation appropriations along with their operating funds are the only source of money the Academies have for maintaining their historic and varied facilities. Examples of Asset Preservation projects that the Academy will need to complete in the near future include:

MN State Academy for the Blind

- Replace six air handlers that control heating and cooling in the dormitory and education areas.
- Replace the Industrial Building roof.
- Repair the stone exteriors of two buildings.
- Replace deteriorated concrete and asphalt walkways, parking lots and drives on campus.

MN State Academy for the Deaf

- Replace the 20+ year old roof at Tate Hall.
- Replace the 60+ year old steam boilers in the central plant.
- Replace deteriorated concrete or asphalt walkways and drives on campus.
- Repair the stone exteriors of four buildings: Mott Hall, Pollard Hall, Lauritsen Gymnasium and Noyes Hall.

Project Rationale

The \$5.73 million that we are requesting will allow us to address many projects that have been deferred over the years. Increasing our asset preservation funds is one of our highest priorities.

Our capital needs are extensive because many of our buildings are very old. Two of our buildings, Noyes Hall and Tate Hall, are on the National Registry of Historic Places and a few others are also 75-100 years old. Many of our buildings, while beautifully constructed and still viable, are in need of ongoing maintenance: roofs, heating/cooling systems, windows, tuckpoint of stone/brick work, and so forth.

Project Timeline

Timeline will vary by project.

Other Considerations

None.

Impact on Agency Operating Budgets

None.

Description of Previous Appropriations

The State Academies received \$1,000,000 in 2012, \$700,000 in 2014, and \$2,000,000 in 2017 for Asset Preservation.

Project Contact Person

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(\$ in thousands)

Minnesota State Academies Dorm Renovations.**AT A GLANCE****2020 Request Amount:** \$4,500**Priority Ranking:** 3**Project Summary:** The Minnesota State Academies are requesting \$4.5 million for the renovation of Pollard Hall on the Deaf School Campus and Kramer, Brandeen and Rode Dorms on the Blind School Campus.**Project Description**

The scope of the project will include new HVAC system to meet energy savings requirements and indoor air quality standards, wallscaping, window upgrades, flooring replacement, installation of new ceilings, kitchen remodeling, replacement of fixtures and appliances. Bathroom and laundry room renovations to include complete demo and redesign to meet ADA requirements which also includes new fixtures, flooring replacement and wallscaping. The project will also be inclusive of electrical, fire and communication systems.

Project Rationale

To provide a quality residential, homelike and secure environment for our residential students who are typically between the ages of 5-21. The enhancements included in the renovation will allow these facilities to meet the state's energy savings benchmarks.

The MSAB Dorms were constructed in 1982 and have seen minimal remodeling and upgrades during these 35 years. The scope of the renovation would include a complete interior "facelift" and modifications to bedrooms, restrooms/shower/bathing areas, kitchen/dining areas, laundry areas, staff office, student lounge. Also included in the scope of the project would be a complete upgrade of the fire alarm/evacuation systems, electrical/communication systems and new (HVAC) heating/cooling/ventilation systems. All areas would be designed and remodeled to meet current ADA compliance for accessibility. New window systems would be included in the scope of the project to add security for the room occupants and to comply with energy conservation measures.

Pollard Hall was constructed in 1937 as a residence for the elementary age students and included bedrooms, playrooms, instructional areas, a full prep kitchen and dining room. Over the past 80 years, a few changes have occurred with the interior and exterior of the building. Since 2010, there have been several small renovation projects on the main level that included remodel of the rooms to be used as space for student learning and staff offices and the restrooms. This was designed to meet the needs of the program administered by the Volunteers of America Group, which closed down their program several years ago. New windows were installed in 2012 throughout the building and several new exterior doors were installed. A new roof was installed in 2012.

The scope of the Pollard Hall project renovation would include upgrades to the fire alarm/suppression system, electrical, communication/notification system, replacing the 80 year old steam radiation heating system and adding new HVAC systems and equipment with BAS controls to comply with energy savings requirements and greatly improve the indoor air quality, adding shower areas on the main level and restroom facilities on the lower level, remodeling the original bedrooms on the 2nd

level and any modifications throughout the building to make the spaces ADA compliant, and adding laundry facilities and kitchen facilities.

