

# UNIVERSITY OF MINNESOTA

## BOARD OF REGENTS

### Facilities Committee

Thursday, June 12, 2008

3:00 – 5:00 p.m.

600 McNamara Alumni Center, West Committee Room

#### Committee Members

David Metzen, Chair  
Dallas Bohnsack, Vice Chair  
Anthony Baraga  
Maureen Cisneros  
David Larson  
Patricia Simmons

### A G E N D A

1. Board of Regents Policy: *Historical Preservation and Conservation of Buildings* - Action - K. O'Brien (pp. 2-5)
2. Schematic Plans - Review/Action - K. O'Brien/F. Cerra/A. Levine/M. Perkins (pp. 6-18)
  - A. Center for Magnetic Resonance Research Addition for 16.4T MRI System, Twin Cities, Minneapolis, East Bank Campus
  - B. St. Paul Utility Building & Electrical Switch Gear, Chilled Water Facility, Phase 3, Twin Cities, St. Paul Campus
  - C. Administration Building Addition & Remodeling, West Central Research & Outreach Center, Morris
3. Real Estate Transactions - Review - K. O'Brien/M Rotenberg/S. Weinberg (pp. 19-30)
  - A. Acquisition by Eminent Domain of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 17, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)
  - B. Twenty-Five Year Agreement for New Duluth Entertainment and Convention Center Arena, Duluth, for UMD Bulldog Men's and Women's Hockey and Graduation (Duluth Campus)
4. University Sustainability: Goals, Strategy, & Progress - K. O'Brien/D. Swackhamer (pp. 31-32)
5. Consent Report - Review/Action - K. O'Brien (p. 33)
6. Information Items - K. O'Brien (pp. 34-37)



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 12, 2008**

**Agenda Item:** Board of Regents Policy: *Historical Preservation and Conservation of Buildings*

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien

**Purpose:**

policy       background/context       oversight       strategic positioning

To review proposed amendments to Board of Regents Policy: *Historical Preservation and Conservation of Buildings*.

**Outline of Key Points/Policy Issues:**

The revision is part of the comprehensive review of Board of Regents policies. It is designed to utilize a consistent and appropriate style, format, and appearance as other Board policies.

The new Historic Preservation policy articulates the University's commitment to preserving its historic resources and states that the University will take reasonable measures to ensure such preservation. The policy references campus master plans as the method for identification, evaluation, maintenance, preservation, reuse, and redevelopment of historic resources. It also references the University's Preservation Plan as a means of evaluating the significance of our historic resources.

The new policy removes references to specific buildings on the Twin Cities campus --Pillsbury, Folwell and Burton. It also removes reference to conservation of natural resources, which is addressed in Board of Regents Policy: *Sustainability and Energy Efficiency*, adopted in 2004.

In conjunction with this policy, the following amendment to Board Policy: *Reservation and Delegation of Authority* is being reviewed by the Board at the June 13 Board meeting:

Section VIII. Subd 4. The Board reserves to itself authority to exercise property owner rights regarding the designation, decommissioning, or demolition of historic resources, consistent with Board policies and applicable state and federal laws.

**Background Information:**

Board of Regents Policy: *Historical Preservation and Conservation of Buildings* policy was adopted on July 14, 1995. The new policy was reviewed by the Board of Regents Facilities Committee in April, 2008.

**President's Recommendation for Action:**

The President recommends that the Board adopt amendments to Board of Regents Policy: *Historical Preservation and Conservation of Buildings*.



UNIVERSITY OF MINNESOTA  
**BOARD OF REGENTS POLICY**

Page 1 of 2

Administrative

**HISTORIC PRESERVATION**

**Adopted:** July 14, 1995

**Supersedes:** (see end of policy)

**DRAFT** for action June 13, 2008

**HISTORIC PRESERVATION**

**SECTION I. SCOPE.**

This policy governs the preservation of the historic resources of the University of Minnesota (University).

**SECTION II. DEFINITIONS.**

**Subd. 1. Historic Resources.** *Historic resources* shall mean buildings, areas, landscapes, objects, and archeological sites identified as having historical, cultural, architectural, archaeological, or engineering significance and that are associated with historical events or persons, embody distinctive architectural style, or have or may yield information important in prehistory or history, consistent with state and federal law.

**SECTION III. GUIDING PRINCIPLES.**

The following principles shall guide the University's preservation and conservation of its historic resources:

- (a) The University is committed to the preservation and use of its historic resources and will take reasonable measures to ensure such preservation.
- (b) The University's historic resources possess integrity of location, design, setting, materials, feeling, or association and provide the residents of the State with a sense of history and identity.
- (c) The University recognizes that its historic resources are emblematic of its research, teaching, and outreach mission.
- (d) The promotion of a broad understanding, awareness, enjoyment, and continued use of its historic resources is important to the stewardship of the University.

**SECTION IV. IMPLEMENTATION.**

**Subd. 1. Campus Master Planning.** Each campus master plan shall include direction related to the identification, evaluation, maintenance, preservation, reuse, and redevelopment of historic resources.



**HISTORIC PRESERVATION**

**Adopted:** July 14, 1995

**Supersedes:** (see end of policy)

**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS POLICY**

Page 2 of 2

**DRAFT** for action June 13, 2008

**Subd. 2. Feasibility of Reuse.** Historic resources are valuable assets contributing to future campus development. Within the context of the campus master plans and academic and capital planning processes, historic resources will be evaluated as to their ability to be preserved and reused. Such evaluation shall balance functionality, cost, and historic significance.

**Subd. 3. Historic Preservation Plan and Supporting Procedures.** The president or delegate shall periodically evaluate the significance of historic resources through the development of a historic preservation plan, reflecting the policies and framework articulated in the campus master plans. Supporting administrative procedures shall be maintained to guide alterations to, sale or other disposition of, or decommissioning or demolition of historic resources.

NEW

**SUPERSEDES:** PRESERVATION OF HISTORIC BUILDINGS WITH DISTINCTIVE ARCHITECTURE DATED OCTOBER 11, 1994; CAMPUS HISTORICAL DISTRICT DESIGNATION DATED JUNE 8, 1979; AND BUILDING CONSTRUCTION AND RENOVATION CONSERVATION OF ENERGY DATED NOVEMBER 9, 1973.



UNIVERSITY OF MINNESOTA  
**BOARD OF REGENTS POLICY**

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Financial

**HISTORICAL PRESERVATION AND  
CONSERVATION OF BUILDINGS**

**Adopted:** July 14, 1995

**Supersedes:** (see end of policy)

**HISTORICAL PRESERVATION AND CONSERVATION OF BUILDINGS**

**Subd. 1. Preservation of Historical Areas.** The Board of Regents acknowledges that the old campus and other areas of the University system possess integrity of location, design, setting, materials, feeling, and association and have distinctive characteristics of architectural quality and cultural significance in the history of the state that may be worth preserving. The board directs that when feasible, reasonable measures be taken to preserve and enhance the original appearance of these areas consistent with their use in the pursuit of the goals and purposes of the University.

**Subd. 2. Preservation of Original Appearance.** The regents recognize that some buildings on the University's campuses may be of historical significance and contribute to the campus environment. In particular, the board directs that reasonable measures be taken to preserve the original appearance of Pillsbury, Folwell, and Burton Halls on the Twin Cities campus, consistent with their uses in pursuit of the goals and purposes of the University. Campus master planning should take account of these historical values.

**Subd. 3. Conservation of Natural Resources.** The regents also require consideration of the conservation of natural resources in the construction, renovation, and maintenance of University structures. The board encourages the optimum functional utilization of space in buildings, building site selections, and development in conformance with the campuses' contextual goals codified in the campuses' master plans.

**SUPERSEDES:** PRESERVATION OF HISTORIC BUILDINGS WITH DISTINCTIVE ARCHITECTURE DATED OCTOBER 11, 1994; CAMPUS HISTORICAL DISTRICT DESIGNATION DATED JUNE 8, 1979; AND BUILDING CONSTRUCTION AND RENOVATION CONSERVATION OF ENERGY DATED NOVEMBER 9, 1973.



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 12, 2008**

**Agenda Item:** Schematic Plans

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
Senior Vice President Frank Cerra  
Dean Allen Levine, College of Food, Agriculture & Natural Resource Sciences  
Associate Vice President Michael Perkins

**Purpose:**

policy       background/context       oversight       strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and take action on the schematic plans for the following projects:

- Center for Magnetic Resonance Research Renovation & Addition for 16.4T MRI System, Twin Cities, Minneapolis, East Bank Campus
- St Paul Utility Building and Electrical Switch Gear, Chilled Water Facility, Phase 3, Twin Cities, St. Paul Campus
- Administration Building Addition and Remodeling, West Central Research and Outreach Center, Morris

**Outline of Key Points/Policy Issues:**

**Center for Magnetic Resonance Research Renovation & Addition for 16.4T MRI System, Twin Cities, Minneapolis, East Bank Campus**

The Center for Magnetic Resonance Research (CMRR) is an interdepartmental and interdisciplinary research laboratory that provides state-of-the-art instrumentation, expertise, and infrastructure to carry out biomedical research utilizing the unique capabilities provided by ultra high-field magnetic resonance imaging and magnetic resonance spectroscopy methodology. If CMRR is to maintain a leadership position, it is imperative further steps are taken to keep the research capabilities in CMRR ahead of the competition. A high field magnetic resonance system capable of performing imaging and spectroscopy of living systems such as the 16.4 Tesla must be pursued.

