

**UNIVERSITY OF MINNESOTA**

**BOARD OF REGENTS**

**Facilities Committee**

**February 12, 2004**

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, February 12, 2004, at 3:00 p.m. in the West Committee Room, 600 McNamara Alumni Center.

Regents present: Dallas Bohnsack, presiding; Frank Berman, John Frobenius, David Metzen, and Lakeesha Ransom.

Staff present: Chancellor Samuel Schuman; Vice Presidents Robert Jones and Kathleen O'Brien; Executive Director Ann Cieslak; Associate Vice Presidents Michael Perkins, Richard Pfutzenreuter, Laurie Scheich, and Steven Spehn.

Student Representatives present: Cameron Brauer and Andrew Sorsoleil.

**CAPITAL BUDGET AMENDMENTS**

**Veterinary Diagnostic Laboratory Tissue Digester Addition,  
Twin Cities Campus**

A motion was made and seconded to recommend approval to amend the FY2004 capital budget by \$1,025,000 to fund the Veterinary Diagnostic Laboratory Tissue Digester Addition on the Twin Cities, St. Paul campus.

Vice President O'Brien provided background on the project, noting that increasingly strict regulations governing the disposal of animal remains continues to challenge the University. A new disposal technology--chemical tissue digestion--offers advantages and manageable risks for the disposal of remains in a more cost-effective, environmentally sound manner. She summarized the project financing as detailed in the docket materials on file in the Board office.

James Collins, Director of the Veterinary Diagnostic Laboratory, presented the project rationale. He stressed the importance of the Veterinary Diagnostic Laboratory, which serves a vital function for animal agriculture in Minnesota by testing animals and diagnosing diseases. The Laboratory is top-ranked in the country and the only one selected by the Centers for Disease Control for inclusion in the Center's laboratory response network.

The committee voted unanimously to recommend approval of the capital budget amendment for the Veterinary Diagnostic Laboratory Tissue Digester Addition, Twin Cities, St. Paul campus.

**Wiley Hall Minnesota Population Center Remodeling,  
Twin Cities Campus**

A motion was made and seconded and the committee voted unanimously to recommend approval to amend the FY2004 capital budget amendment by \$1,600,000 to fund the remodeling of Wiley Hall for the Minnesota Population Center.

**BOARD OF REGENTS POLICY REVIEW**

### **Board of Regents Policy: *Real Estate Transactions***

Associate Vice President Pfutzenreuter and Susan Carlson Weinberg, Director of Real Estate, presented the item. Pfutzenreuter stated that the administration has recommended that both policies be rescinded, as they were superseded by Board of Regents Policy: *Reservation and Delegation of Authority*.

A motion was made and seconded, and the committee voted unanimously to recommend rescission of Board of Regents Policy: *Real Estate Transactions*

### **Board of Regents Policy: *Oil and Gas Leases***

A motion was made and seconded, and the committee voted unanimously to recommend rescission of Board of Regents Policy: *Oil and Gas Leases*.

## **SCHEMATIC PLANS**

### **Nicholson Hall Rehabilitation, Twin Cities Campus**

University Architect John Grundtner presented the Schematic Plans for the Nicholson Hall Rehabilitation. The project renovates a building located in the historic Knoll District of the Twin Cities campus to provide office and outreach space for the College of Liberal Arts Language Center and the University's Admissions Welcome Center. Grundtner summarized the project rationale, design, estimated construction costs, and project timeline. A copy of the presentation is on file in the Board Office.

A motion was made and seconded, and the committee voted unanimously to recommend approval of the Schematic Plans: Nicholson Hall Rehabilitation, Twin Cities Campus.

### **Veterinary Diagnostic Tissue Digester Addition, Twin Cities Campus**

University Architect John Grundtner presented the Schematic Plans for the proposed Veterinary Diagnostic Laboratory Tissue Digester Addition on the Twin Cities campus. Grundtner summarized the location, dimensions, and design of the addition. A copy of the presentation is on file in the Board Office.

A motion was made and seconded to recommend approval of the Schematic Plans: Veterinary Diagnostic Tissue Digester Addition, Twin Cities Campus.

In response to a question, Associate Vice President Pfutzenreuter stated that the project will be funded by internal loans, to be repaid by a partnership between Facilities

Management, the Academic Health Center, and central administration. Disposal fees are currently paid by Facilities Management. The savings from the installation of the tissue digester will be redirected to repay a portion of the loan. He added that the central administration funds are from a revolving account available for capital projects or cost overruns, but not operating activities.

The committee voted unanimously to recommend approval of the Schematic Plans.

### **Wiley Hall Minnesota Population Center, Twin Cities Campus**

Vice President O'Brien introduced College of Liberal Arts Dean (CLA) Steven Rosenstone, who presented the programmatic elements of the Wiley Hall Minnesota Population Center (MPC) renovation. The MPC is currently housed in several off-campus locations, resulting in operating inefficiencies, rental expenses, and the inability to charge indirect cost recovery to federal grants.

University Architect John Grundtner presented the Schematic Plans for the project, which involves renovating existing unoccupied space in the lower level of Wiley Hall. He summarized the project design, estimated construction costs, timeline, and the estimated annual operating cost, as detailed in the presentation on file in the Board Office.

In response to a question, O'Brien stated that the project was included in the FY2003 capital budget but not approved at that time, as the scope of work had not yet been defined. Funding will be provided by CLA departmental funds.

A motion was made and seconded, and the committee voted unanimously to recommend approval of the Schematic Plans for the Willey Hall Minnesota Population Center, Twin Cities campus.

