The GRAUC Board recommends the Rochester City Council authorize $2,057,500 in sales tax revenues reserved for higher education to support the further development of University Center Rochester. This recommendation continues an innovative campus community partnership that will leverage $14,819,563 from MnSCU and the State of Minnesota and $1,961,250 from the Youth Sports Teams for a total investment of $18,838,313. The projects will contribute to the vitality of education, culture, recreation and community life in our dynamic, diverse, and growing region.

I. RECOMMENDATION DETAIL

A. $1,500,000 Health Sciences Renovation

This allocation will be contingent on a change in the sales tax authorizing language. Of this $1.5M, $948K to be released immediately to advance the design work for the renovation of Rockenbach gymnasium. This accelerates the timeline to apply for MnSCU bonding for the project in 2004. The remainder, $552K, will be held for the proposed community dental and medical clinics, subject to commitment from the community service providers that they will support clinics at UCR.

B. $557,500 Youth Play Fields

In 1998, community youth sports advocates actively supported the sales tax referendum for higher education.
GRAUC supports this investment as it brings future students to the campus and increases visibility for UCR. Work remains to complete the excavation and drainage on youth sport fields. The youth sports associations have developed a $2 million plan to provide irrigation, parking, storage facilities and lighting; and will develop these enhancements as funding permits.

II. ADDITIONAL GRAUC ADVOCACY

GRAUC advocacy also extends to action needed by the Legislature to further University Center Rochester development.

A. Bonding Proposals

1. $11,399,000 Health Science Renovation

Responding to the acknowledged critical workforce needs in teaching and health care careers, this innovative project is designed to renovate and remodel 68,822SF of existing space; upgrade health science program instructional facilities supporting over twenty programs across vital allied health, nursing and science career pathways; and address the current 19% deficit of teaching laboratories that is projected to increase to 37% by 2006. Rockenbach gym will be transformed into a two-story Health Sciences Center. This includes upgrading laboratories and classrooms and co-locating UCR nursing programs and faculty; remodeling select areas of UCR main campus buildings. The project also includes remodeling select areas of Heintz Center to expand the existing dental clinic and creating a community primary care clinic to provide a level of care for underserved populations as well as additional clinical training sites for UCR students. (Currently ranked 2 of 5 quintile-just behind vetoed 2002 projects-for MnSCU bonding in 2006). RCTC will advance a request to MnSCU to be relieved of all debt service on the project, because the debt service savings realized by the State due to the local contribution advancing the project by two years is more than the debt service for the entire project.

2. $ 3,420,563 Quadrangle / Infrastructure / Safety, Access and Site Improvements

Significant investments are needed to ensure safety and access for over 7,000 students on the UCR campus:

a) $2,249,000 to install utilities infrastructure supporting the University Center Rochester campus master plan and relocate the maintenance garage and underground gas tanks that are presently located across from the day care center on campus. (Currently ranked 4 of 5 quintile on MnSCU's list for 2004.)

b) $1,171,563 to place lights on the new East West campus road to increase safety; reconfigure roads to improve accessibility and handicapped access linking the campus entrance, main building and UCR Regional Sport Center; and provide landscaping east of the Sports Center and trail work around Mayo Run to create safe pedestrian walkways.

B. Sales Tax Extension and Language Change

GRAUC recommends the Legislature modify the bonding language included in the extension of the local option sales tax to allow for co-development in support of academic programs, rather than the limitation to "recreation and sports and associated facilities". This change is needed to permit use of the sales tax proceeds to support the health sciences project.

