

**UNIVERSITY OF MINNESOTA**

**BOARD OF REGENTS**

**Facilities Committee**

**March 9, 2006**

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, March 9, 2006 at 1:45 p.m. in the West Committee Room, 600 McNamara Alumni Center.

Regents present: David Metzen, presiding; Anthony Baraga, Frank Berman, John Frobenius, Steven Hunter, and Lakeesha Ransom.

Staff present: Chancellors Charles Casey and Samuel Schuman; Vice President Kathleen O'Brien; Executive Director Ann Cieslak; and Associate Vice Presidents Gerald Fischer, Michael Perkins, and Steven Spehn.

Student Representatives present: Joe Linder and Tom Zearley.

**REAL ESTATE TRANSACTIONS**

**A. Permanent Easement to City of Minneapolis for Public Roadway  
Right of Way (Granary Road & 25<sup>th</sup> Avenue SE, Minneapolis)**

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

On the recommendation of the President and Vice President for University Services, the appropriate administrative officers are authorized to execute the appropriate documents providing for the following real estate transaction:

Permanent easement to City of Minneapolis for public roadway right of way (Granary Road & 25<sup>th</sup> Avenue SE, Minneapolis)  
Location and description of the property: 49,980 square feet located at approximately 25<sup>th</sup> Avenue SE between 5<sup>th</sup> Street SE and 8<sup>th</sup> Street SE  
Consideration to be paid by the City of Minneapolis: \$901,139

Director of Real Estate Susan Carlson Weinberg presented the location, description of the property, the basis for the request, and the details of the transaction, as included in the docket, noting that the committee had reviewed the item at its February 2006 meeting. The easement will allow for future campus expansion to the northeast and the public roadway right-of-way required for the construction of Granary Road and 25<sup>th</sup> Avenue SE, Minneapolis in the area of the proposed on-campus football stadium.

The committee voted unanimously to recommend approval of the permanent easement to the City of Minneapolis for public roadway right of way (Granary Road & 25<sup>th</sup> Avenue SE, Minneapolis).

**B. Purchase of Properties at 2301 & 2331-2335 University Avenue SE & 2328 - 4<sup>th</sup> Street SE, Minneapolis**

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

On the recommendation of the President and Vice President for University Services, the appropriate administrative officers are authorized to execute the appropriate documents providing for the following real estate transaction:

Purchase of 2301 & 2331-2335 University Avenue SE & 2328 - 4<sup>th</sup> Street SE, Minneapolis

Location and Description of the Property: 2.07 acres with three buildings totaling 59,540 square feet located adjacent to the University's office building at 2221 University Avenue SE and the University's Wildcat parking lot

Purchase price: \$4.1 million

Source of funds: Football stadium project (to be used for expansion of 23<sup>rd</sup> Avenue SE) and University debt

Director of Real Estate Susan Carlson Weinberg presented the location, the description of the property, the basis for the request, and the details of the transaction, as included in the docket, noting that the committee had reviewed the purchase at its February 2006 meeting. The property will be used for future campus expansion and the widening of 23<sup>rd</sup> Avenue SE to improve access to the area.

The committee voted unanimously to recommend approval of the purchase of properties at 2301 and 2331-2335 University Avenue SE and 2328 - 4<sup>th</sup> Street SE, Minneapolis.

**SCHEMATIC PLANS**

**A. Steam Plant Utility Infrastructure, Crookston Campus**

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

The schematic plans for the Steam Plant Utility Infrastructure, Crookston campus, are approved and the appropriate administrative officers are authorized to proceed with the award of contracts, the development of construction documents, and construction.

Vice President O'Brien reported that the steam plant utility infrastructure project is designed to increase the reliability of the steam plant and steam distribution system for the Crookston campus.

Associate Vice President Perkins presented the schematic plans for the proposed project as included in the docket and associated materials distributed at the meeting and on file in the Board Office. The project entails upgrading one boiler, upgrading and repair of the ventilation and other systems, decommissioning several outdated boilers, and installing a permanent propane backup boiler. He explained that the project is designed to ensure steam utility reliability in the near future, noting that long-term needs (30+ years) will still need to be addressed within a ten-year period.

The committee voted unanimously to recommend approval of the schematic plans for the Steam Plant Utility Infrastructure, Crookston campus.

## **B. Scholars Walk Amendment, Twin Cities Campus**

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

The schematic plans for the Scholars Walk Amendment, Twin Cities campus, are approved and the appropriate administrative officers are authorized to proceed with the award of contracts, the development of construction documents, and construction.

Vice President O'Brien reported that the proposed Scholars Walk Amendment integrates a 253-foot panoramic presentation wall of discovery in the Scholars Walk along the north exterior wall of the Electrical Engineering and Computer Science Building. The wall will be a multi-dimensional surface illustrating thought processes taken from actual notebooks of University scholars and illuminated etched-glass panels with images that represent a category of past, present, and future discoveries. O'Brien introduced Associate Vice President Perkins and University Gateway Corporation CEO Larry Laukka to discuss the proposed project.