**St Paul Utility Building and Electrical Switch Gear, Chilled Water Facility, Phase 3, Twin Cities, St. Paul Campus**

The existing St. Paul electrical switch station does not have adequate capacity to support the primary electrical services required by the St. Paul campus and additional chillers and cooling towers to serve the campus. In order to continue the development of the St. Paul campus chilled water facility, building space is needed to house additional electrical switch gear, chillers and cooling towers and associated mechanical and electrical equipment. Under ground piping is needed to connect this second chilled water plant to the pipe distribution system and additional electrical ductbanks are needed to feed the new electrical switch gear and to distribute electrical service to the St. Paul campus.

**Administration Building Addition and Remodeling, West Central Research and Outreach Center, Morris**

The existing Administration Building at the West Central Research and Outreach Center (WCROC) constructed in 1972 no longer has the capacity needed for the programs housed in the building. In addition to the WCROC programs, a Regional Extension Center has been integrated into the WCROC facility. The existing building is also in need of upgrades to address a variety of code and deferred maintenance issues. The core of what occurs at the WCROC still lies in animal husbandry, crop production, and horticulture. However, it has embraced environmental and social issues, realized the importance of economics in all program areas, and developed a regional horticultural garden and a new endeavor named the University of Minnesota Renewable Energy Research and Demonstration Center.

**Background Information:**

**Center for Magnetic Resonance Research Renovation & Addition for 16.4T MRI System, Twin Cities, Minneapolis, East Bank Campus**

Funding for this project is included in the Fiscal Year 2009 Capital Budget scheduled to be acted upon by the Board of Regents in June 2008.

**St Paul Utility Building and Electrical Switch Gear, Chilled Water Facility, Phase 3, Twin Cities, St. Paul Campus**

Funding for this project is included in the Fiscal Year 2009 Capital Budget scheduled to be acted upon by the Board of Regents in June 2008.

**Administration Building Addition and Remodeling, West Central Research and Outreach Center, Morris**

Funding for this project is included in the Fiscal Year 2009 Capital Budget scheduled to be acted upon by the Board of Regents in June 2008.

**President's Recommendation for Action:**

The President recommends approval of the schematic plans and of the appropriate administrative officers proceeding with the award of contracts for the development of construction documents and construction for the following projects:

- Center for Magnetic Resonance Research Renovation & Addition for 16.4T MRI System, Twin Cities, Minneapolis, East Bank Campus.
- St Paul Utility Building and Electrical Switch Gear, Chilled Water Facility, Phase 3, Twin Cities, St. Paul Campus.
- Administration Building Addition and Remodeling, West Central Research and Outreach Center, Morris.

**Center for Magnetic Resonance Research (CMRR)  
Renovation and Addition for 16.4 Tesla MRI System  
Twin Cities Minneapolis East Bank Campus  
Project No. 01-080-07-1485**

**1. Basis for Request:**

The University's Center for Magnetic Resonance Research (CMRR) was established in 1991 as a result of rapidly growing and successful in vivo magnetic resonance imaging (MRI) and magnetic resonance spectroscopy (MRS) research efforts. Today, the CMRR is an interdepartmental and interdisciplinary research laboratory that provides state-of-the-art instrumentation, expertise, and infrastructure to carry out biomedical research utilizing the unique capabilities provided by ultra high-field MRI and MRS methodology. The central aim of the research conducted in CMRR is to non-invasively obtain functional, physiological, and biochemical information in intact biological systems, and use this capability to probe biological processes in health and disease.

With a commitment to growing its long and proud tradition of accomplishment in research, the University needs to continue its investment in this state-of-the-art magnetic imaging research facility. If CMRR is to maintain a leadership position, it is imperative further steps are taken to keep the research capabilities in CMRR ahead of the competition. A very high field MR system capable of performing imaging and spectroscopy of living systems such as 16.4 Tesla magnet must be pursued. The existing facility that opened in 1997 is equipped with six high field magnets with magnetic field strength of 4 Tesla and greater: the most notable being a 9.4 Tesla with a 65cm bore. The renovation of the CMRR will provide state-of-the-art research in imaging. This project proposes a new 16.4 Tesla magnet, which will be the strongest of its kind in the nation.

**2. Scope of Project:**

The existing 40,415 gross square feet one-story freestanding CMRR is located at 2021 Sixth Street Southeast, in the emerging East Gateway District of the Twin Cities East Bank (Minneapolis) Campus. The project includes new construction of a 786 square foot addition and renovation of 514 square feet to house a new 16.4T magnet. The space will be RF and passive-magnetically shielded with an insulated four sided iron box weighing approximately 140 tons. The magnet will be installed through a removable roof hatch on the west side. The expansion will follow the same design aesthetic of the adjacent magnet spaces. Materials to be used are: red/orange veneer brick, corrugated aluminum wall panels, clear anodized aluminum window systems with lightly tinted glazing and buff tone cast stone accents. Exterior expression for this remodeling would be handled in such a way as to replicate the manner in which massing and finish material usage is emphasized on the facility's other magnet spaces. An existing 4.7T magnet will be placed in storage. The project includes required modifications to the existing building systems including the replacement of a chiller condenser.

**3. Environmental Issues:**

Considerable historical environmental data is available for the East Gateway District and correspondingly, a Site Contingency Plan will be developed by a qualified environmental consultant that identifies procedures and protocol in the event hazardous materials are encountered during construction. Any environmental issues encountered during the excavation will be addressed as a part of the project.



**4. Cost Estimate:**

|                         |                  |
|-------------------------|------------------|
| Construction Cost       | \$1,550,000      |
| Non Construction Cost   | 490,000          |
| 16.4 T Magnet Purchase: | <u>9,000,000</u> |
| Total Project Cost      | \$11,040,000     |

**5. Capital Funding:**

|  |                |
|--|----------------|
| Medical School Internal Loan                                       | \$10,940,000   |
| Facilities Management - Higher Ed Asset Preservation & Replacement | <u>100,000</u> |
| Total Funding  | \$11,040,000   |

**6. Capital Budget Approvals:**

The project is included in the 2009 Capital Budget that is scheduled for approval by the Board of Regents in June 2009. The Board of Regents approved the purchase of the \$9,000,000 16.4T magnet in September 2007.

**7. Annual Operating and Maintenance Cost and Source of Revenue:**

The annual cost to operate and maintain the existing facility was \$14.34 / gross square foot (\$6.76 for utilities and \$7.58 for non-utility costs) or approximately \$579,550 in 2006. The addition will increase the operating and maintenance cost by approximately \$12,000 per year. The costs will be paid by the Medical School.

**8. Time Schedule:**

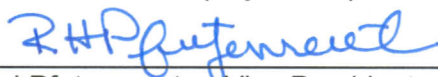
|                       |              |
|-----------------------|--------------|
| Begin construction    | October 2008 |
| Magnet Installation   | May 2009     |
| Complete construction | Summer 2009  |

**9. Architect / Construction Manager / Magnet Manufacturer:**

RSP Architects  
M A Mortenson Construction  
Varian Inc.