2

Youth Play Fields Description - Funded By Sales Tax

1. Baseball / Softball Area Improvements

A. Fencing		
1 6 ft chain link fence (1,700LF)		$24,000.00
2 16 ft access gates (12)		$4,800.00
	Total	**$28,800.00**
B. Lighting and electrical		
1 Adult baseball field lighting		
2 Pony league baseball field lighting		
3 Parking lot security lighting (3 poles)		
4 Electrical service		
5 Electrical lines to dugout bleachers, and scoreboards (5,800 LF)		$52,200.00
	Total	**$52,200.00**
C. Accessories		
1 Concrete bleacher pads (6)		$13,500.00
2 Scoreboards (4)		$36,000.00
	Total	**$49,500.00**
D. Utilities		
1 8 inch water main with fittings (610 LF)		$15,300.00
2 6 inch water service with fittings (550 LF)		$12,100.00
3 1 1/2 inch water service with fittings (360 LF)		$5,000.00
4 Fire hydrant (1)		$2,200.00
5 Drinking fountains (2)		$10,000.00
6 2 inch sanitary sewer force main (1340 LF)		$20,100.00
7 Sanitary sewage pump (1)		$6,000.00
8 Restroom fixtures, finishes, and equipment		
9 18 inch HDPE storm sewer (1490 LF)		$46,000.00
10 Storm sewer manholes (5)		$3,600.00
11 Drywell area drains (12)		$12,000.00
	Total	**$132,300.00**
Total Part 1 Baseball / Softball Area Improvements		**$262,800.00**

2. Football / Soccer Area Improvements

A. Athletic Field Improvements		
1 Common excavation (17,000CY)		$68,000.00
2 Irrigation heads and piping (120 heads)		
3 Irrigation pumping station (1 ea)		
4 Seeding (11 AC)		$22,000.00
5 Silt fencing (2,100 LF)		$6,300.00
	Total	**$96,300.00**
C. Replace drainage swale with piping		
1 36 inch HDPE storm sewer (240 LF)		$10,800.00
2 Storm sewer manholes		$10,000.00
3 Storm sewer apron with rip rap (1)		$3,500.00
4 Relocate wood bridge		$8,000.00
5 Common borrow material (950 CY)		$3,800.00
6 Seeding (0.4 AC)		$800.00
	Total	**$36,900.00**
TOTAL Part 2 Football/Soccer Area Improvements		**$133,200.00**
Additional Drainage Work on Diamonds		**$50,000.00**

TOTALS

Play Fields - Youth Sports (Baseball/Softball Area Improvements)	$262,800.00
Excavation on fields (Football/Soccer Area Improvements)	$133,200.00
Drainage (Additional Drainage Work on Diamonds)	$50,000.00
Total	**$446,000.00**
Design, legal, & overhead 15%	$66,900.00
Contingency 10%	$44,600.00
Total Project Cost Funded by Sales Tax	**$557,500.00**

Sports Associations Plan / Future Enhancements as Funding Permits

3. Baseball / Softball Area Improvements

A. Trail Extension

1 Extension of bituminous trail

4. Football / Soccer Area Improvements

A. 200 Space Parking Lot

1 Common excavation (3600CY)
2 Granular base material (2400 CY)
3 CL.5 aggregate base (2,600 TN)
4 B612 concrete curb and gutter (1,600 LF)
5 Bituminous base course (600 TN)
6 Bituminous wear course (600 TN)
7 Paint striping (4,600 LF)
8 Storm sewer
9 Seeding (0.75 AC)
10 Silt fencing (500 LF)
11 City storm water fee

B. 58 Space Parking Lot

1 Common excavation (1350 CY)
2 Granular base material (900 CY)
3 CL.5 aggregate base (1000 TN)
4 B612 concrete curb and gutter (920 LF)
5 Bituminous base course (225 TN)
6 Bituminous wear course (225 TN)
7 Paint striping (1,300 LF)
8 Storm sewer (lump sum)
9 Seeding (0.75 AC)
10 Silt fencing (500 LF)
11 City storm water fee

