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## COLLEGE CONSTRUCTION ROUNDUP

### At the U of M, projects rise for academics and athletics facilities

BY BRIAN JOHNSON  
Staff Writer

New digs for athletics, natural history, earth sciences and more are coming soon to the University of Minnesota Twin Cities – and there should be plenty of juice to power at least some of those new spaces, courtesy of another big project.

The U of M has started testing its new \$113 million combined heat and power plant at 1180 Main St. SE in Minneapolis. The building will be fully operational by the end of June, said



STAFF PHOTO: BILL KLOTZ

White pine from Cass Lake, Minnesota, will cover about 40 percent of the new Bell Museum's exterior.

Jerome Malmquist, the U of M's director of energy management. The plant, built within the shell of the 1912-vintage Old Main plant, will take a bite out of the campus's carbon footprint and meet a growing demand for heat and electricity, according to the U of M. The old plant was mothballed in 2000.

Malmquist said the project has already paid dividends. The new facility was forced into early service in March when a busted steam line temporarily put another plant on campus out of commission, he said.

"Talk about just-in-time delivery," Malmquist said in an interview.

The project team includes St. Louis Park-based Adolfson & Peterson (construction manager), Jacobs Engineering of Pasadena, California, (design and engineering), St. Paul-based Harris Cos. (mechanical contractor) and others.

Here's a roundup of a few other notable



STAFF PHOTOS: BILL KLOTZ

Augsburg College's \$73 million Norman and Evangeline Hagfors Center for Science, Business and Religion in Minneapolis is expected to open in January. Construction started in April 2016.

### Private institutions build, restore

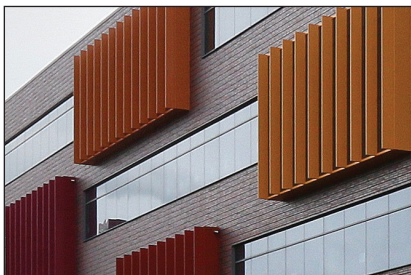
*Editor's note: This report is based on private colleges that responded to Finance & Commerce's interview requests.*

BY CLARE KENNEDY  
Staff Writer

The Twin Cities' private colleges and universities have a fairly full slate, as far as summer construction is concerned, though the pace of expansion, renovation and acquisition is not as intense as it has been in recent years.

Of all the projects going on right now, Augsburg College's is by far the biggest. The urban Minneapolis school is in the midst of building the Norman and Evangeline Hagfors Center for Science, Business and Religion, a \$73 million, 135,000-square-foot multi-disciplinary complex at Seventh Street South and 21st Avenue.

The intention behind Hagfors is to encourage mixing among branches of academia.



The Norman and Evangeline Hagfors Center is shown in detail.

"First, the building is student-centered. Everything about the Hagfors Center is meant to support learning experiences from the formal to informal spaces," Augsburg spokesperson Stephanie Weiss said in an email. "It's meant to encourage collaboration among disciplines."

Augsburg broke ground on the project in April 2016. To date, Hagfors is on budget and on schedule, Weiss said.

The center was the focus of a successful fundraising campaign, which met and exceeded its goal of \$50 million by last May. Weiss said

the excavation yielded no surprises and the project reached its halfway point this past February. It should open in January 2018 as planned.

Hagfors was designed by Minneapolis-based HGA Architects. Roseville's McGough Construction Cos. is the general contractor.

#### University of St. Thomas

This summer the University of St. Thomas in St. Paul is taking a well-deserved break between engagements, though there's activity on the school's Minneapolis campus.

For the last few years, St. Thomas' building department has been on a tear in St. Paul, completing a \$52 million athletic and recreation complex, a \$66 million student center, and a \$15 million parking facility. The school has yet more on the horizon: In late 2016, St. Thomas officials unveiled an ambitious \$300 million, 10-year master plan for the St. Paul campus.

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# U of M

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projects underway on the Twin Cities campus:

### Athletes Village

Athletes Village, a multi-building complex that will serve 720 student athletes, is on schedule and on budget, according to the U of M.

“We are still tracking for occupancy of those facilities in January 2018, which was the original occupancy target,” said Jake Ricker, the U of M’s associate athletics communications director.

Designed by BWBR of St. Paul, the \$166 million project features three buildings with a combined 326,000 square feet on the East Bank campus in Minneapolis.

Rising at the corner of 15th Avenue and Fifth Street Southeast, the complex features a 140,000-square-foot building that houses the Land O’ Lakes Center for Excellence and the Charlie and the Kathy Cunningham Basketball Development Center. The Athletes Village also includes the 94,000-square-foot David and Janis Larson Football Performance Center, which is attached to a 92,000-square-foot football indoor practice facility.

Golden Valley-based Mortenson Construction is the construction manager at-risk. The project reached a big milestone in late April when crews put the final beam into place for the indoor practice facility.

Athletes Village is the centerpiece of the U of M’s \$190 million “Nothing Short of Greatness” facilities campaign. The campaign also covers a new \$19 million track and field stadium, among other smaller projects, Ricker said. About \$102 million has been raised so far, Ricker said.