**10. Recommendation:**


The above described project scope of work, cost, funding, and schedule is appropriate:

 5/29/08

Richard Pfitzenreuter, Vice President and Chief Financial Officer

 6/2/08

Frank Cerra, Senior Vice President Health Sciences

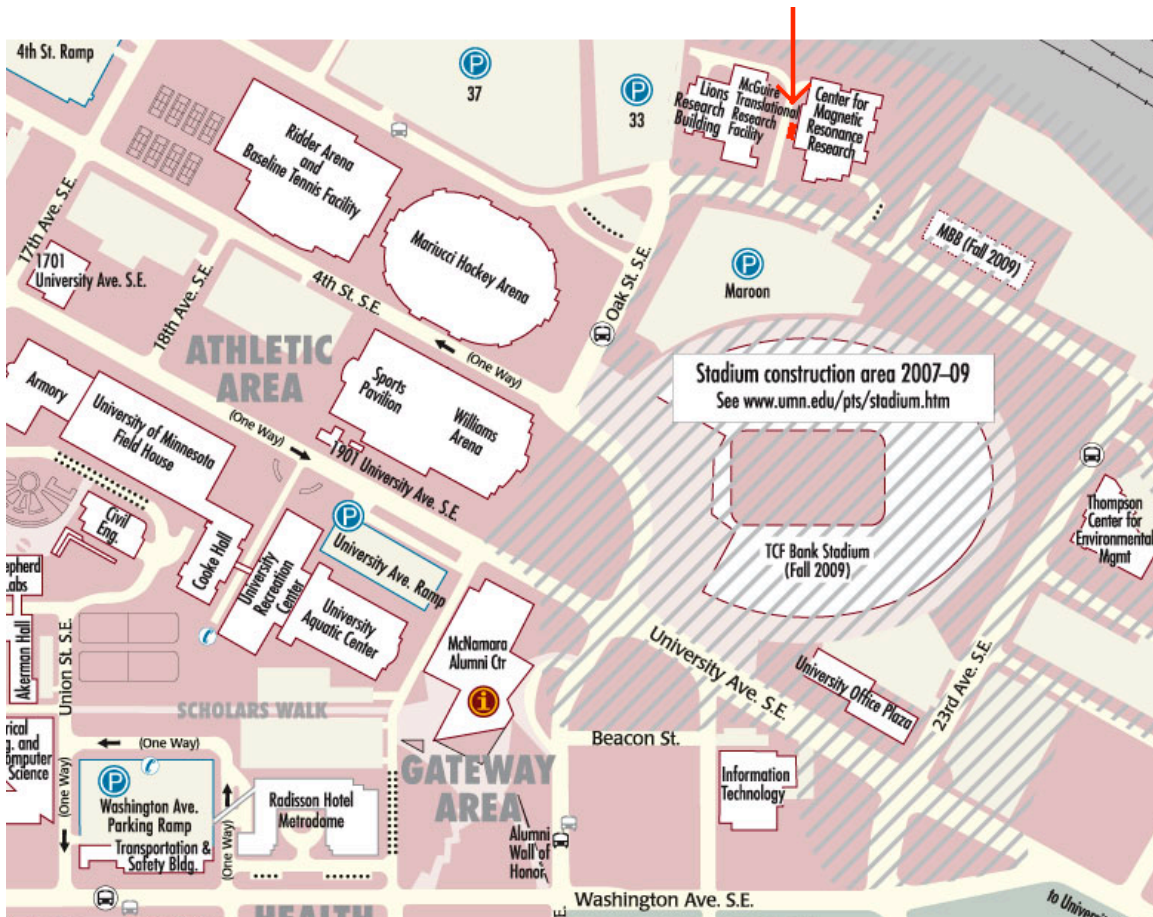
 5/30/08

Kathleen O'Brien, Vice President for University Services

# Center for Magnetic Resonance Research

## Renovation for 16.4 Tesla MRI System

### *Twin Cities Minneapolis East Bank Campus*



**St. Paul Utility Building and Electric Switch Gear  
Chilled Water Facility, Phase 3  
Twin Cities, St. Paul Campus  
Project No. 445-08-1766**

**1. Basis for Request:**

**Project History – Phase 1 and 2 work completed:**

The challenge to replace obsolete, at risk, independent chillers in existing building on the St. Paul campus with a cost efficient and reliable system has lead to the development of central chilled water plants and the installation of a chilled water pipe distribution system through out the St. Paul campus.

Phase 1 of the project (a) installed four – 1,000 ton centrifugal chillers, four – 1000 ton cooling towers, primary pumps, electrical switchgear, and an energy management system in a totally renovated building located at 1518 Cleveland Avenue; (b) extended an electrical power line from the Continuing Education & Conference Center electrical substation to 1518 Cleveland Avenue and (c) installed chilled water distribution piping through out the majority of the St. Paul campus.

Phase 2 of the project improved the chilled water delivery capability and efficiency in 17 building connected to the central chilled water loop in Phase 1 of the project by replacing existing three-way valves with two-way valves and replacing existing cooling coils.

**Current - Phase 3 work:**

The existing St. Paul electrical switch station does not have adequate capacity to support the primary electrical services required by the St. Paul campus and additional chillers and cooling towers. In order to continue the development of the St. Paul campus chilled water facility; building space is needed to house additional electrical switch gear, chillers and cooling towers and associated mechanical and electrical equipment. Under ground piping is needed to connect this second chilled water plant to the pipe distribution system and additional electrical ductbanks are needed to feed the new electrical switch gear and to distribute electrical service to the St. Paul campus.

**2. Scope of Project:**

**Current – Phase 3 work:**

This project is the third phase of a multi-phase plan to upgrade the chilled water and electrical utility infrastructure and delivery systems on the St. Paul campus and consists primarily of the construction of a new two-level utility building adjacent to the existing Continuing Education and Conference Center electrical substation located at 1890 Buford Avenue. New electrical switch gear will be installed in the building. Three electrical ductbanks will also be installed. One ductbank will be an additional primary electrical feed from Xcel Energy and two additional ductbanks will distribute electrical service to the St. Paul campus. The project also includes the installation of under ground piping to connect this new facility to the campus chilled water distribution system.

**Future Phases:**

Subsequent Phases of this project will include the installation of chillers and cooling towers and associated mechanical and electrical equipment in the building space provided by this Phase 3 project. Subsequent Phases will also include the installation of underground distribution piping to connect additional buildings to the central chilled

water loop, installation of piping connections to those buildings, installation of additional two-way valves to replace three-way valves, and installation of new replacement cooling coils.

**3. Environmental Issues:**

The Department of Environmental Health and Safety has conducted a Phase 1 study of the area impacted by the excavation work necessary for the construction of the Utility Building and the installation of electric ductbank and chilled water distribution piping. Presently there are no known environmental issues to address as part of this work. All asbestos containing pipe insulation has been removed as required to facilitate the installation of new two-way chilled water control valves and cooling coils.

**4. Cost Estimate - Phase 3 Work:**

|                       |                    |
|-----------------------|--------------------|
| Construction Cost     | \$14,300,000       |
| Non Construction Cost | <u>\$3,186,000</u> |
| Total Project Cost    | \$17,486,000       |

**5. Capital Funding - Phase 3 Work:**

|  |                |
|--|----------------|
| <b>Phase 3</b>   |                |
| 2008 Higher Education Asset Preservation & Replacement | \$17,000,000   |
| 2005 Higher Education Asset Preservation & Replacement | <u>486,000</u> |
| Total Funding  | \$17,486,000   |

**6. Capital Budget Approvals:**

Funding for this project is provided from the 2008 Higher Education Asset Preservation and Renewal appropriation, which was included in the Fiscal Year 2008 Capital Budget scheduled for approval by the Board of Regents in June 2008. The 2005 Higher Education Asset Preservation & Replacement fund is a balance from Phases 1 and 2 of the project.

**7. Annual Operating and Maintenance Cost and Source of Revenue:**

This project will have a significant positive impact on operating and maintenance costs. The central chilled water plant is consistent with the Minneapolis campus model that employs several centralized water plants to cool building within a defined district through a system of chilled water distribution pipes. The rationale for district chiller plant versus individual chillers is illustrated by comparing the operating and maintenance cost per ton-hour of cooling on the Minneapolis campus with the St. Paul campus. Prior to the completion of Phase I of this project, operating cost data shows that on an installed basis, it costs less than half as much to operate and maintain central cooling in Minneapolis versus the individual chiller in St. Paul. The installation of the new electrical switch gear will increase the reliability of electrical service on the St. Paul campus.

**8. Time Schedule:**

**Phase 3 Work:**

Begin construction  
Complete construction

June 2008  
Fall 2009

This Phase 3 work will be completed in stages. The first stage will include earthwork for the building footings and foundations and the distribution of underground electrical ductbank and chilled water piping. Subsequent stages will include the building construction and installation of electrical switch gear equipment.

