



Basic Information	
Project title	<i>Armstrong Hall Replacement</i>
Institution's Project Priority:	1 of 1 project

Project Narrative for State Capital Budget System	
Project Summary (500 characters max.):	This project replaces Armstrong Hall, the most heavily used and worn-out classroom building on campus. Construction of a new, smaller building and will result in a net reduction of 44,000 GSF in our building inventory and increase overall utilization of academic space. The reduction of square footage is accomplished by implementation of space use and scheduling principles to increase MNSU's space utilization. Demolition of Armstrong Hall removes over \$30.5M of deferred maintenance.
Project Description (300 words max.):	The Armstrong Hall Replacement project is a phased design, construction, renovation, and demolition project that results in a net reduction of campus space by 44,000 GSF. The project includes 100,000 GSF of strategically located new construction and renovates 68,000 GSF of existing campus space to relocate the Armstrong Hall program. The final phase demolishes the 144,000 GSF Armstrong Hall building. Renovation includes the buildout of 18,000 GSF in the basement of the new Clinical Sciences Building and repurposing approximately 70,000 GSF of existing campus space with a bulk of it in the Library. The reduction of square footage is accomplished through implementation of new scheduling principles, right sizing of classrooms, and repurposing of space to improve space use efficiency. The design of the replacement space relies on weekly classroom use hours increasing to 38 WRH. The number and sizes of the classrooms support the campus goals for minimum class sizes and is designed to increase minimum seat utilization to 75%. Minimum class size determined by the strategic budget analysis results and calculated break-even point for cost of delivery. Armstrong Hall currently contains the administrative offices for two of the six campus colleges, including the College of Humanities and Social Sciences and the College of Education. All campus colleges make use of general classrooms in Armstrong Hall. The building supports 24 departments that provide 94 degree and certificate programs as well as the much of the general education requirements for all degree programs. Several of these programs contribute graduates for occupations on the list of high demand as defined by DEED, such as teachers, K12 special education, leadership, and counseling. The two-phase project culminates in the demolition of 1964-era Armstrong Hall and removing \$30,500,000 of backlogged deferred maintenance in Armstrong Hall and corrects approximately \$13,000,000 of deferred maintenance in the Library.
Project Rationale (500 words max.):	Armstrong Hall, built in 1964, is 144,000 GSF and houses 42 of the 100 general classrooms and 24 academic departments from two colleges. Armstrong Hall is known as the "workhorse" of the campus and nearly every student that has attended the university has had at least one class in Armstrong Hall on their path to graduation. The campus has invested a significant amount of repair and asset preservation dollars to extend the life of existing systems but the size, scope, and cost to perform wholesale replacement has prevented our ability to renew the facility. The result now is the nearly 60-year-old building infrastructure is completely worn out and requires extensive renovation and renewal work to remain code compliant and provide a healthy and productive environment. The building currently has an FCI of 0.48 and backlog of over \$30,500,000 of deferred maintenance. In acknowledgement of the facility need for this building, the campus has performed three prior predesigns with different approaches to deal with the outdated and worn-out facilities. In 2016, the University evaluated the concept of constructing a building addition for swing space and then renewing the existing building. This