## **CAPITAL BUDGET AMENDMENTS**

### **Mondale Hall Classroom Electrical Upgrades, Twin Cities Campus**

Vice President O'Brien presented the proposal to amend the FY2004 capital budget by \$985,000 to incorporate funding for the Mondale Hall Classroom and Library Electrical Upgrade project located on the Twin Cities campus as described in the docket materials. She referred the committee to the revised docket materials.

Alex Johnson, Jr., Law School Dean, presented the project rationale, explaining that the Law School proposes to upgrade electrical power to specified portions of the building and install electrical receptacles at all seats in large classrooms. This upgrade is necessary as a preliminary step to the imposition of a mandatory laptop computer requirement for all first year students beginning fall, 2004, and all students by fall, 2006.

In response to a question, Harvey Jaeger, Project Manager, Capital Planning and Project Management, reported that the building design and furnishings present challenges for the upgrade, and the use of power strips was investigated but found to be not feasible without the installation of additional electrical outlets. In response to a question, Steve Fitzgerald, Director of Classroom Management, reported that a campus-wide classroom technology upgrade plan is nearly two-thirds completed.

### **Housing Fire Protection, Morris Campus**

Vice President O'Brien presented the proposal to amend the FY2004 capital budget for \$1,169,000 to incorporate additional funding for the Housing Fire Protection project located on the Morris campus, as described in the docket materials.

The project includes installation or upgrades of sprinkler systems and fire alarms in three residence halls on the Morris campus as part of a plan to complete fire protection for all residence halls. O'Brien referred the committee to the revised docket materials with updated project costs. A copy of the revised docket materials is on file in the Board Office.

In response to a question, Chancellor Schuman stated that upon completion of this project two and one-half residence halls would remain to be upgraded. These buildings currently have fire alarms; one building has a sprinkler system in need of an upgrade.

## **REAL ESTATE TRANSACTIONS**

### **Purchase of 2221 University Avenue S.E., Minneapolis**

Associate Vice President Pfutzenreuter and Susan Carlson Weinberg, Director of Real Estate, presented the item. Weinberg summarized the location and description of the property, the basis for the request, and details of the transaction, as included in the docket materials on file in the Board Office. The space will be used by various University units.

## **SPORTS FIELDS & FACILITIES DISTRICT PLAN: COOKE HALL, FIELD HOUSE RENOVATION AND RECREATIONAL SPORTS ADDITION, TWIN CITIES CAMPUS - RESOLUTION**

Vice President O'Brien provided background on the project, and introduced James Turman, Assistant Vice President, Recreational Sports, and Harvey Turner, Director, University Planning, who presented the project rationale. Turner reported on the ongoing development process to ensure that both fields and facilities for recreational sports and

intercollegiate athletics on the Twin Cities campus are sufficient to support the needs of the University community. The plan also intends to better define and enhance the campus and further distinguish the University as a world class institution.

Turner emphasized the importance of recreational facilities being available for the university community, noting interest in developing an exercise and wellness center in partnership with a number of units including the Academic Health Center, Student Health Services, and the Department of Kinesiology. Turner summarized existing facilities and future plans for expansion on the campus, as detailed in the docket materials on file in the Board Office.

The resolution will be presented for action at a future meeting of the committee.

### **DESIGN GUIDELINES: BIO-MASS DISTRICT HEATING/COOLING, MORRIS CAMPUS**

University Architect John Grundtner presented the design guidelines for the Bio-Mass District Heating/Cooling project on the Morris campus. The project involves expansion of the existing facilities to allow for district heating/cooling using agricultural products as a fuel source.

Grundtner summarized the project rationale, goals, estimated construction costs, and design elements as detailed in the presentation on file in the Board Office. Schematic Plans for the Bio-Mass District Heating/Cooling project, Morris Campus, will be presented at a future meeting of the committee.

### **CONSENT REPORT**

Vice President O'Brien presented the Consent Report as detailed in the docket materials and including the following:

- Amend the FY2004 Capital Budget by \$185,000 to incorporate funding for the Science Classroom Air Conditioning project located on the Twin Cities Campus.

A motion was made and seconded, and the committee voted unanimously to recommend approval of the capital budget amendment to incorporate funding for the Science Classroom Air Conditioning project.

- Amend the FY2004 Capital Budget by \$500,000 to incorporate funding for the planning and design of the Bio-Mass District Heating/Cooling project located on the Morris campus.

A motion made and seconded to recommend approval of the capital budget amendment to incorporate funding for the planning and design of the Bio-Mass District Heating/Cooling project located on the Morris Campus.

O'Brien stated that this project is included in the 2004 Capital Bonding Request. However, this amendment allows approximately \$300,000 previously provided by the legislature to be spent on design work. Grundtner explained the need to move forward on the design work in order to meet the requirements of the permitting process, including public notice.

Regent Berman expressed a concern about voting to plan a project that has not been recommended in the governor's bonding bill.

The committee voted by a majority of three to two to recommend approval of the capital budget amendment. Regents Berman and Frobenius voted against the motion.

### **INFORMATION ITEMS**

Vice President O'Brien introduced Associate Vice President Michael Perkins, who presented the Capital Planning and Project Management Workplan for 2003-2007. Perkins summarized the mission, vision, implementation objectives, and goals in Capital Planning & Project Management. A copy of the workplan is on file in the Board Office.

Vice President O'Brien updated the committee on the Mayo Clinic and University partnership for Biotechnology and

Medical Genomics. It includes plans for a three-story addition to a Mayo building in Rochester. Funding is included in the governor's bonding bill.

O'Brien also updated the committee on a strategic planning process for the Academic Health Center, University of Minnesota Physicians, and Fairview Health Services to develop a long-range clinical campus plan.

The meeting adjourned at 5:25 p.m.

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