C. Soccer Field Lighting

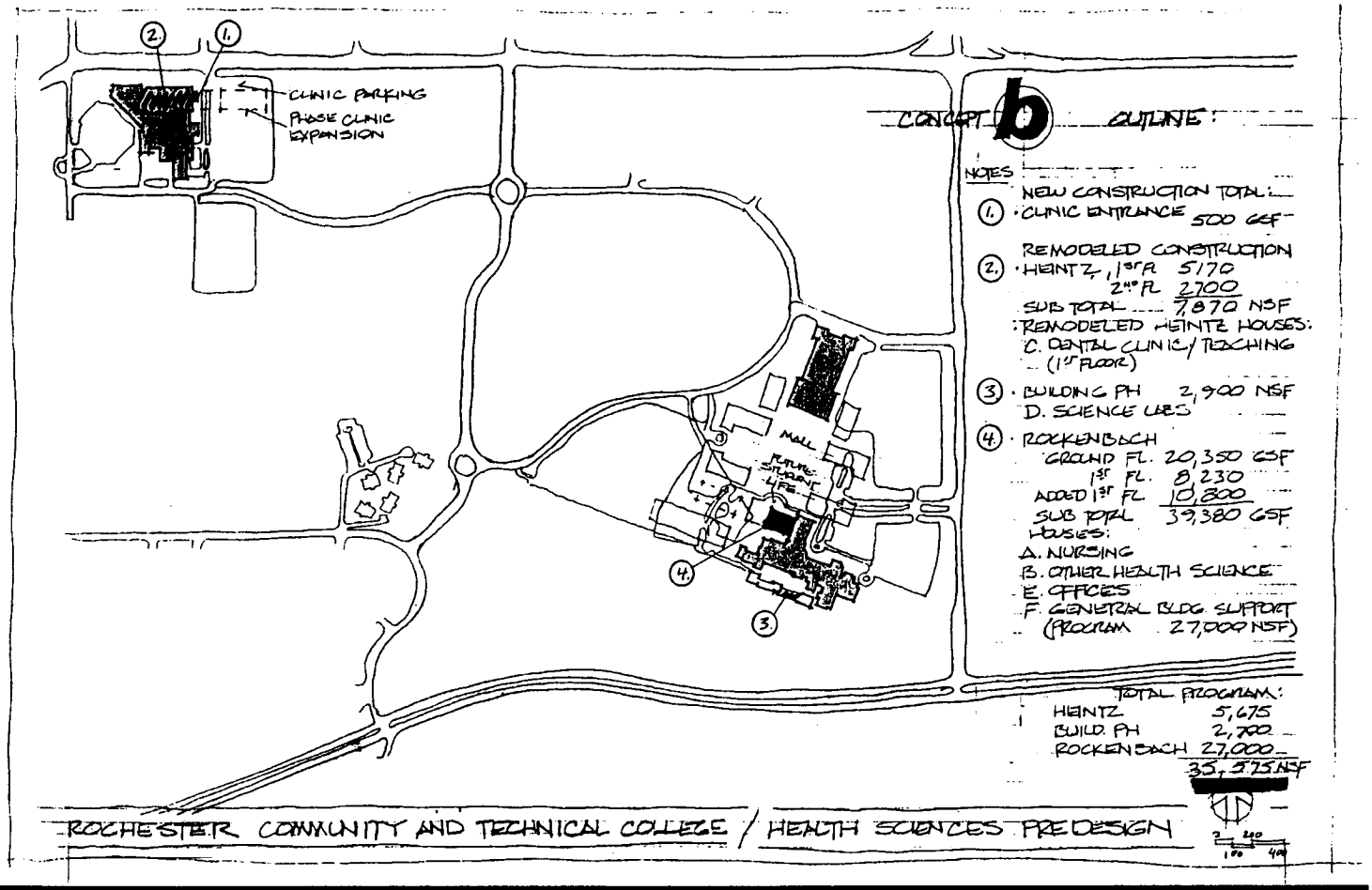
1 Field lighting for soccer fields (2)

D. Concession / Restroom / Storage Building

1 3,000 SF structure (1)
2 2" water service (40 LF)
3 6" sanitary sewer service (1,020 LF)
4 Sanitary sewer service manholes (4)

