

State Academies

Projects Summary

(\$ in thousands)

Project Title	Priority Ranking	Funding Source	Project Requests for State Funds		
			2022	2024	2026
Minnesota State Academies Dorm Renovations	1	GO	\$ 6,500	\$ 0	\$ 0
Minnesota State Academies Student Center Predesign	2	GO	\$ 200	\$ 16,000	\$ 0
Minnesota State Academies Pool Renovation Predesign	3	GO	\$ 200	\$ 8,500	\$ 0
Asset Preservation	4	GO	\$ 2,700	\$ 2,700	\$ 2,700
Total Project Requests			\$ 9,600	\$ 27,200	\$ 2,700
General Obligation Bonds (GO) Total			\$ 9,600	\$ 27,200	\$ 2,700

Minnesota State Academies Dorm Renovations

AT A GLANCE

2022 Request Amount:	\$6,500
Priority Ranking:	1
Project Summary:	The Minnesota State Academies are requesting \$6.5 million for the renovation of Pollard Hall on the Deaf School Campus, as well as Kramer, Brandeen and Rode Dorms on the Blind School Campus.

Project Description

The scope of the project will include new HVAC systems to meet energy savings requirements and indoor air quality standards, wallscaping, window upgrades, flooring replacement, installation of new ceilings, kitchen remodeling, and replacement of fixtures and appliances. Bathroom and laundry room renovations will include complete demolition and redesign to meet ADA requirements, including 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 the past nearly 40 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 2022-September 2022-Design and Engineering

October 2022-November 2022-Bid and Award.

March 2023-July 2025-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**2022 Request Amount:** \$200**Priority Ranking:** 2

Project Summary: The Minnesota State Academies are requesting \$200,000 for pre-design work for 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 model of our functions within those spaces (both interior and exterior spaces) and assist in development of a pre-design for 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 2022-March 2024

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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Minnesota State Academies Pool Renovation Predesign

AT A GLANCE

2022 Request Amount:	\$200
Priority Ranking:	3
Project Summary:	The Minnesota State Academies are requesting \$200,000 for pre-design work for renovating the existing MSAB Pool area.

Project Description

The Pool Renovation project will relocate the current pool and hot tub to the east of the present building foot print. This is being done because much of the pool infrastructure is failing and would require excavation to repair. The system in the past was not designed in a maintenance friendly manner, and the current pool/hot tub are not fully accessible according to current ADA and related codes. By moving the pool we can in turn construct a repairable system which can be maintained for years to come with minimal expense. Improving the ADA accessibility of the pool area will also ensure that we can meet the needs of our student population at MSAB. The area previously occupied by the pool will then be converted to vocational programming, which is now housed in our Industrial building, as well as offer some new opportunities.

Project Rationale

Our student population at MSAB includes students who have extensive physical challenges. This requires the use of a therapeutic pool and hot tub to allow students to continue moving their muscles and complete therapeutic exercises. Students who utilize wheelchairs for mobility have limited opportunities to be able to move their bodies and limbs to improve or maintain their gross/fine motor skills. The pool is utilized heavily throughout the year to support our students' physical and occupational therapy goals. Our current pool utilizes lifts and other temporary measures to overcome challenges with ADA accessibility. Frequent closures due to maintenance needs have resulted in loss of services and challenges in maintaining our students' physical abilities.

The pool renovation project will address a number of problems on the MSAB campus, 1) it will address failing infrastructure on the existing pool and hot tub systems. These are systems which are in place for the therapeutic needs of our special needs clients. 2) It will address short comings from years back where ADA accessibility was not a primary consideration in design of a pool or hot tub system. 3) It will deal with many design shortcomings which do not allow for repair of system with out removal building structure to access the failing components. 4) This will also allow us to move vocational programs which are now located in our oldest MSAB building (Industrial Building) and move them in to a new area which will be located in the current pool area.

This pre-design request will allow for a more accurate estimate of costs for our next bonding request. We have invested a significant amount of money towards repair/renovation and anticipate that replacement of the pool/hot tub will need to happen within the next 2-3 years.

Project Timeline

July 2022-March 2024

Other Considerations

This will require the removal of Circle Drive, which at this point passes directly through the center of our campus and only services the MCF Faribault grounds. This will require coordination with MCF-Faribault to add 50 ft of blacktop on their grounds, and closing the road through our MSAB campus. This will also provide us with a safer campus, eliminating traffic between our school building and our outdoor spaces, as well as increasing the prison's security level.

Impact on Agency Operating Budgets

This will offer a reduction in Asset Preservation expenditures on the Industrial Building, which is in need of roofing and tuck pointing, along with the repair costs of the current pool. We anticipate that if all spaces can be moved into the current pool area, we will be demolishing the Industrial building. This may also reduce the need for additional staff expenditures for cleaning, maintenance, and upkeep of that building.

Description of Previous Appropriations

None.

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Asset Preservation

AT A GLANCE

2022 Request Amount: \$2,700

Priority Ranking: 4

Project Summary: The State Academies are requesting \$2.7 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 Register 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 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

- Repair the stone exteriors of two buildings.
- Replace deteriorated concrete and asphalt walkways, parking lots, and drives on campus.
- Repair and service issues with existing pool and hot tub

MN State Academy for the Deaf

- Replace deteriorated concrete or asphalt walkways and drives on campus.
- Replace windows and siding on two buildings: Smith Hall and Quinn Hall

Project Rationale

The \$2.7 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 Register 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 \$700,000 in 2014, \$2,000,000 in 2017, \$2,000,000 in 2018, and \$3,150,000 in 2020 for Asset Preservation.

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