

**UNIVERSITY OF MINNESOTA**  
**Board of Regents**  
**Facilities Committee**

**September 12, 2002**

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, September 12, 2002, at 3:15 p.m. in Room 236, Kiehle Building at the University of Minnesota Crookston.

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

Staff present: Chancellors Donald Sargeant and Samuel Schuman; Senior Vice President Frank Cerra; Interim Vice President Gregory Fox; Executive Director Ann Cieslak; Associate Vice President Steven Spehn.

Student Representatives present: Cameron Brauer and Aaron Street.

**CONSENT REPORT**

**Review/Action**

Interim Vice President Fox presented the Consent Report, as found in the docket materials, which included:

- Amend the FY 2003 Capital Budget by \$171,000 to incorporate additional funding for the University Stores South Renovation, Phase I project located on the Twin Cities campus in the Como area. The renovated space will be used by the Art Department for studio space.

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

**REAL ESTATE TRANSACTION**

**Action**

Real Estate Director Susan Weinberg presented for action the following proposed real estate transaction, as found in the docket materials:

**Sale of 28.7 Acres at West Central Research and Outreach Center, Morris to Morris School District**

Weinberg reported on the proposed sale of 28.7 acres at the West Central Research and Outreach Center, Morris,

Minnesota to the Morris School District for \$380,000, which is based on an appraisal of the property. The sale is contingent on the success of a pending bonding referendum.

Weinberg noted that as part of this transaction, the University will receive a right of first refusal to purchase 15 acres of vacant land for future expansion of the Morris Campus. Chancellor Samuel Schuman stated if the bonding referendum passes, UMM is interested in purchasing the 15 acres for student or transgenerational housing.

In response to a question from Regent Berman, Weinberg discussed the right of first refusal if the Morris School District decides to sell the 15 acres.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the proposed real estate item.

### **COMMITTEE WORKPLAN, 2002-2003**

Regent Metzen presented the proposed 2002-2003 Committee Workplan, as found in the docket materials on file in the Board Office.

Interim Vice President Fox noted items presented to the Facilities Committee for approval are not always predictable, so a process must be established if approval of an item is needed in a month when a meeting is not scheduled. He added it might not be possible to accommodate some informational items under the new schedule in order to allow the committee to focus its time on review/action and policy items. Committee members suggested that the Executive Director and Board officers review the committee workplans and scheduled work sessions in the total context of the Board's work.

In response to Regent Berman, Fox stated the full Board will receive a status report on the stadium project at the November meeting. In response to a question from Regent Bergland, Brian Swanson, Capital Budget Planner, discussed the components of the predesign of the stadium project, including a rough site plan, transportation plans, utility issues, a building concept, and the projected cost of the building.

### **CAPITAL BUDGET AMENDMENT**

#### **Review**

Interim Vice President Fox presented the following amendment to the FY 2003 Capital Budget for review, as found in the docket materials:

#### **Southeast Steam Plant Rehabilitation: Phase I, Twin Cities Campus**

Amend the FY 2003 Capital Budget by \$11,600,000 to incorporate funding for the Southeast Steam Plant Rehabilitation, Phase I project located on the Twin Cities, Minneapolis, East Bank campus.

Fox discussed the work to be done in Phase I. The next steps are to complete the design, put the project out for bid, and proceed with the renovation.

In response to a question from Regent Bergland, Regent Neel and Fox discussed the history of the steam plant project.

## **DESIGN GUIDELINES**

### **Southeast Steam Plant Rehabilitation: Phase I, Twin Cities Campus**

John Grundtner, University Architect, presented information on design guidelines for the proposed Southeast Steam Plant Rehabilitation, Phase I, as found in the docket materials. The budget for Phase I is \$11.6 million and the projected duration of this phase is 24 months.

In response to Regent Neel, Interim Vice President Fox stated the total budget for the project is \$100 million, which amount has not been exceeded. In response to Regent Bergland, Sandra Martell, Office of the General Counsel, stated the neighborhood's concerns regarding the burning of coal were addressed in the environmental study and the University is limited in the amount of coal it can burn.

Neel discussed the historical significance of the Steam Plant and suggested scheduling a tour of the site.

## **DESIGN GUIDELINES**

### **St. Paul Chiller Plant and Distribution System**

John Grundtner, University Architect, presented information on design guidelines for the proposed St. Paul Chiller Plant and Distribution System, as found in the docket materials. He discussed the project rationale and stated the budget for this project is \$44.2 million. Once complete, the estimated decrease in operating costs is \$368,000 per year.

In response to a question from Regent Berman, Interim Vice President Fox and Grundtner discussed the cost and funding of the project. Fox noted that \$20 million has been allocated from Higher Education Asset Preservation and Replacement (HEAPR) funding for the first phase of the project because it replaces a number of building-specific chiller plants.

## **DESIGN GUIDELINES**

### **Center for Magnetic Resonance Research Addition, Twin Cities Campus**

John Grundtner, University Architect, presented information on design guidelines for the proposed Center for Magnetic Resonance Research Addition project, as found in the docket materials. He discussed the rationale for the project and stated the budget for the project is \$1,550,000, with anticipated occupancy in Summer 2003.

In response to questions from Regents Berman and Neel, Senior Vice President Cerra discussed the significance of the work of the Center for Magnetic Resonance Research, which has revolutionized diagnostics.

## **DESIGN GUIDELINES**

## **Bede Hall Replacement, Crookston Campus**

Chancellor Donald Sargeant and John Grundtner, University Architect, presented information on design guidelines and project rationale for the proposed Bede Hall Replacement project on the Crookston campus, as found in the docket materials. The budget for this project is \$7.7 million, which is funded by the Legislature.

Student Representative Cameron Brauer stated that students are excited about the prospect of having a new student center.

In response to Regent Metzen's concern about the decision to replace Bede Hall, Sargeant stated the initial intent was to remodel the building but that could not be done. He discussed plans to recreate the facade and ballroom.

## **QUARTERLY CAPITAL IMPROVEMENT PLAN REPORT**

### **(4<sup>TH</sup> QUARTER FY02)**

Associate Vice President Steven Spehn presented the Quarterly Capital Improvement Plan Report for the fourth quarter of FY02, the Major Capital Budget Project Report, the Major Project Schedule, and the Project Schedule Variance Report, as found in the docket materials.

Spehn gave an overview of several projects, including Kiehle Hall, Weber Music Performance Laboratory, Art Teaching and Research Facility, Plant Growth Facilities, and Microbial and Plant Genomics.

Regent Ransom commended the Facilities Management team for getting many major construction projects on-line in time for Fall Semester.

Interim Vice President Fox noted the Major Capital Budget Projects spreadsheet has been revised to include a history of the capital budget approval process for each project, including any capital budget amendments.

## **INFORMATION ITEM**

Interim Vice President Fox noted that in July the committee approved funding for renovation of the St. Anthony Falls Laboratory to house the National Center for Earth-surface Dynamics. He reported the faculty involved in the center received a \$14 million grant from the National Science Foundation to study how the earth surface changes in response to natural and human causes.

## **NEW BUSINESS**

On behalf of the committee, Regent Metzen expressed appreciation to Interim Vice President Fox for stepping into the interim position at such a critical time and for his commitment to the University. The committee wished him well as he returns to his position at the University of Minnesota Duluth.

The meeting adjourned at 4:45 p.m.

**ANN D. CIESLAK**

**Executive Director and**

**Corporate Secretary**

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