HEALTH SCIENCES RENOVATION
University Center Rochester

HEALTH SCIENCES PROPOSED MASTER PLAN



PRE DESIGN DOCUMENT

The Associated Architects, Inc.
A COX/BUELOW COMPANY
241 SOUTH CLEVELAND AVENUE
ST. PAUL, MINNESOTA 55105-1299

Nelson-Rudie & Associates, Inc.
2635 UNIVERSITY AVE W., SUITE 180
ST. PAUL, MINNESOTA 55114

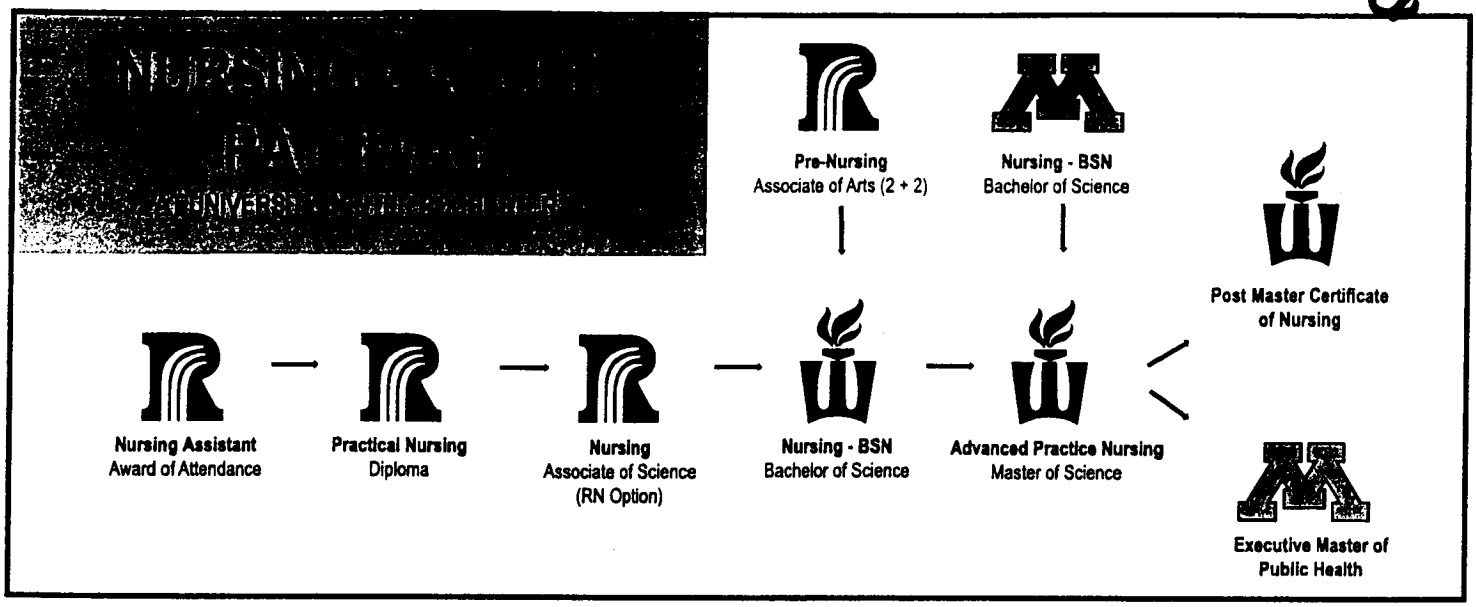
Bonestroo Rosene Anderlik & Associates
2235 WEST HIGHWAY 36
ST. PAUL, MINNESOTA 55113

