

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

December 7, 2006

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, December 7, 2006 at 1:45 p.m. in the West Committee Room, 600 McNamara Alumni Center.

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

Staff present: Chancellors Charles Casey and Jacqueline Johnson; Senior Vice President Frank Cerra; Vice Presidents Kathryn Brown, Steve Cawley, Timothy Mulcahy, Kathleen O'Brien, and Richard Pfitzenreuter; Executive Director Ann Cieslak; and Associate Vice Presidents Terry Bock, Margaret Carlson, Michael Perkins, and Laurie Scheich.

Student Representatives present: Luke Neuville and Cassie McMahon.

CAPITAL BUDGET AMENDMENT

A. 717 Delaware Street SE, Phase II Renovation, Twin Cities Campus

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 FY2007 Capital Budget is amended to increase the budget for the following project:

717 Delaware Street SE, Phase II Renovation Project, Minneapolis, Twin Cities campus.

Scope of Project: Renovation of the 1st, 2nd, 3rd, 4th, and 5th floors of an existing building to accommodate the programmatic needs of biomedical and clinical research.

Cost Estimate: \$25,500,000.

Capital Funding: Biomedical Sciences Research Facilities Authority \$16,200,000; University debt repaid by the Academic Health Center \$9,300,000.

Estimated completion date: October 2007.

Associate Vice President Perkins presented the basis for the request, project scope, and construction schedule as detailed in the docket materials. Senior Vice President Cerra assured the committee that if the Biomedical Research Facilities Authority is not approved by the Legislature during the 2007 session, the Academic Health Center will be able to cover the entire cost of the renovation.

The committee voted unanimously to recommend approval of the capital budget amendment for 717 Delaware Street SE, Phase II Renovation, Minneapolis, Twin Cities Campus.

**B. Veterinary Medicine Center Linear Accelerator Renovation,
Twin Cities Campus**

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 FY2007 Capital Budget is amended to increase the budget for the following project:

Veterinary Medical Center Linear Accelerator Renovation, St. Paul, Twin Cities campus.

Scope of Project: Replacement of the existing cobalt radiation treatment equipment, utility upgrades, and enhancement of the radiation shielding system.

Cost Estimate: \$1,850,546.

Capital Funding: Internal loan funded from the College of Veterinary Medicine.

Estimated completion date: April 2007.

Associate Vice President Perkins presented the basis for the request, project scope, and construction schedule as detailed in the docket and materials distributed at the meeting.

The committee voted unanimously to recommend approval of the capital budget amendment for the Veterinary Medicine Center Linear Accelerator Renovation, St. Paul, Twin Cities campus.

REAL ESTATE TRANSACTIONS

A. 717 Delaware Street SE, Phase II Renovation, Twin Cities Campus

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:

Amendment for Lease for 112 Apartments at University Village, 2601 University Avenue SE, Minneapolis.

Details of Transactions: The total cost of the lease for the period of September 1, 2006, through August 31, 2007 is \$2,077,306, and will increase 3.5% per year through August 31, 2009.

Vice President O'Brien reminded the committee that the transaction had been reviewed at the November 2006 committee meeting.

The committee voted unanimously to recommend approval of the amendment to the lease for 112 apartments at University Village, 2601 University Avenue SE, Minneapolis.

B. Agreements for University Facilities and Services for Walden Summer Program

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:

Agreements for the use of University facilities and services for Walden University Summer Program, Minneapolis, Twin Cities campus.

Details of Transaction: Facilities will be rented during the period of July 5 through July 24, 2007. Walden University will pay an estimated \$217,155 for lodging, \$93,400 for food service, and \$141,409 for the use of buildings for classroom space.

Estimated completion date: April 2007.

Vice President O'Brien reminded the committee that the transaction had been reviewed at the November 2006 committee meeting.

The committee voted unanimously to recommend approval of the agreements for University facilities and services for Walden Summer Program, Minneapolis, Twin Cities campus.

C. Purchase of 515-519 Oak Street and 811-815 Fulton Street, 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 515-519 Oak Street and 811-815 Fulton Street, Minneapolis.

Details of Transaction: The University will pay \$1.4 million in cash for the property. Closing will occur on January 16, 2007. The seller is Sherwood and Arlene Brekke.

Vice President O'Brien reminded the committee that the transaction had been reviewed at the November 2006 committee meeting.

The committee voted unanimously to recommend approval of the purchase of 515-519 Oak Street and 811-815 Fulton Street, Minneapolis.

SCHEMATIC PLANS

A. 717 Delaware Street SE Phase II Renovation, Twin Cities Campus

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

The schematic plans for the 717 Delaware Street SE Phase II Renovation, Minneapolis, 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.

The committee voted unanimously to recommend approval of schematic plans for 717 Delaware Street SE Phase II Renovation, Twin Cities Campus.