**9. Engineer and Construction Manager:**

Engineer: Sebesta Blomberg & Associates Inc., Roseville, Minnesota  
Construction Manager: Adolfson and Peterson, Inc., Minneapolis, Minnesota

**10. Recommendation:**

The above described project scope of work, cost, funding, and schedule is appropriate:

*RHP Pfitzenreuter 5/29/08*

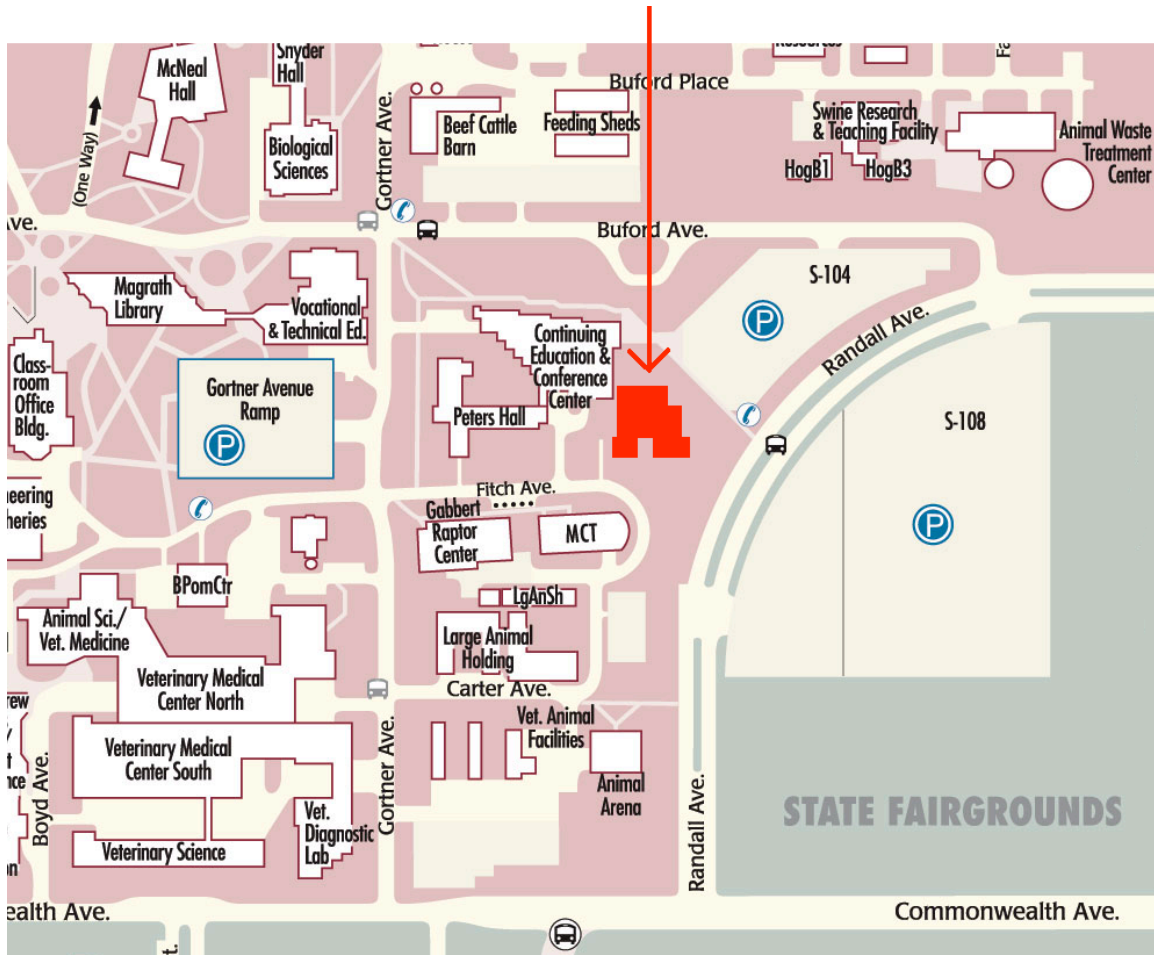
Richard Pfitzenreuter, Vice President and Chief Financial Officer

*Kathleen O'Brien 5/30/08*

Kathleen O'Brien, Vice President for University Services

# Utility Building

## Twin Cities St. Paul Campus



**Administration Building Addition and Remodeling  
West Central Research and Outreach Center, Morris  
Project No. 14-020-08-1147**

**1. Basis for Request:**

The mission of the West Central Research and Outreach Center (WCROC) is to provide leadership in the generation and dissemination of research-based knowledge that addresses agricultural and rural issues. The WCROC research and educational priorities emphasize interdisciplinary projects, with partners that range from producers to consumers of agricultural products, through citizen guided programs.

As the West Central Experiment Station developed into its own entity; animal husbandry, corn production, and horticulture were the core research and education strengths. The core of what occurs at WCROC today still lies in animal husbandry, crop production, and horticulture; however, it has embraced environmental and social issues, realized the importance of economics in all program areas, developed a horticultural research garden into a regional showplace, and over the past six years has developed a new endeavor, the University of Minnesota Renewable Energy Research and Demonstration Center. Rural and agricultural resources, like wind, biomass (fibrous plant material), and biofuels (vegetable oil, ethanol, and various derivatives) provide an opportunity to develop renewable energy systems that diversify the nation's energy portfolio, enhance economic prospects for rural areas, and provide the environmental promise of clean air, clean water and ultimately an improved quality of life. The Renewable Energy Center is having deep and positive impacts on the region, state, and University.

A Regional Extension Center has also been integrated at the WCROC. This coupled with expanding programming and research in the areas of renewable energy, the environment, agricultural systems, and horticulture; additional office and support space is required along with a large meeting space to conduct seminars, classes, and conferences.

The proposed Renewable Energy Research and Education Office Addition will be the focal point for the Renewable Energy Research and Demonstration Center at Morris. It will provide a living laboratory for faculty and educational experiences for students and guests. The existing 36-year old facility is in need of improvement to ensure its continued useful life.

**2. Scope of Project:**

The existing building, constructed in 1972, consists of 9,700 square feet on two levels. The new addition is approximately 6,225 square feet on one level. The updated facility will provide for a conference/training center for 240 theater style seating, 24 offices and 5 support staff areas, three conference rooms, and the necessary support areas.

In addition to expanding the building to meet program needs, a variety of accessibility and deferred maintenance issues will be addressed:

- Handicapped accessibility at building entrances and an elevator
- Handicapped accessible restroom with added capacity
- Addition of a fire sprinkler system and updated fire protection monitoring system
- Improved building ventilation, zoning and controls
- Replacement of the exterior cedar siding, vapor barrier and windows
- Replacement of the roofing membrane
- Replacement and upsizing the original septic system.

The building's electrical, mechanical and plumbing infrastructure will be designed to accommodate future renewable energy initiatives, including wind, solar, fuel cells, and energy storage.

The design team will pursue a LEED green building designation, as well as meet the State of Minnesota B-3 sustainable design guidelines for energy conservation and sustainability

**3. Environmental Issues:**

A phase I environmental assessment was completed and no contamination issues were discovered.

An investigation of the exterior siding confirmed the presence of mold in the exterior wall cavity. The budget anticipates having to replace the exterior siding, vapor barrier, insulation and windows.

**4. Cost Estimate:**

|                       | <u>Remodeling</u> | <u>New</u>     | <u>Total</u>   |
|-----------------------|-------------------|----------------|----------------|
| Construction Cost     | \$1,109,000       | \$1,577,200    | \$2,686,200    |
| Non Construction Cost | <u>348,800</u>    | <u>265,000</u> | <u>613,800</u> |
| Total Project Cost    | \$1,457,800       | \$1,842,200    | \$3,300,000    |

**5. Capital Funding:**

|  |                |
|--|----------------|
| 2008 State Capital Request   | \$2,170,000    |
| University Debt - College of Food, Agriculture & Natural Resource Sciences | 847,500        |
| University Debt - University of Minnesota Extension                        | <u>282,500</u> |
| Total Project Funding  | \$3,300,000    |

**6. Capital Budget Approvals:**

It is anticipated this project will be funded in the Fiscal Year 2009 Capital Budget scheduled to be approved by the Board of Regents in June 2008.

**7. Annual Operating and Maintenance Cost and Source of Revenue:**

The estimated annual cost to operate and maintain the facility in Fiscal Year 2010 is \$5.60 per square foot or \$89,000. The operating cost per square foot for the addition is lower than the existing building due to improved energy efficiencies in lighting, mechanical systems, and building envelop.

**8. Time Schedule:**

|                       |               |
|-----------------------|---------------|
| Begin construction    | November 2008 |
| Complete construction | Fall 2009     |



**9. Architect:**

JLG Architects, Alexandria, Minnesota  
Obermiller-Nelson Mechanical Engineers, Fargo, North Dakota  
Ulteig Electrical Engineering, Fargo, North Dakota

**10. Recommendation:**

The above described project scope of work, cost, funding, and schedule is appropriate:

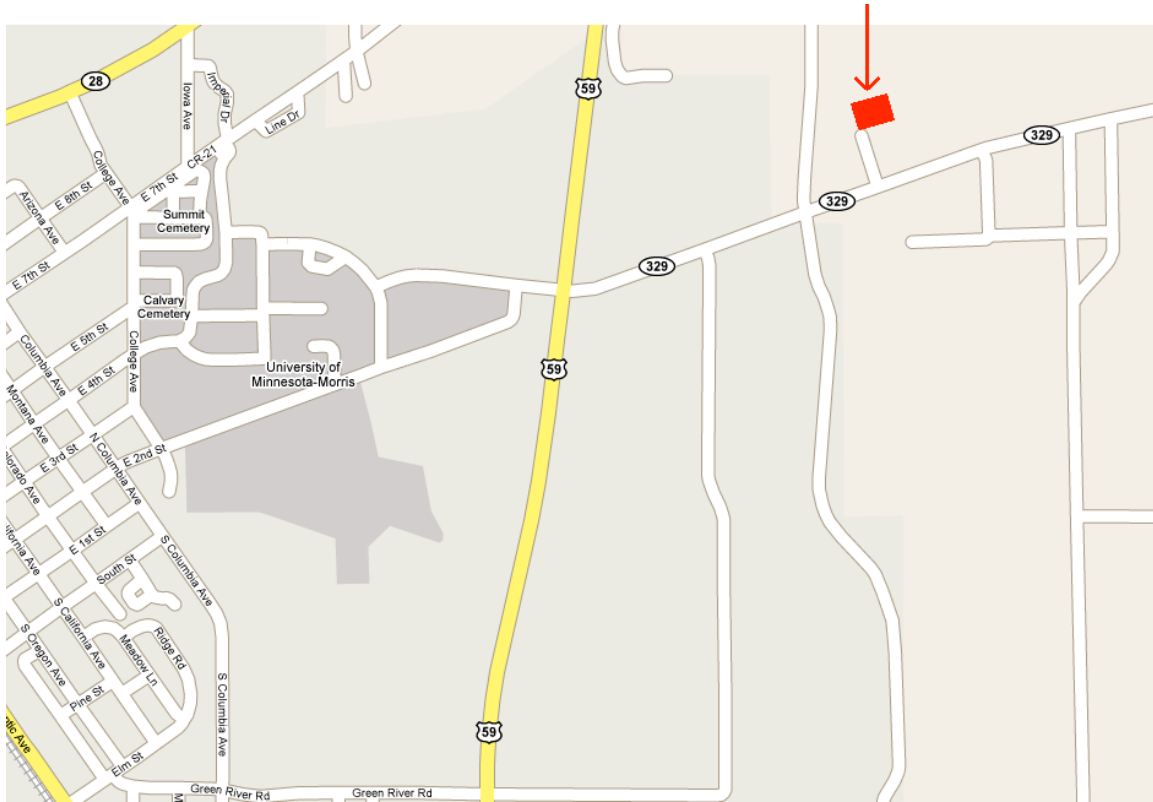
*RHP Pfutzenreuter 5/29/08*  
Richard Pfutzenreuter, Vice President and Chief Financial Officer

*E. Thomas Sullivan 6-1-08*  
E. Thomas Sullivan, Senior Vice President and Provost

*Kathleen O'Brien 6/1/08*  
Kathleen O'Brien, Vice President for University Services

**West Central Research & Outreach  
Center  
Administrative Building Remodel &  
Expansion**

*Morris Campus*





**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 12, 2008**

**Agenda Item:** Real Estate Transactions

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
General Counsel Mark Rotenberg  
Susan Carlson Weinberg, Director of Real Estate

**Purpose:**

policy       background/context       oversight       strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and recommend approval of the following real estate transactions:

- A. Acquisition by Eminent Domain of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 17, Township 116 North, Range 23 West, Carver County (Landscape Arboretum)
- B. Twenty-Five Year Agreement for New Duluth Entertainment and Convention Center Arena, Duluth, for UMD Bulldog Men's and Women's Hockey and Graduations (Duluth Campus)

**Outline of Key Points/Policy Issues:**

The details of these transactions and their financial impact are described in the transaction information pages immediately following this page.

**Background Information:**

Board of Regents Policy: *Reservation and Delegation of Authority* states that the Board of Regents reserves to itself authority "to exercise the power of eminent domain to acquire land for University purposes" and "to approve the purchase or sale of real property having a value greater than \$250,000 or larger than ten (10) acres" and all "leases of real property, easements and other interests in real property if the initial term amount to be paid by or to the University exceeds \$250,000, consistent with Board policies."

**President's Recommendation for Action:**

The President recommends approval of the following real estate transactions:

- A. Acquisition by Eminent Domain of 90.07 Acres in the NE1/4 of Section 18 and the SE1/4 of Section 17, Township 116 North, Range 23 West, Carver County (Landscape Arboretum).
- B. Twenty-Five Year Agreement for New Duluth Entertainment and Convention Center Arena, Duluth, for UMD Bulldog Men's and Women's Hockey and Graduations (Duluth Campus).

**ACQUISITION BY EMINENT DOMAIN OF 90.07 ACRES  
IN THE NE1/4 OF SECTION 18 AND THE SE1/4 OF SECTION 7,  
TOWNSHIP 116 NORTH, RANGE 23 WEST, CARVER COUNTY  
(LANDSCAPE ARBORETUM)**

**1. Recommended Action**

The President recommends that the appropriate administrative officers receive authorization to commence eminent domain proceedings for the purpose of acquiring fee simple title to, and possession of, the following-described property:

The North Half of the North Half of the Northeast Quarter of Section 18, Township 116, Range 23;

AND

That part of Southwest Quarter of the Southeast Quarter and Southeast Quarter of the Southeast Quarter of Section 7, Township 116, Range 23, Carver County, Minnesota described as follows:

Beginning at the Southwest Corner of said Southwest Quarter of the Southeast Quarter; thence East, along the south line of said Southwest Quarter of the Southeast Quarter to a point distant 115.50 feet (7 rods) west of the Southeast Corner of said Southwest Quarter of the Southeast Quarter; thence Northerly to a point on the north line of said Southeast Quarter of the Southeast Quarter distant 115.50 (7 rods) east of the Northwest Corner of said Southeast Quarter of the Southeast Quarter; thence West, along said north line and along the north line of said Southwest Quarter of the Southeast Quarter, to the Northwest Corner of said Southwest Quarter of the Southeast Quarter; thence South, along the west line of said Southwest Quarter of the Southeast Quarter to the point of beginning;

AND

The South Half of the Northwest Quarter of the Northeast Quarter of Section 18, Township 116, Range 23; EXCEPT that part thereof described as follows:

Beginning at the Northeast Corner of said South Half of the Northwest Quarter of the Northeast Quarter; thence Westerly, along the north line of said South Half of the Northwest Quarter of the Northeast Quarter, a distance of 635.17 feet; thence Southerly to a point on the south line of said Northwest Quarter of the Northeast Quarter distant 675.11 feet easterly of the Southwest Corner of said Northwest Quarter of the Northeast Quarter; thence Easterly, along said south line, to the Southeast Corner of said Northwest Quarter of the Northeast Quarter; thence Northerly along the East line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

All in Carver County, Minnesota (as may reasonably be amended upon completion of a certified boundary survey).

## **2. Location and Description of the Property**

The property is located at 8128 Bavaria Road, Victoria, Minnesota, and bounded on 3 sides by property owned by the University at the Landscape Arboretum and Horticultural Research Center (see attached map).

The site consists of an irregularly shaped parcel with frontage on Minnesota Highway 5 totaling approximately 90.07 acres of vacant land.

## **3. Basis for Request**

The acquisition of this property will allow the expansion of horticultural and ecological research, educational programs and the demonstration gardens at the Landscape Arboretum; protection of the maple-basswood forest ecosystem; protection of the Landscape Arboretum's watershed (allowing ecological control of 95% of the watershed from which surface water flows through the Arboretum) and preservation of the landscape character and the varied ecosystem fragments at the Arboretum; and for connection between the Landscape Arboretum and the Horticultural Research Center property to the northwest, allowing improved internal circulation as well as more efficient and safe operations.

## **4. Details of Transaction**

The University has had an ongoing interest in acquiring this property since 1974, and has made numerous proposals in various forms over the years for the negotiated purchase of the property. The current owner of the property is the Tschimperle Trust, with numerous beneficiaries (the nieces and nephews of Jerome Tschimperle, the former owner of the property).

The most-recent University proposal involves determining the value of the property through a binding arbitration process. The current owner has tentatively accepted this proposal in concept. The University's Office of the General Counsel and legal counsel representing the Tschimperle Trust are currently in discussions to determine if an agreement can be reached on the parameters of the binding arbitration process, thereby avoiding the necessity of acquiring the property by eminent domain.

Although the University is actually pursuing acquisition of the property in a manner that does not require eminent domain, in light of the very long history of unsuccessful efforts to acquire the property by negotiated transaction, it is recommended that the Regents approve a resolution authorizing commencement of eminent domain.

## **5. Use of the Property**

The property will be used for expansion of the research and education programs and demonstration gardens at the Landscape Arboretum, including protection of the maple-basswood forest ecosystem, protection of the watershed, and for an internal connection between the Landscape Arboretum and Horticultural Research Center.

**6. Environmental**

The University will complete an environmental investigation of the property prior to taking title to the property.

**7. Source of Funding**

The acquisition of the property will be funded by donations benefiting the Landscape Arboretum and University funds (an internal loan to the Landscape Arboretum). In the event the University is able to complete a negotiated purchase transaction, \$878,883 in grant funds from the Legislative-Citizen Commission on Minnesota Resources will be used, reducing the amount of University funds needed to acquire the property.