The Associated Architects

Bonestroo Rosene Anderlik & Associates
Engineers & Architects

PROJECT DESCRIPTION

The Health Sciences Pre Design endeavors to improve the Health Sciences education at UCR by updating and expanding the existing facilities, co-locating programs currently scattered throughout the campus, and providing clinical training opportunities in new community clinics. The proposed solution is a Health Sciences renovation project which includes a major remodeling of Rockenbach Gymnasium into a two story educational facility which co-locates all Nursing, Medical Assistant and Human Services Technician programs. In this plan, Rockenbach will receive a new roof, new windows, upgraded mechanical and electrical systems, new plumbing, new lighting and new interior finishes. This project also includes the renovation of spaces vacated by those programs moving into Rockenbach. The remodeling and upgrading of Heintz Center is another important part of the Health Sciences renovation project. At Heintz Center, this plan proposes to expand the Dental program to include a community dental clinic and to create a new community primary care clinic that will also provide student health care as well as important clinical training opportunities. To support and enhance these clinics, the existing entries will be upgraded to provide identification and easy community access. This plan proposes to add a new drop off and new vestibule on the east side of Heintz Center for the primary care clinic and to improve the existing entry on the west side for the Dental Clinic and to improve the entry to the remodeled Rockenbach Gymnasium.



SYSTEM WIDE UTILIZATION AND SPACE NEEDS MODELING STUDY

Rochester Community and Technical College -- space needs model comparison to existing space by campus

		FY 2001 Student FYE = 3,473 - Staff FTE = 303			FY 2006: Student FYE = 3,980 - Staff FTE = 347		
Institution Type: Consolidated Colleges	Existing ASF	Guideline ASF	Surplus/ (Deficit)	% Surplus/ (Deficit)	Guideline ASF	Surplus/ (Deficit)	Percent/Surplus (Deficit)
Classrooms & Service 13 ASF/Student FYE	44,946	45,144	(198)	0%	51,734	(6,788)	(15%)
Teaching Laboratories 27 ASF/Student FYE	78,515	93,760	(15,245)	(19%)	107,447	(28,932)	(37%)
Open Laboratories 18 ASF/Student FYE	22,798	62,507	(39,709)	(174%)	71,632	(48,834)	(214%)

PROJECT COST ANALYSIS BY: Constructive Ideas, Inc.

CONSTRUCTION COMPONENTS

RENOVATION OF ROCKENBACH ..... $ 4,211,795
Nursing labs & classrooms
Medical Assistant Program
Human Services Technician Program
Nursing offices
General building support

RENOVATION OF HEINTZ CENTER ..... $ 1,134,305
Expanded Dental Program
Free Dental & Primary Care Clinics
Upgraded and expanded clinic entrances

RENOVATION OF MAIN CAMPUS BUILDINGS ..... $ 740,514
New Anatomy/Physiology Labs (PH201)
New General Science Classrooms (ST214 & EH204)

BUILDING UPGRADES ..... $ 710,304
Auditorium (MH223)
Chemistry Labs (ST306, 310, & 313)

SITE WORK ..... $ 1,302,543
Exterior renovations around Rockenbach
New drop-off for clinics
Dedicated parking for clinics

TOTAL CONSTRUCTION COST ..... $ 8,099,461
TOTAL NON-CONSTRUCTION COST ..... $ 4,272,539
TOTAL PROJECT COST ..... $ 12,372,000

A HEALTHY JOB MARKET OUTLOOK...

Minnesota Health Careers employment projected to grow by 19-61%

1998-2008 Employment Outlook by Occupation, Minnesota Department of Economic Security

Occupations include:

- Dental Assistants
- Dental Hygienists
- Registered Nurses
- Licensed Practical Nurses
- Nursing Assistants/Aides
- Home Health Aides
- Human Service Personnel
- Surgical Technologists
- Radiography Technicians
- Cardiology Technicians
- Respiratory Therapists

CAPACITY ENROLLMENTS...