CAPITAL BUDGET AMENDMENTS

A. Johnston Hall, 2nd Floor Renovation, Twin Cities Campus

The committee reviewed a proposal to amend the FY2007 Capital Budget by \$1,420,000 to incorporate funding for the Johnston Hall 2nd Floor Renovation Project located on the Twin Cities, Minneapolis, East Bank campus.

Associate Vice President Perkins and Mark Pharis, College of Liberal Arts (CLA) Associate Dean, explained that the project will renovate the CLA administrative office space, add sprinkler fire protection, connect to the Northrop chilled water plant, and upgrade kitchen, conference, and bathroom facilities. Pharis commented that the 2nd floor has undergone little remodeling since being built in 1950. Perkins reported that the project will be funded entirely by CLA and should be completed by August 2007.

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

B. 90 Church Street, Data Center HVAC Upgrades, Twin Cities Campus

The committee reviewed a proposal to amend the FY2007 Capital Budget by \$760,000 to incorporate funding for HVAC upgrades to the Data Center at 90 Church Street located on the Twin Cities, Minneapolis, East Bank campus.

Vice President Cawley and Associate Vice President Perkins explained the rationale for the renovation project as a necessary system upgrade to the aged heating ventilation and air conditioning system. Perkins reported that the facility, built in 1984, will receive new internal cooling units and will be connected to the Northrop Chilled Water Plant to capture energy savings and reduce carbon dioxide emissions. He summarized the construction schedule and noted that the entire project will be funded by the Office of the Information Technology.

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

C. West Bank Office Building, Data Center HVAC Upgrades, Twin Cities Campus

The committee reviewed a proposal to amend the FY2007 Capital Budget by \$726,000 to incorporate funding for HVAC upgrades to the Data Center in the West Bank Office Building located on the Twin Cities, Minneapolis, West Bank campus.

Vice President Cawley and Associate Vice President Perkins explained that the rationale for the renovation project was similar in nature to the upgrades to the 90 Church Street Data Center. Perkins reported that the facility, built in 1988, will need to be supplied with an additional 80 tons of cooling within the next 36 months to accommodate expansion in the University's computing and telecommunications systems. He summarized the construction schedule and noted that the entire project will be funded by the Office of Information Technology.

In response to a question from Regent Frobenius, Cawley explained that both data centers are physically secure. He added that investing in two separate centers is critically important because it ensures data security in the event of an operational breakdown of one of the facilities.

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

TCF BANK STADIUM & STADIUM/RESEARCH DISTRICT UPDATE

Vice President O'Brien, Vice President Pfutzenreuter, and Joel Maturi, Director of Intercollegiate Athletics, presented information on this newly-designated area of the Twin Cities Campus to be called the East Gateway District, as detailed in the docket materials. O'Brien explained that the development of this area of campus will result in the University's largest physical expansion since the building of the West Bank in the 1960s. The presenters provided an update on the TCF Bank Stadium project, related infrastructure improvements, and other buildings being constructed and planned for the district. Highlights of the presentation included:

- The University has completed demolition of several buildings in the area and will finish demolishing the Con-Agra grain elevators in early 2007.
- Specific buildings being planned for the area include the Medical Biosciences Building, a new landcare facility, and the future medical research buildings.
- The City of Minneapolis and Hennepin County have approved the University's road alignment plan for Oak Street and University Avenue and construction will begin in Spring 2007.
- The TCF Bank Stadium design team has recommended that the orientation of the facility be altered so that the open end of the stadium bowl faces west toward the majority of the Minneapolis East Bank campus.
- The University has issued a Request for Qualifications for a construction manager/general contractor for the TCF Bank Stadium project and expects to have one hired by early 2007.

O'Brien reported that transit planning for the district is underway given the possibility of the Central Corridor Lightrail Project being approved by the state legislature in the near future. In response to a question from Student Representative Neville, O'Brien indicated that passage of Central Corridor funding by the state during the 2007 legislative session could result in the transit project being completed between 2011 and 2013.

In response to a question from Regent Frobenius, O'Brien reported that the design for TCF Bank Stadium allows for expansion by the addition of a second deck on the north and east sides of the stadium rather than filling in the open west end of the stadium.

CONSENT REPORT

Vice President O'Brien presented the Consent Report, which included the following:

- Purchase of 14.25 acres from the City of Morris for the West Central Research and Outreach Center.

The committee voted unanimously to recommend approval of the Consent Report.

INFORMATION ITEMS

Vice President O'Brien referred committee members to the Information Items contained in the docket, including:

- Progress update for the Northrop Auditorium exterior stabilization project.

The meeting adjourned at 3:00 p.m.

ANN D. CIESLAK
Executive Director and
Corporate Secretary