

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

February 7, 2002

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, February 7, 2002 at 9:45 a.m. in the West Committee Room, 600 McNamara Alumni Center.

Regents present: Anthony Baraga, presiding; Robert Bergland, Frank Berman, David Metzen, H. Bryan Neel, and Lakeesha Ransom.

Staff present: President Yudof; Chancellors Kathryn Martin and Samuel Schuman; Senior Vice President Frank Cerra; Vice Presidents Robert Jones and Eric Kruse; General Counsel Rotenberg; Executive Director Ann Cieslak; Associate Vice Presidents Donna Peterson, Richard Pfitzenreuter, and Steven Spehn.

Student Representatives present: Christina Frazier and Allison Rhody.

CONSENT REPORT

Vice President Kruse and Associate Vice President Pfitzenreuter presented the Consent Report, as found in the docket materials, which included:

- A capital budget amendment of \$365,000 to incorporate additional funding for the University Avenue Parking Ramp and Pedestrian Connections project located on the Twin Cities campus, East Bank.
- A real estate transaction for the acquisition of 11.64 acres located in Morris, Minnesota from the University of Minnesota Foundation.

Kruse reported that the capital budget amendment consists of scope increases requested by Parking and Transportation Services and by University Gateway Corporation, and required building code corrections to the existing structure. Kruse noted that the project includes security enhancements. Funding will be provided by Parking and Transportation Services, University Gateway Corporation, and the project architect.

Pfitzenreuter informed the committee that the 11.64 acres donated by Morris resident Bonnie Stahler to the University of Minnesota Foundation will be acquired by the University for \$1.00. The Morris campus Biological Sciences Department intends to use the land for prairie grass and vegetation research.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the Consent Report.

CAPITAL BUDGET AMENDMENT

Review/Action

Vice President Kruse presented the following amendment to the FY02 Capital Budget for review and action, as found in the docket materials:

Walter Digital Technology Center/Science and Engineering Library, Twin Cities

A motion was made and seconded to recommend approval of the following action:

The FY02 Capital Budget is amended by \$7,500,000 to incorporate additional funding for the Walter Digital Technology Center/Science and Engineering Library project located on the Twin Cities campus, East Bank.

Kruse reported that the capital budget amendment is required to fund a settlement of the construction contract claim entered into by the University on December 11, 2001.

In response to a question from Regent Berman, Associate General Counsel Sandra Martell stated that, in her professional judgment, the above settlement was fair and reasonable.

The committee voted unanimously to recommend approval of the amendment to the FY02 Capital Budget.

SCHEMATIC PLANS: KIRBY PLAZA - PHASE I A, DULUTH

Review/Action

Chancellor Martin and architect Russell Betts, Krech Ojard & Associates, presented schematic plans for the Kirby Plaza - Phase I A project located on the Duluth campus for review and action, as found in the docket materials.

Betts described the schematic plans for Phase I A, which includes general campus retail, remodeled food service facilities, a child care center, and a transportation center. He noted that project completion is scheduled for January 2004.

Martin reported that this additional auxiliary services space is necessary to meet the needs of the growing campus population at UMD and to provide services beneficial for residential and commuting students. The project is funded by a combination of Duluth campus reserve funds, Duluth Transit Authority funds, a legislative appropriation for child care, and University debt.

In response to a request from Regent Baraga, Martin gave a brief overview of the future phases of the project, noting that funding needed to be secured for any additional improvements.

Student Representative Rhody commented that students are excited about the project and consider it a valuable addition to the campus. She thanked the design team for soliciting student input.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the schematic plans.

SCHEMATIC PLANS: LABORATORY SCIENCE BUILDING, DULUTH

Review/Action

Vice President Kruse, Chancellor Martin, and architect Carol Ross Barney of Ross Barney & Jankowski, Inc., presented schematic plans for the Laboratory Science Building project located on the Duluth campus for review and action, as found in the docket materials.

Kruse reported that the facility is included in the 2002 Capital Request currently before the legislature. Funding for the University's portion of the debt service is being provided by a gift to the University.

Martin informed the committee that the new building, a joint effort of the Biology and Chemistry departments, will provide up-to-date laboratories for both programs.

Ross Barney reviewed the schematic plans for the building, remarking that the project will use materials native to northern Minnesota. The design provides computer lab space, undergraduate instructional labs, and research space for faculty and graduate students. The research wing is designed to be sealed off from the rest of the building, if security concerns arise. Project completion is planned for August 2004.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the schematic plans.

RIVERBEND COMMONS PHASE III SITE: RESOLUTION

Review

Vice President Kruse presented for review a resolution that reserves for 10 years the Riverbend Commons Phase III site for future development. The resolution, as found in the docket materials, requires that when the site is developed, it compliment the architecture and uses of Riverbend Commons Phases I and II.

Kruse reported that a variety of possible uses for the Phase III site are currently being explored, but a project cannot begin until user needs are identified and financing issues are addressed. The resolution will help ensure that the Phase III project frames Northrop Mall appropriately and maintains the student focus of the area. Kruse clarified that the Board could determine to use the site for a higher priority project, if necessary.

CAPITAL BUDGET PRIORITIZATION PROCESS

Associate Vice President Pfitzenreuter presented information on the capital budget prioritization process, as found in the docket materials.

Pfitzenreuter reviewed the procedures used to develop the University's six-year capital plan, the criteria used to rank projects and set priorities, and varying factors that affect the final decisionmaking process.

In response to a question from Student Representative Rhody, Pfitzenreuter explained that geographical balance is one of the considerations, ensuring that coordinate campus projects are included and given appropriate priority.

PROJECT DELIVERY PROCESS

Vice President Kruse presented information on different project delivery methods for construction available to the University, as found in the docket materials. The following methods were outlined:

- Design - Bid - Build: Owner has separate contracts with the architect and the contractor for the delivery of the construction project.
- Design - Build: Owner has a single contract with an entity comprised of an architect and a contractor for the delivery of the construction project.
- Construction Management: Entity provides construction management services during the design, pricing, scheduling, and construction of a project.

Kruse presented an overview of the advantages and challenges for each method, and the specific types of projects for which each method is best suited. He also reviewed the results of a survey done by Pennsylvania State University (PSU) comparing the three project delivery methods.

Regent Berman requested additional information on the qualifications of University owners representatives, the number of projects each one oversees, the criteria used to select the design/build team in the Request for Proposals (RFP) process, and a copy of the PSU survey. Regent Metzen requested that a study, similar to the PSU survey, be done of University construction projects, for both new construction and for remodeling/renovation projects.

ACCOUNTABILITY PLAN FOR CONSTRUCTION

Vice President Kruse introduced Associate Vice President Spehn to present the accountability plan for construction management at the University, as found in the docket materials.

Spehn reported that the draft accountability plan establishes policies, best practices, well-documented roles and responsibilities, and personal accountability for employees. The plan provides training to improve employees' ability to oversee construction projects, increases staff morale, and retains quality employees.

QUARTERLY CAPITAL IMPROVEMENT PLAN REPORT (2nd Quarter FY02)

Vice President Kruse announced that this item would be postponed due to time constraints.

INFORMATION ITEMS

Vice President Kruse announced that this item would be postponed due to time constraints.

Regent Baraga, noting that Vice President Kruse was leaving the University after more than ten years of outstanding service, thanked Kruse for the lasting contributions he made to the University, and wished him well in his future endeavors.

The meeting adjourned at 11:50 a.m.

ANN D. CIESLAK
Executive Director and
Corporate Secretary

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