### Bell Museum

The new \$64 million Bell Museum and Planetarium is nearing the end of construction, but the building won’t open to the public until summer 2018.

The new building is under construction at the southwest corner of Larpenteur and Cleveland avenues in St. Paul. It will replace the aging and undersized existing museum, at 10



STAFF PHOTO: BILL KLOTZ

The \$64 million Bell Museum and Planetarium is scheduled to open in summer 2018. The building is at the southwest corner of Larpenteur and Cleveland avenues in St. Paul.



STAFF PHOTO: BILL KLOTZ

A football indoor practice facility is part of the massive Athletes Village under construction on the University of Minnesota’s campus in Minneapolis.

Church St. SE, on the U of M’s campus in Minneapolis.

One distinguishing characteristic is the building’s white pine exterior. White pine from Cass Lake, Minnesota, will cover about 40 percent of the exterior, a rarity in commercial construction, according to Perkins + Will, the museum’s designer.

Crews began to install the material in February. The project team believes it’s the largest commercial-scale use of “thermally modified” white pine in

Minnesota, and perhaps in the country.

Landscaping is in progress and crews are putting the finishing touches on the building exterior, said Andria Waclawski, communications manager for Bell Museum. Building construction should wrap up by the end of this summer.

The museum will then move on to another big job: installation of exhibits. That includes moving “thousands and thousands” of specimens, ranging from small animal pelts to woolly mammoth

## “Talk about just-in-time delivery.”

— Jerome Malmquist, director of energy management, University of Minnesota

tusks, Waclawski said.

Roseville-based McGough is overseeing construction, and Perkins + Will’s Minneapolis office has design duties.

### Tate makeover

A year and a half into construction, the \$92.5 million makeover of the Tate Science and Teaching building is entering the home stretch.

The 230,000-square-foot building, at 116 Church St. SE on the Northrop Mall in Minneapolis, is being renovated into a new home for earth sciences, physics and astronomy. The project is scheduled to wrap up this fall, according to the U of M.

Originally built in the 1920s, the building will offer 29 teaching labs for physics and astronomy, four labs for earth sciences and 26 research labs, the U of M said. Ten of the research labs will be for physics, 16 for earth sciences.

Kansas City-based JE Dunn, which has an office in Minneapolis, is the construction manager. Minneapolis-based Allliance is the architect.

# Colleges

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“It’s time to slow down and catch our breath,” said Mark Vangsgard, CFO and vice president of business affairs.

St. Thomas has slowed its blistering pace, but is nevertheless working on a significant project in Minneapolis. The school is constructing facilities for a brand new, two-year associate degree program specifically designed for underprivileged, non-traditional students, the Dougherty Family College.

“It’s the first program of its kind in Minnesota, among private colleges at least,” Vangsgard said. “There is a program like it at Loyola [University] in Chicago.”

Work on the Dougherty facilities began this winter. The \$1 million build-out is an interior alteration that focuses on Terrence Murphy and Schulze Halls, which are in the center of the downtown Minneapolis campus. The Opus Group of Minnetonka is doing both the design and construction on the project, which will wrap before the academic year begins in the fall.

### St. Olaf College

Down in Northfield, the biggest project



SUBMITTED PHOTO

St. Olaf College in Northfield is spending \$13 million on an interior renovation of Holland Hall, the exterior of which was modeled after an abbey perched on Mont-Saint Michel island off the Normandy coast of France.

at St. Olaf College right now is also one of the most delicate, said Pete Sandberg, the college’s assistant vice president of facilities planning. St. Olaf is in the closing phases of a \$13 million renovation of Holland Hall, a towering limestone edifice built in 1922.

Holland looks a good deal older than

its 1920s vintage, and that is no accident. The building was built in the Norman Gothic revival style, designed by the Chicago firm Coolidge & Hodgdon to take after an abbey perched on Mont-Saint Michel island off the Normandy coast in France, according to the Histor-

ic Campus Architecture Project by the Council of Independent Colleges.

The abbey was founded in 966 A.D. and reached its apex as an institution in the 1100s, according to UNESCO, which made it a world heritage site in 1979.

Construction started on Holland in late fall of 2015, Sandberg said, and will reopen before the next school year begins. The building has undergone a dramatic interior makeover, though few of the sweeping changes made to the structure will affect the exterior.

“We stripped it to the stretcher -- and started over,” Sandberg said.

Much of the work was meant to undo a somewhat unfortunate remodel in the late 1960s, which gave Holland a Kafkaesque and claustrophobic floor plan.

“We got rid of that ridiculous octagon stair tower added in 1968 and unblocked a lot of the windows,” Sandberg said. “The 1968 renovation got rid of the daylight views, so this should be much more like the way it was originally. It’s totally different in there.”

The contractor is the Appleton, Wisconsin-based Boldt Co., which has offices in Rochester and Cloquet, Minnesota. Perkins + Will of Minneapolis did the design work.