**8. Recommendations**

The above-described real estate transaction is appropriate:

*RHP Pfitzenreuter 5/29/08*

Richard H. Pfitzenreuter III, Vice President for Finance and CFO

*E. Thomas Sullivan 6-1-08*

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

*Kathleen O'Brien 6/1/08*

Kathleen O'Brien, Vice President for University Services



**REGENTS OF THE UNIVERSITY OF MINNESOTA**  
**RESOLUTION REGARDING ACQUISITION**  
**OF PROPERTY BY EMINENT DOMAIN**  
**(UNIVERSITY OF MINNESOTA LANDSCAPE ARBORETUM)**

**WHEREAS**, the Board of Regents is empowered to acquire property using eminent domain pursuant to Minn. Stat. § 137.02, subd. 3;

**WHEREAS**, the mission of the University of Minnesota Landscape Arboretum (Arboretum), as part of the University of Minnesota, is to be a resource for horticultural and environmental information, research and public education, and to inspire and delight visitors with quality plants in well designed and maintained displays, collections, model landscapes, and conservation areas.

**WHEREAS**, there is an immediate need to acquire the property bordering the Arboretum, described in Exhibit A and depicted on the map in Exhibit B to this Resolution (the "Property"), to further the mission of the Arboretum by allowing: the expansion of horticultural and ecological research, educational programs and the demonstration gardens at the Arboretum; the protection of the maple-basswood forest ecosystem; the protection of the Arboretum's watershed (allowing ecological control of 95% of the watershed from which surface water flows through the Arboretum) and

preservation of the landscape character and the varied ecosystem fragments at the Arboretum; the connection between the Arboretum and the Horticultural Research Center property to the northwest, allowing improved internal circulation as well as more efficient and safe operations.

**WHEREAS**, the use of eminent domain is necessary because the University has been unable to acquire the Property by a voluntary transaction.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED:**

1. Acquisition of the Property described in Exhibit A is necessary to further the mission of the Arboretum as described above. There is a public purpose, as defined in Chapter 117 of Minnesota Statutes, and an immediate need for the University to acquire the Property. The legal description in Exhibit A represents the most accurate information the University has at this time, but it may be modified if new information is obtained requiring such modification.

2. The appropriate administrative officers are authorized to commence eminent domain proceedings pursuant to Minnesota law, for the purpose of acquiring fee simple title to, and possession of, as soon as may be allowed by law, the Property, as described in Exhibit A.



The North Half of the North Half of the Northeast Quarter of Section 18, Township 116, Range 23;

AND

That part of Southwest Quarter of the Southeast Quarter and Southeast Quarter of the Southeast Quarter of Section 7, Township 116, Range 23, described as follows:

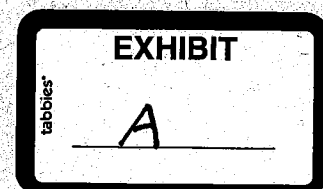
Beginning at the Southwest Corner of said Southwest Quarter of the Southeast Quarter; thence East, along the south line of said Southwest Quarter of the Southeast Quarter to a point distant 115.50 feet (7 rods) west of the Southeast Corner of said Southwest Quarter of the Southeast Quarter; thence Northerly to a point on the north line of said Southeast Quarter of the Southeast Quarter distant 115.50 (7 rods) east of the Northwest Corner of said Southeast Quarter of the Southeast Quarter; thence West, along said north line and along the north line of said Southwest Quarter of the Southeast Quarter, to the Northwest Corner of said Southwest Quarter of the Southeast Quarter; thence South, along the west line of said Southwest Quarter of the Southeast Quarter to the point of beginning;

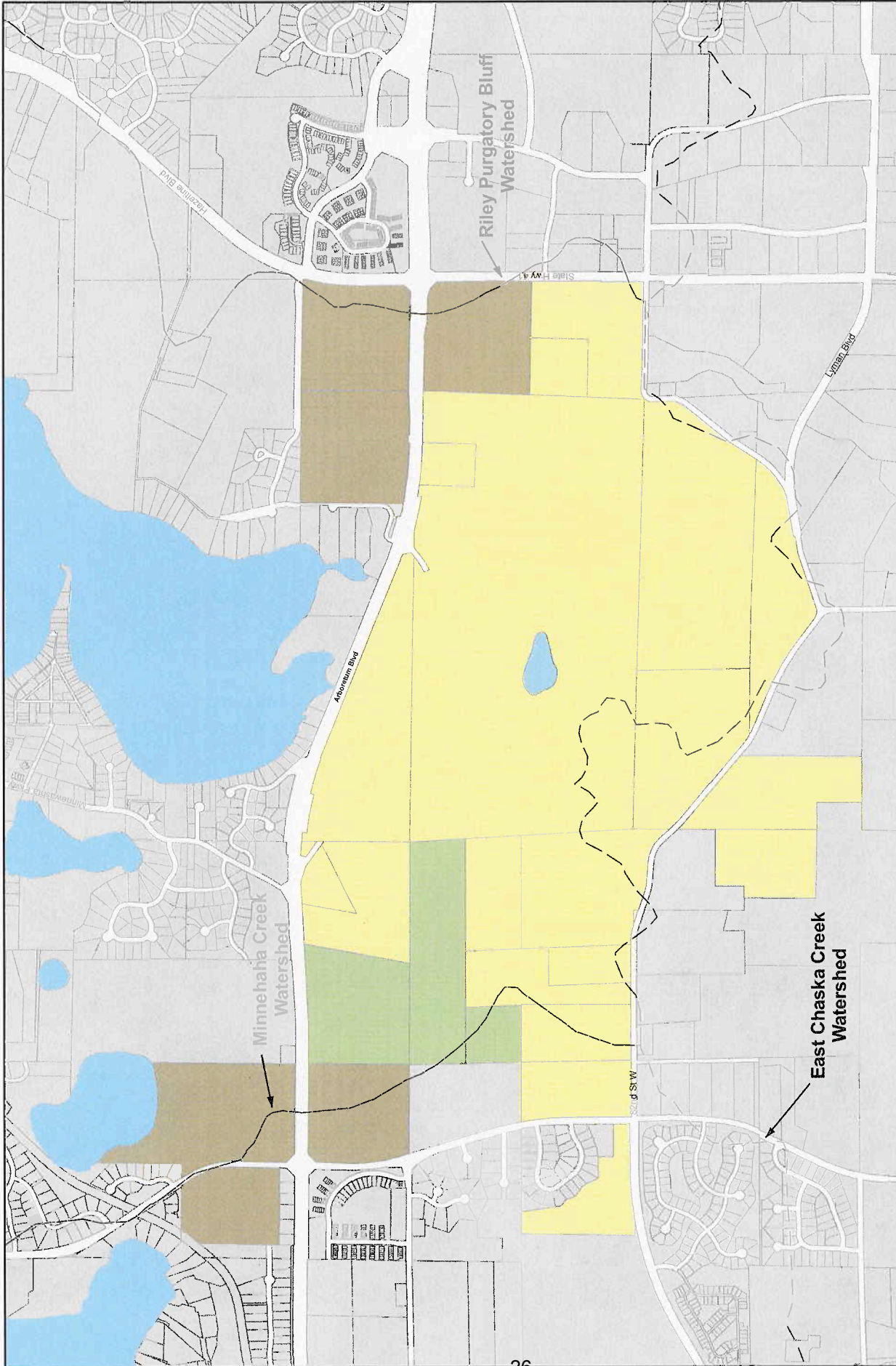
AND

The South Half of the Northwest Quarter of the Northeast Quarter of Section 18, Township 116, Range 23; EXCEPT that part thereof described as follows:

Beginning at the Northeast Corner of said South Half of the Northwest Quarter of the Northeast Quarter; thence Westerly, along the north line of said South Half of the Northwest Quarter of the Northeast Quarter, a distance of 635.17 feet; thence Southerly to a point on the south line of said Northwest Quarter of the Northeast Quarter distant 675.11 feet easterly of the Southwest Corner of said Northwest Quarter of the Northeast Quarter; thence Easterly, along said south line, to the Southeast Corner of said Northwest Quarter of the Northeast Quarter; thence Northerly along the East line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

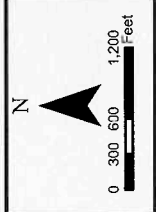
All in Carver County, Minnesota (as may reasonably be amended upon completion of a certified boundary survey).





This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Base Data: Real Estate Office  
 MetroGIS, MNDNR, MNDOT



- Tschimperle Property
- Landscape Arboretum
- Horticultural Research Center
- Watershed Boundaries

**Tschimperle Property**  
**90.07 Acres**

Real Estate Office  
 University of Minnesota

**EXHIBIT**

**B**

tables

**TWENTY-FIVE YEAR AGREEMENT  
FOR NEW DULUTH ENTERTAINMENT AND CONVENTION CENTER ARENA,  
350 HARBOR DRIVE, DULUTH  
(DULUTH CAMPUS)**

**1. Recommended Action**

The President recommends that the appropriate administrative officers receive authorization to execute a 25-year agreement with the Duluth Entertainment and Convention Center Authority (Authority) for the use of the new arena to be constructed at 350 Harbor Drive, Duluth.