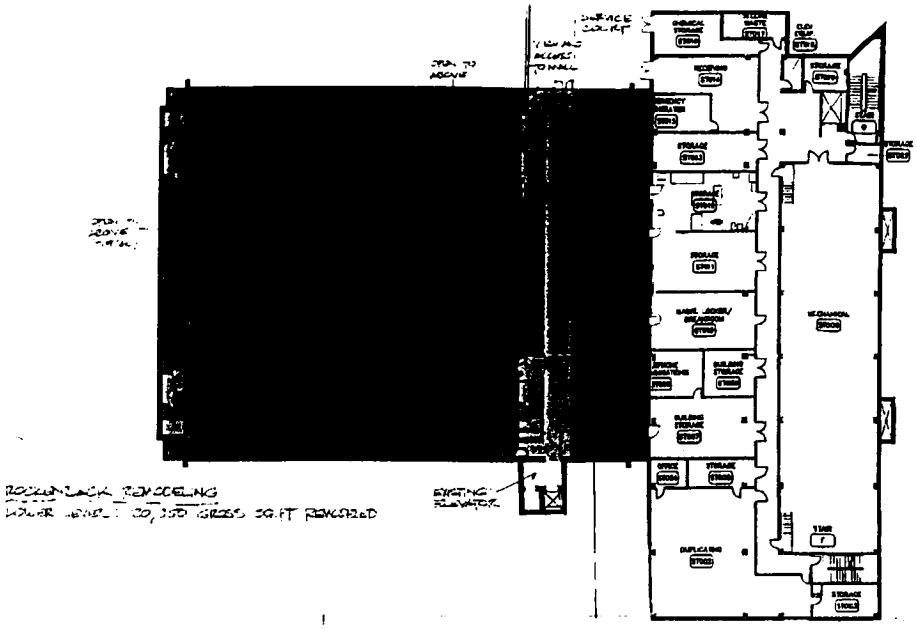
Rochester Community and Technical College enrollments (FYE) in Health Sciences have grown by 26.3% over the last four years.

Enrollments at Winona State University-Rochester BSN programs have grown by 21.4% over the same period.

University of Minnesota started their Bachelor of Nursing Program at the UCR campus in 2002-2003.

DID YOU KNOW...

In 20[illegible] RCTC [illegible] Health Sciences courses.



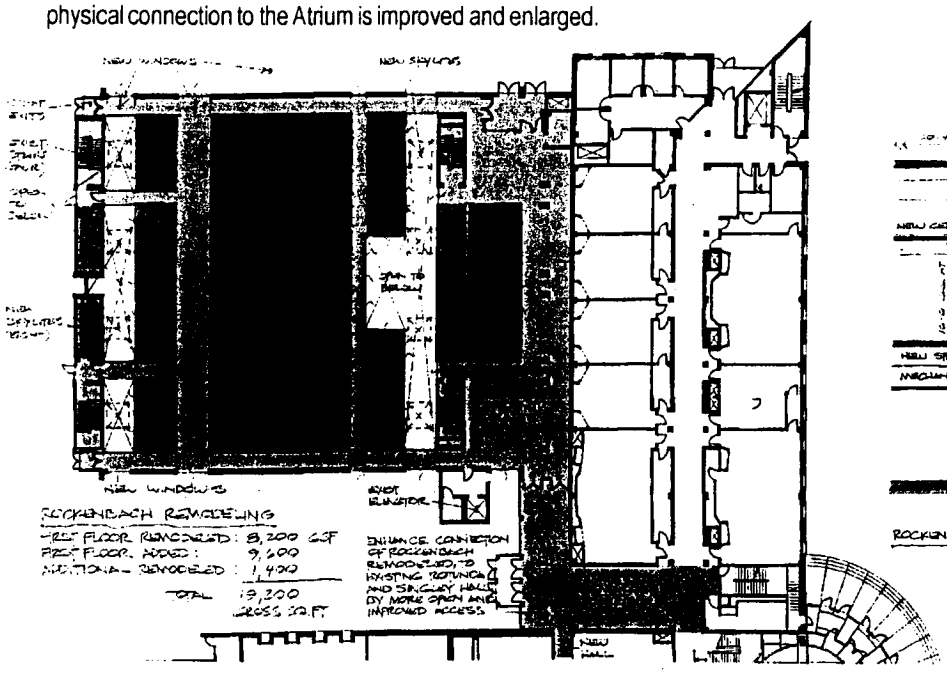
ROCKENBACH RENOVATION

NURSING

The two story open space of Rockenbach Gymnasium is renovated into levels of educational space by the construction of a new first floor level. New windows, skylights and two story atriums provide natural lighting. This renovation will take care of $1,718,500 of deferred maintenance.