The committee voted unanimously to recommend approval of the schematic plans for the Scholars Walk Amendment.

## **REAL ESTATE TRANSACTION**

### **A. Purchase of Chester Park School Property, 31 West College Street, Duluth**

The committee reviewed a proposal to purchase the Chester Park School property at 31 West College Street, Duluth for \$1.2 million. Director of Real Estate Susan Carlson Weinberg summarized the location, description of the property, the basis for the request, and the details of the transaction, as included in the docket materials. She reported that following completion of building improvements and renovations, the building will be used to provide additional space for various academic and administrative units of the Duluth campus. In response to a question, Vice Chancellor Gregory Fox reported that renovation costs are estimated to be in the \$5-\$6 million range and will be funded by the Duluth campus.

The item will return for action at a future meeting of the committee.

## **CAPITAL PLANNING & PROJECT MANAGEMENT SEMI-ANNUAL REPORT**

Vice President O'Brien introduced Associate Vice President Perkins to present the Capital Planning and Project Management (CPPM) Semi-Annual Report (distributed at the meeting and on file in the Board Office). O'Brien reported that CPPM presented reports in March and September 2005.

Perkins presented the CPPM performance measures for capital projects: meeting scope expectations, delivering projects on time, within budget, and with expected quality, improving process productivity, and limiting or eliminating legal liabilities. He discussed several large projects currently underway on the Twin Cities campus that illustrate process improvements and challenges encountered in delivering projects within expectations.

Perkins reported on the status of several major capital projects, including Kolthoff Hall, the Veterinary Medicine Student/Alumni Learning Center, Mayo Auditorium, and the Education Sciences Building on the Twin Cities campus; the Steam Plant Utility Infrastructure and Centennial Hall in Crookston; the Social Sciences Building in Morris; and the Sports and Health Center and Life Sciences Building in Duluth.

### **STUDIES OF FOLWELL HALL & NORTHROP AUDITORIUM**

Vice President O'Brien stated that this presentation will focus on a facilities condition assessment of Northrop Auditorium and Folwell Hall that identified a number of urgent exterior stabilization improvements. The exterior building envelope work and code work will be the first of potentially multiple projects that may be required to completely address all the deficiencies and program improvements needed in these buildings. She reported that at the committee's February 2006 meeting, College of Liberal Arts Dean Steven Rosenstone announced the appointment by the President of an advisory committee charged with developing a vision for future use of Northrop Auditorium. She introduced Associate Vice President Perkins and Mike Denny, CPPM Director of Project Development, to present results of the facilities condition assessments on both buildings.

Perkins presented the facility condition assessment (distributed at the meeting and on file in the Board Office) for Folwell Hall. He noted several essential work items required to stabilize and prevent further deterioration to the building. He advised that urgent safety and asset preservation issues will be addressed as soon as possible; no work beyond that which has been identified as urgent will be pursued until subsequent capital budgets are developed and approved.

Denny presented the facility condition assessment for Northrop Auditorium. The assessment was undertaken to examine building systems, code compliance, and structural sufficiency for current and future renovation and to determine the building's functionality as a venue. He reported that the assessment identified a number of urgent life safety and asset preservation issues. The next steps will be to undertake the urgent preservation work as soon as possible, with no work beyond that which has been identified as urgent being completed before the advisory committee reports to the President.

In response to comments by the committee, O'Brien stated that the first task of the advisory committee is to discuss principles to guide the planning process. She expects the advisory committee to develop recommendations for the president within six months, including strategies for enlisting financial contributions from the state.

### **UPDATE: TWIN CITIES CAMPUS TRANSIT & THE CENTRAL CORRIDOR**

Vice President O'Brien introduced Director Bob Baker, Parking and Transportation Services, to update the committee on transit accomplishments on the Twin Cities campus on the proposed Central Corridor light-rail (LRT) transit line. The Central Corridor is a segment of the regional transit network that will link the University with downtown Minneapolis and downtown St. Paul, with the preferred route along Washington and University Avenues. The Central Corridor would also connect the University to the evolving metropolitan system of LRT, commuter rail, and busways, of which the Hiawatha Line and the North Star Commuter Rail are the first elements to be implemented. She reported that Baker will lead a cross-functional work team to provide strategic direction and support to the University's Central Corridor transit planning efforts.

Baker reported on the following:

- the University's efforts to advance transit and other alternative forms of transportation on the Twin Cities campus;
- upcoming Central Corridor milestones and issues related to its movement along Washington Avenue SE; and
- draft LRT design principles to guide the University's participation in the environmental review and preliminary engineering process.

O'Brien noted that SRF Consulting Group, Inc. will serve as the traffic engineers for the University's Central Corridor work.

#### **CONSENT REPORT**

No Consent Report items were presented this month.

#### **INFORMATION ITEMS**

No Information Items were presented this month.

The meeting adjourned at 3:33 p.m.

**ANN D. CIESLAK**  
**Executive Director and**  
**Corporate Secretary**