**2. Description of Leased Premises**

The leased premises will include the use of a first-class Division I hockey facility, with seating for 6,630 hockey fans (expanding to 8,200 seats for other events), a 200-foot by 85-foot ice hockey rink which meets the standards of the National Collegiate Athletic Association and the Western Collegiate Hockey Association, four-sided state-of-the-art hockey scoreboard with replay capability, broadcast booths and broadcast facilities. The UMD Bulldog logo will be prominently placed in the center of the ice sheet at times of scheduled hockey games and practice sessions.

The exclusive, year-round leased premises include two locker rooms, dressing rooms, a uniform storage and drying room, and a room on the concourse level for a retail store called the Bulldog Shop.

On game days, the University will have access to the Club Lounge for the exclusive use of University and its invitees, and will have the use of 265 parking spaces. On game days and for up to two commencement exercises, the University will have the use of 2 luxury suites. The University will also have use of the appropriate number of parking spaces for practices and commencement exercises subject to the mutual agreement of the parties.

**3. Basis for Request**

The University will be the anchor tenant for the new arena to be constructed by the Authority as an addition to the current DECC. The new arena will be used by the University for UMD Bulldogs men's and women's intercollegiate hockey games, including inter-collegiate pre-season and regular season home hockey games (both conference and non-conference), post-season and tournament games (including Women's WCHA Frozen Four games and Men's and Women's NCAA hockey tournament games), practice sessions by the University and visiting teams,

up to two graduation ceremonies each year, and such other uses as the parties may agree.

#### **4. Details of Transaction**

The Authority will finance the \$78 million cost for the design and construction of the new arena with State bonds in the amount of \$38 million and bond funding from the City of Duluth in the amount of \$40 million.

The construction of the new arena is scheduled to be completed by December 31, 2010, which would allow UMD to begin playing its Bulldog hockey games in the new arena as of January 1, 2011. However, if the new arena is not completed as scheduled, the University will use the current DECC facility until the new arena is completed.

The University has proposed to include in the agreement the right to terminate the agreement early if UMD men's and women's Division I intercollegiate hockey is discontinued, on a 1-year notice.

#### **5. Lease Costs**

The 25-year agreement requires a University rent payment of \$290,146 per year commencing January 1, 2011 (assuming completion of construction by December 31, 2010), with annual increases of 3%. The University's obligation to pay rent on the 25-year agreement ends when the sales taxes collected by the Authority and/or the increase in the City of Duluth's sales tax on food and beverages is sufficient to cover debt service on the bonds issued for the construction of the new arena or the bonds have been fully paid.

The rent reflects finished spaces, and includes all utilities required for University's use, and janitorial services in the entire arena after each University event, including locker rooms, and suites.

The University will pay also an annual advertising fee of \$165,000 for the first year, increasing 3% annually. However, the University has the right (1) to sponsorship and advertising agreements with third parties for all advertising displays and signs, including advertising on the ice, dasher boards, shot clocks and space behind team benches, the penalty box areas, and scoreboard; (2) to agreements with third parties for broadcast sponsorship and advertising messages over the public address system; (3) to designate the name of all spaces in the new arena that are UMD exclusive-use spaces, and (4) to name the lounge area.

The University has the right to film, record, televise, broadcast and otherwise make available to the public UMD hockey games and other University events,

and controls and retains all ticket sales for UMD men's and women's hockey games and commencement exercises. University has the exclusive right to produce and sell game programs, yearbooks and media guides, as well as UMD-branded apparel and novelties.

The Authority has the right to name to new arena, subject to the reasonable approval of the University.

The Authority is responsible for the estimated cost of \$1 million for the scoreboard, and has the right to place messages promoting the Authority and its activities on two full-size dasher board panels and two scoreboard panels.

The University receives 50% of total annual revenues derived by the Authority from the use of luxury suites, exclusive of payments made for concessions. The Authority has use of 2 luxury suites for all UMD men's and women's hockey games at no cost.

**6. Source of Funds**

The University will use revenues from the sales of UMD Bulldog tickets and advertising to pay the annual rent payment and advertising fee.

**7. Recommendations**

The above-described real estate transaction is appropriate:

*R H P Pfitzenreuter* 5/29/08

Richard H. Pfitzenreuter, III, Vice President for Finance and CFO

*Kathryn A Martin* 6/2/08

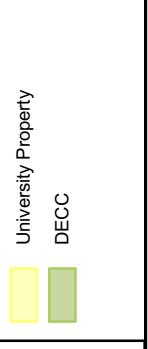
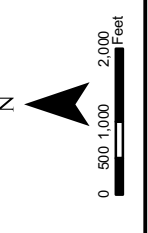
Kathryn A. Martin, Chancellor, University of Minnesota-Duluth

*Kathleen O'Brien* 5/30/08

Kathleen O'Brien, Vice President for University Services



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 Base Data: Real Estate Office  
 MetroGIS, MNDNR, MNDOT



**Twenty-Five Year Agreement for  
 New Duluth Entertainment and  
 Convention Center Arena**

**Real Estate Office  
 University of Minnesota**



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 12, 2008**

**Agenda Item:** University Sustainability: Goals, Strategy, and Progress

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
Deborah Swackhamer, Director (Interim), Institute on the Environment

**Purpose:**

policy       background/context       oversight       strategic positioning

The purpose of this item is to update the Board of Regents on the University's efforts to advance Board of Regents Policy: *Sustainability and Energy Efficiency Policy*.

**Outline of Key Points/Policy Issues:**

Sustainability is a continuous effort integrating environmental, social, and economic goals through design, planning and operational organization to meet current needs without compromising the ability of future generations to meet their own needs. The presentation will update the Board on the following items:

**President Bruininks Charge to the University of Minnesota Sustainability Goals and Outcomes Committee.**

The U-Wide Sustainability Goals and Outcomes Committee charge is to advance the implementation of the Board of Regents Policy on Sustainability and Energy Efficiency by setting goals and performance measures, and by supporting each campus's efforts. The Committee is co-chaired by Vice President for University Services, Kathleen O'Brien and Interim Director of the Institute on the Environment, Deborah Swackhamer. The membership includes faculty, staff and students and is responsible for facilitating implementation of the policy. The committee kicked off their work in late April, followed by a campus sustainability forum for initial input by the University community.

**Signing of the American College and University Presidents Climate Commitment**

Colleges and universities are committed to exercise leadership in their communities and throughout society by modeling ways to eliminate global warming emissions, and by providing the knowledge and the educated graduates to achieve climate neutrality. To date, 550 colleges and universities have signed the commitment. President Bruininks signed this commitment in January 2008. The commitment implementation will be integrated into the efforts of the University's Sustainability Goals and Outcomes Committee.

### **Sustainability and U Report, 2008 Update**

This report provides a snapshot of the leadership, modeling, operational improvements, energy efficiency, research, and outreach efforts currently underway on the Twin Cities campus. The report will be distributed at the Regents meeting.

### **Background Information:**

In July 2004, the Board of Regents adopted Board Policy: *Sustainability and Energy Efficiency*.

Periodic updates on sustainability have been provided to the Board of Regents. The most recent update was an information item in February 2008. Sustainability concepts also have been integrated into related agenda items, such as the Energy and Utilities update in February 2008 and the University Plan, Performance and Accountability Report In November 2007.





**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 12, 2008**

**Agenda Item:** Consent Report

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien

**Purpose:**

policy       background/context       oversight       strategic positioning

There are no consent agenda items for the June Facilities Committee.

**Outline of Key Points/Policy Issues:**

**Background Information:**



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 12, 2008**

**Agenda Item:** Information Items

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien

**Purpose:**

policy       background/context       oversight       strategic positioning

To update the Board of Regents on the following item:

1. The University's intent to sell Washburn Hall and surrounding 1.985 acres on the old main campus in Duluth.

**Outline of Key Points/Policy Issues:**

The occupants of Washburn Hall will be relocating to the former Chester Park School building. No other University uses of Washburn Hall, either in the short or long term, have been identified. Accordingly, the University plans to offer for sale Washburn Hall and the surrounding 1.985 acres of land.

Additional information and maps are provided on the following pages.