	<p>approach added too much square footage, cost too much and presented some difficult logistics to overcome. In 2018, the campus completed a second predesign to evaluate the concept of renewing the existing building only. This predesign revealed that a renewal would cost an estimated \$43,000,000 (total project cost) to address all deferred maintenance and make the building code compliant. A renewed Armstrong Hall would not serve modern pedagogy well for the next 30 years. The existing building design has narrow column spacing, lack of windows, and low floor to ceiling height making it a poor foundation for creating right sized flexible learning spaces. When considering the ratio of amount of investment to possible outcomes and the complicated logistics of repair, we have concluded the building is not worth the cost to repair and would not serve today's classroom pedagogy even if completely renewed. In 2020, a third predesign evaluated a comprehensive solution for Armstrong Hall which included a new building and several renovation projects of existing underutilized space. The new building has a compact, efficient footprint that de-emphasizes the private office and opts for a more open workspace layout, provides new student spaces currently lacking on campus and right sizes classrooms. Additionally, various programs will move into revitalized existing spaces on campus. These strategies, paired with better classroom utilization actually reduces the overall campus GSF.</p> <p>While the current 2024 Predesign builds on the solution established in the 2020 Predesign, significant changes have occurred in educational delivery since then that have necessitated a reconsideration and confirmation of the proposed building program, most notably the continued offering of high-flex and online learning options that may reduce demand on physical classrooms. While enrollment across institutions has been in decline since 2020, Minnesota State Mankato's enrollment has remained steady and does not affect the proposed solution.</p>
Project Timeline:	<p><i>Briefly list estimated milestone dates (month, year) for the project, to include at a minimum:</i></p> <ul style="list-style-type: none">• Designer selection Summer 2024• Design completion (100% CDs) Morris and Wiecking Center – April 2025, Clinical Sciences – November 2025, Memorial Library – November 2025, Armstrong Hall Replacement – April 2026• Bidding (if applicable) Immediately after design completion for all but Armstrong Hall Replacement. Bidding for that project will proceed after construction phase is funded. Funding to be requested in 2026.• Start of construction: Morris and Wiecking Center – May 2025, Clinical Sciences – October 2025, Memorial Library – December 2025, Armstrong Hall Replacement – Fall 2026 (pending funding)• Midpoint of construction Morris and Wiecking Center – June 2025, Clinical Sciences – March 2026, Memorial Library – October 2026, Armstrong Hall Replacement – May 2027 (pending funding)• Substantial completion Morris and Wiecking Center – August 2025, Clinical Sciences – July 2026, Memorial Library – July 2027, Armstrong Hall Replacement – December 2027 (pending funding)• Occupancy date(s) (if different from substantial completion date)
Other Considerations (200 words max.):	<p>The HVAC system has interior lined insulated ductwork. The ductwork has been cleaned and coated with an encapsulating material several times; however, the insulation is deteriorating beneath the coating and still breaking loose causing a black dust out of the air diffusers. The duct may be beyond repair by any additional coating and could result in exposure to air quality complaints. The exterior stone window lintels are deteriorating and have resulted in cracked and spalling stone</p>



	falling to the ground. Thirteen window units were replaced in the past and we will likely have to replace several more. The building is code deficient in both ADA compliant restrooms and total number of restroom fixtures. The building is simply worn out and action needs to be taken to either invest millions of dollars to repair or replace it before the disrepair forces undesired emergency and reactive expenditures.
Impact on Operating Budget (200 words max.):	The budget for ongoing building operations will be significantly impacted by this project. In the short term we expect operating costs rise as the new building renovations come online and Armstrong is still operational. However, once Armstrong is taken offline the annual repair cost will drop significantly due to Armstrong's current need of constant repair. The campus R&R budget currently allocated at \$1 per sq.ft. will drop by \$44,000 to correspond to the reduction in square footage. With the combined effect of improved building efficiencies and addition of renewable energy, we expect the utility costs to drop by 70% or more (from approximately \$200k to 60k). Staffing requirements are expected to remain constant despite the reduction in square footage. Between the buildout in Clinical Sciences Building and the added activities and complexity of care in Memorial Library, the campus does not expect to reduce or add staff as a result of this project. Existing custodial maintenance and repair staff will be assigned to new areas in the new building, Clinical Sciences basement and re-distributed zones in Memorial Library.

Campus Project Manager

Paul Corcoran, AVP Facilities Management
415 Malin Street
Mankato, Mn 56001
507-389-6802
paul.corcoran@mnsu.edu

Please complete the attached Private Use Questionnaire.

*If your project will have any private use, **within the predesign** please indicate the extent and type of private use anticipated.*



2024 Capital Budget Request

Private Use Questionnaire

Note: This completed form must be included as part of your submittal documents for the 2024 capital budget request.

Question	Yes	No
Will a portion of this project facility be leased to anyone?		X
Will Private parties manage or operate any of the following in the facility?		
Gift shop/Bookstore		X
Cafeteria, restaurant or other food service		X
Concession stands		x
Coffee cart or other retail kiosks		X
Parking		X
Arena, auditorium or theater		X
Any other portion of the facility?		X
Will there be any arrangements with private parties for:		
Use of extra facility space		X
Use of portions of facility during off hours (including meeting/banquet rooms, auditoriums/theaters)		X
Cell phone towers		X
Solar or wind power equipment		X
Naming rights		X
Research		X
Will a portion of the project be used for research pursuant to a cooperative research agreement?		X
Will anyone other than the requestor have a priority right to output from the project (e.g., dams, turbines, power generation)?		X
Will private parties perform any services for third parties at the facility (e.g., child care center, health and wellness center)?		X
Will any private parties have priority rights to the use of the facility or control over any of its policies or procedures (including prices and details of operation)?		X

For any items marked "Yes" please explain **within the predesign (Section 5)** the proposed user, term and anticipated scope of use or service being provided.