The lower level of Rockenbach is dedicated to Nursing Labs and Classrooms. Two story atrium spaces bring natural light into this area. The lower level also accommodates Building Support space for the upgraded mechanical/electrical systems and the expanded communications network.

The first floor of Rockenbach provides space for the Medical Assistant and Human Services Technician programs and Nursing offices on a new first floor inserted within this two story space. New windows and skylights bring in natural light. The existing restrooms are expanded and upgraded. The visual and physical connection to the Atrium is improved and enlarged.



COMMUNITY BASED HEALTH CARE

We wish to create a facility that allows for a unique educational/ learning opportunity for UCR students. With Education as a primary focus, we want to link the community in the following ways:

CULTURAL SENSITIVITY

Give the students an opportunity to provide health care to high risk populations of diverse cultural backgrounds.

ONE STOP SHOP

Co-locate this center with work force development, adult literacy and interpreter services.

INTERDISCIPLINARY TEAM APPROACH

Provide an educationally structured clinical opportunity/ lab instruction to students with diverse majors working as a team.

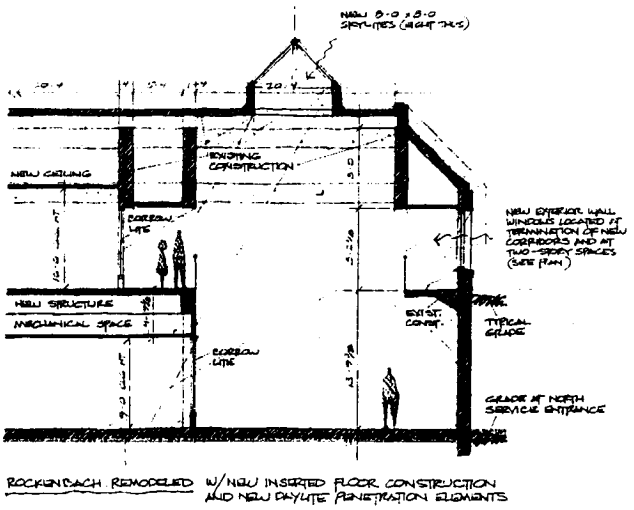
Other benefits include coming together of other health sciences or related programs that have not been the focus of the new building including HIT, Medical Secretary/Transcription, Master/Bachelor of Social Work, Elementary/Secondary School Counseling, Masters/Bachelors in Business Administration with emphasis on Health Care Administration, Computer Systems in Health Care, etc.