**Background Information:**

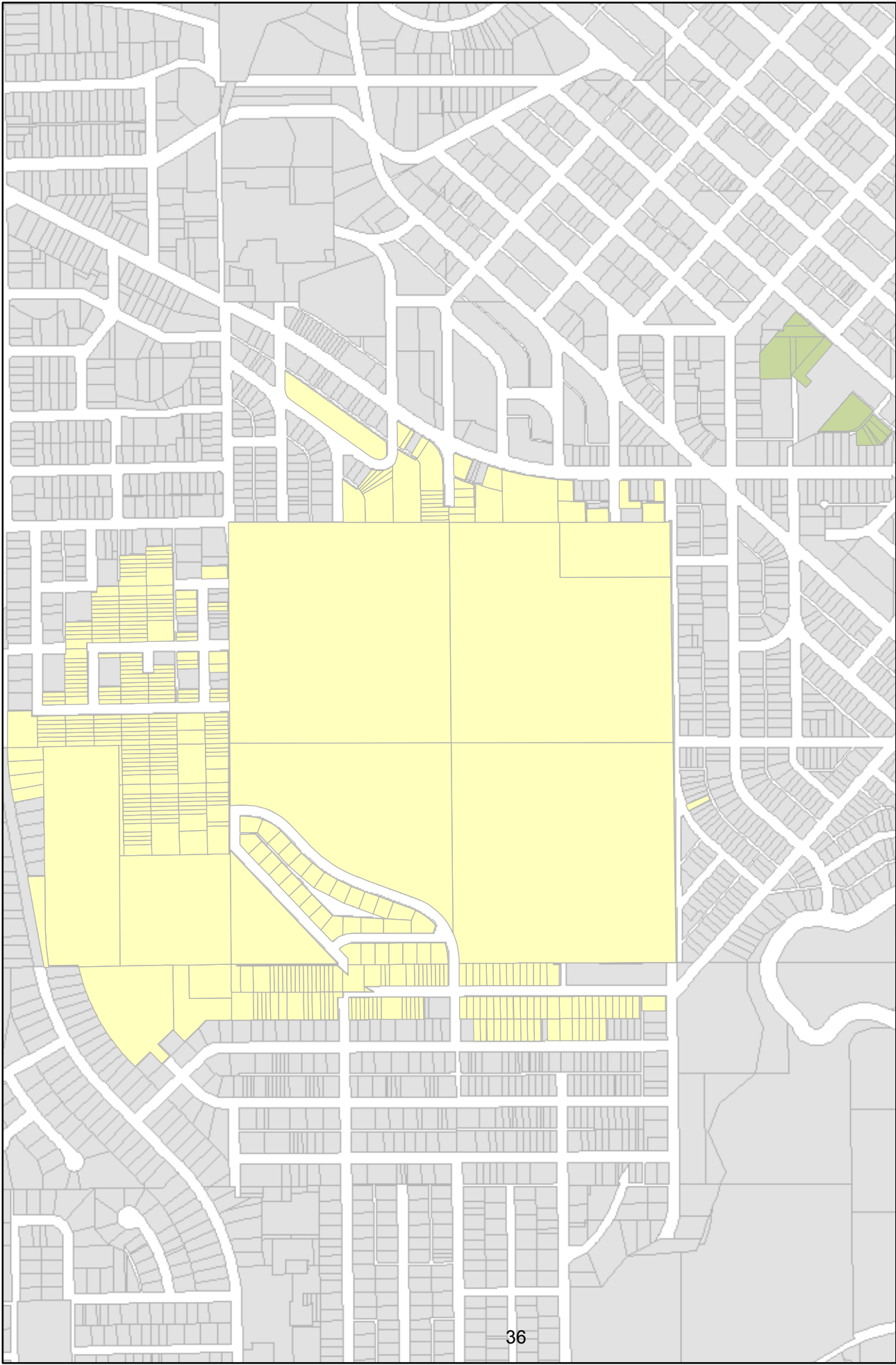
Information items are intended to provide the Board of Regents with information needed for them to perform their oversight responsibilities.

**SALE OF WASHBURN HALL AND SURROUNDING 1.985 ACRES,  
OLD MAIN CAMPUS  
(DULUTH CAMPUS)**

With the renovation of the former Chester Park School building acquired by the University on June 29, 2006 scheduled to be completed in the next few months and the occupants of Washburn Hall relocating to the former Chester Park School building, Washburn Hall will be vacant by the end of fall semester, 2008. No other University uses of Washburn Hall, either in the short or long term, have been identified. Accordingly, the University plans to offer Washburn Hall for sale.

Washburn Hall consists of a four-story building constructed in 1907 of masonry and brick totaling approximately 10,000 square feet of rentable space. The surrounding land area that would be sold with the building totals 1.985 acres. Washburn Hall is located on the Old Main Campus, which is approximately 1 mile to the southeast of the Duluth Campus.

The sale process will begin by obtaining updated appraisals for the property and offering the property to the State of Minnesota, St. Louis County and the City of Duluth. If none of those governmental entities expresses any interest in purchasing the property at the appraised value, the University would then offer the property to the public pursuant to a request for proposal (RFP) process. When a buyer is identified, the Regents will be asked to approve the sale. Conveyance of the property could occur as early as January 1, 2009.



**Real Estate Office**  
**University of Minnesota**

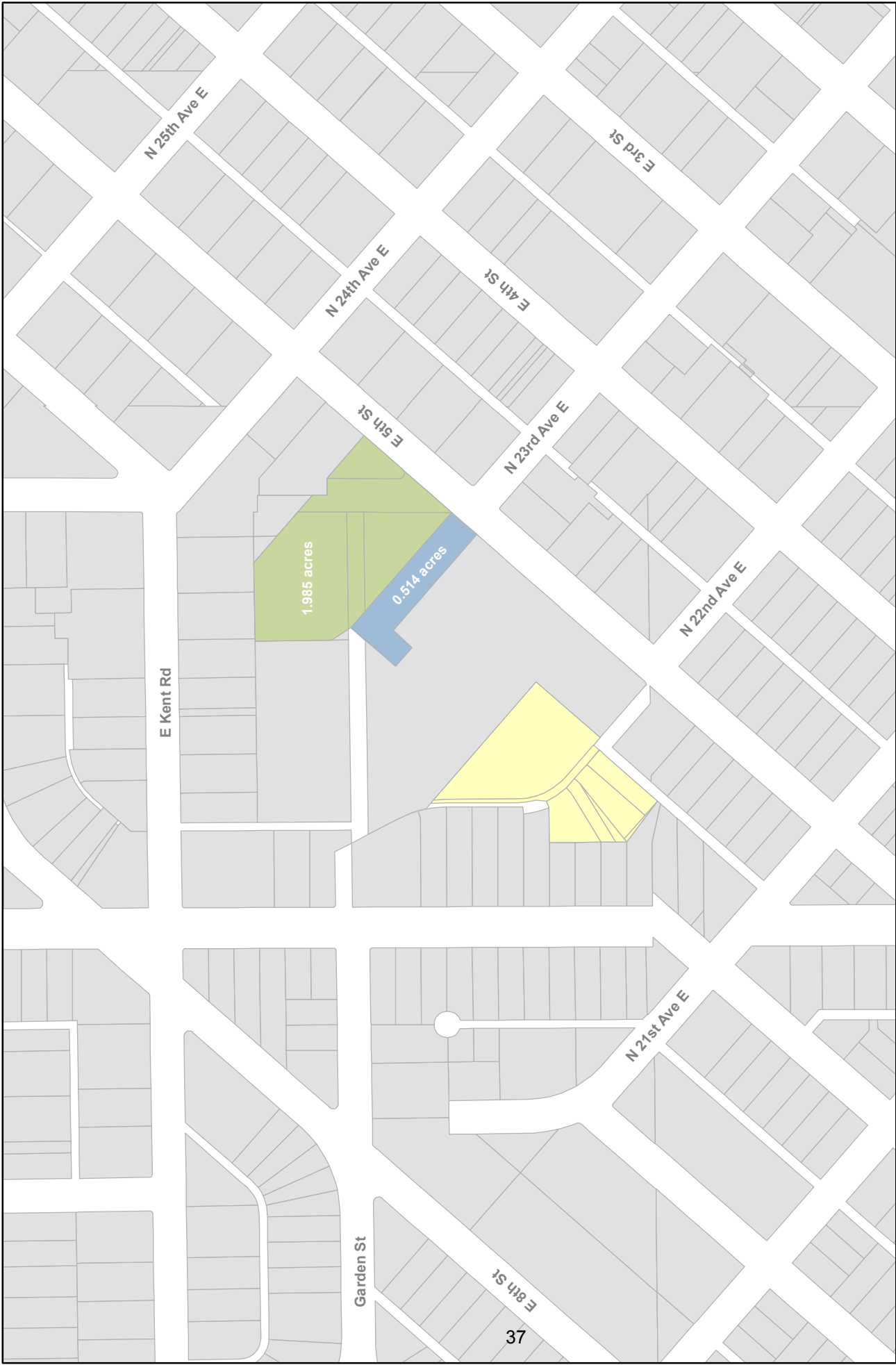
**Duluth Campus**

Old Main Campus  
Duluth Campus

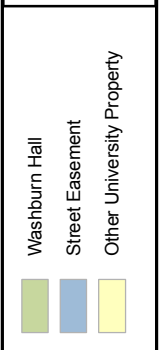
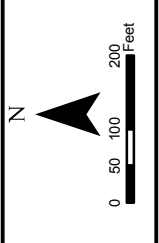
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Base Data: Real Estate Office  
MetroGIS, MNDNR, MNDOT



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## Remaining Old Main Campus properties

Real Estate Office  
 University of Minnesota