Project Timeline

July 2020-September 2020-Design and Engineering.

October 2020-November 2020-Bid and Award.

March 2021-July 2023-Construction.

Other Considerations

None.

Impact on Agency Operating Budgets

None.

Description of Previous Appropriations

None.

Project Contact Person

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Minnesota State Academies Student Center Predesign.

AT A GLANCE

2020 Request Amount: \$150

Priority Ranking: 4

Project Summary: The Minnesota State Academies are requesting \$150,000 for pre-design work to determine the feasibility of renovating existing spaces or establishing a student services/activities center on the Minnesota State Academy for the Deaf campus. This new building would replace two aging buildings and outdated/inaccessible facilities, including our gymnasium, athletic facilities, cafeteria, multi-purpose room, and other service areas.

Project Description

The intent of this project is to have an architectural firm come in and evaluate our needs, our existing facilities, and propose a new design for an accessible, energy-efficient, and low-maintenance building that can replace our outdated and inaccessible buildings/facilities that we currently have on our campus. Our gymnasium (Lauristen Gym) was built in 1931 and has been experiencing numerous challenges in regard to accessibility, safety, and building maintenance. Our cafeteria is housed in a service building (Rodman Hall) which was built in 1924. This building also has numerous challenges, mainly with accessibility as the cafeteria is on the 2nd floor and is not easily navigated, especially in times of emergency. This also provides challenges in transporting supplies and food in/out of our cafeteria/dining area. Furthermore, the area around those two buildings needs to be re-designed to improve access points for emergency services, delivery trucks, and other service providers as well as providing sufficient parking spaces for visitors to the campus during our events. Currently, we have extremely limited parking spaces and it is difficult for emergency services/delivery trucks to arrive at either building. Included in this would be an evaluation of all of our exterior spaces, including our athletic fields, access to/from school buildings, and so forth.

Within this pre-design, we would like the architectural firm to complete a comprehensive evaluation of our functions within those spaces (both interior and exterior spaces) and assist in development of a pre-design for the purposes of determining the feasibility of renovating our existing buildings/spaces or replacing them with a single building. Areas that we would like for them to focus on include accessibility; safety; ease of maintenance; energy efficiency; and cohesiveness with the rest of the campus/other programs.

Project Rationale

Increasing student and staff safety is a high priority for MSA. We have an increasing number of students with mobility and vision challenges and both buildings as well as our athletic facilities and parking lots are not fully accessible at this point. We have devised temporary solutions that provide for minimum access but we are continuing to experience areas of concern in regards to daily access to instructional activities, meals, and other programs within those buildings. We are also extremely concerned about the ability to evacuate students/staff in times of emergency or hazardous weather.

Both buildings are very old and do not meet modern codes/expectations for school buildings. As an example of this, our gymnasium has only a single toilet that is accessible for students/staff in wheelchairs. The other public bathroom in this building is only accessible through a flight of stairs. As a result of this, our visitors have to share bathroom facilities with athletes within locker rooms.

Furthermore, both buildings are multi-level buildings which require creativity and extra work/time to maintain. A lot of spaces within those buildings have gone unused due to inaccessibility or other challenges such as water leaks, buckling floors, and so forth.

We would like to explore the possibility of either renovating or replacing those buildings and exterior spaces to bring them up to modern codes and increasing the accessibility of our programs. If a replacement building is necessary, we anticipate building only one building with attached exterior spaces to cover the programs/services that are currently being provided in both buildings. This will allow us to become more energy efficient and reduce our maintenance/housekeeping needs. We hope that information gathered through the pre-design work will allow us to make a decision about which would be the best option for the academies. The pre-design will be shared with the legislature for their consideration.

Project Timeline

July 2020-December 2020

Other Considerations

None.

Impact on Agency Operating Budgets

A newer facility will result in energy and operational savings.

Description of Previous Appropriations

None.

Project Contact Person

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