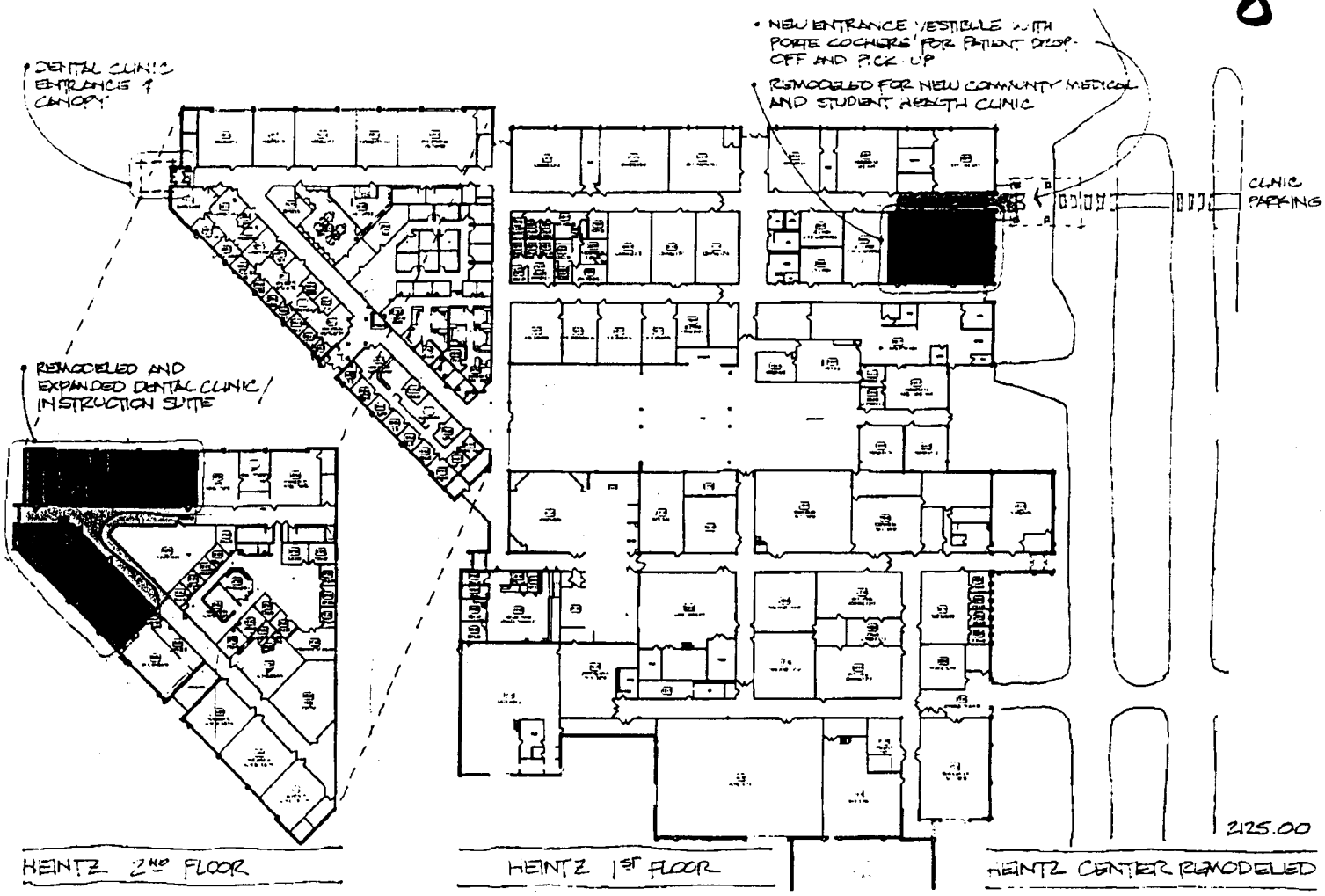
All these programs can use this facility as part of their training and educational experience. This will create a unique interdisciplinary approach to health sciences education.

LOOKS TO THE FUTURE

Create a technologically up-to-date facility that allows for expansion of existing programs, creation of new programs and flexible delivery of programs.

—Task Force
Vision for a New Educational Opportunity





HEINTZ CENTER RENOVATION

COMMUNITY CONTRIBUTION

The city of Rochester is contributing $1.5 million dollars from local sales tax funding towards the community care clinic.

COMMUNITY BASED HEALTH CARE

At Heintz Center, a portion of the first floor is renovated into a free Community Primary Care Clinic. This clinic also serves as the Student Health Service and offers clinical training opportunities for students. A new entry vestibule and dedicated parking provides identification and easy community access.

Also at Heintz Center, the Dental program is expanded on the second floor to accommodate a free Community Dental Clinic. The existing first floor entrance is improved to provide a distinct community entry.

FOR MORE INFORMATION:

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