

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

Thursday, March 8, 2007

2:45 – 5:00 p.m.

600 McNamara Alumni Center, West Committee Room

Committee Members

David Metzen, Chair
Lakeesha Ransom, Vice Chair
Anthony Baraga
Frank Berman
John Frobenius
Steven Hunter

Student Representatives

Katie Jeremiason
Cassie McMahan

A G E N D A

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 - A. Medical Biosciences Building & Utility Infrastructure, Twin Cities Campus
 - B. Malosky Stadium Renovation, Duluth Campus
 - C. Biomass Heating Plant Addition, Morris Campus
2. Capital Budget Amendment - Action - K. O'Brien/R. Pfutzenreuter (pp. 16-21)
 - A. East Gateway District, Twin Cities Campus
3. Real Estate Transactions - Action - K. O'Brien/F. Cerra/S. Weinberg (pp. 22-28)
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 - B. Seven-Year Lease at University Park Plaza, 9th Floor, 2829 University Avenue SE, Minneapolis for Academic Health Center, Twin Cities Campus
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R. Jones/M. Perkins (pp. 37-45)
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**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

March 8, 2007

Agenda Item: Schematic Plans

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Senior Vice President Frank Cerra
Chancellor Kathryn Martin
Chancellor Jacqueline Johnson
Associate Vice President Michael Perkins

Purpose:

policy background/context oversight strategic positioning

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

- Medical Bioscience Building & Utility Infrastructure, Twin Cities, Minneapolis, East Bank Campus
- Malosky Stadium Renovation, Duluth Campus
- Biomass Heating Plant Addition, Morris Campus

Outline of Key Points/Policy Issues:

The project schematic plans will be presented at the committee meeting. The attached project data sheet addresses the basis for request, project scope, cost estimate, funding, and schedule. A map locating the facility on the campus also is attached.

Medical Bioscience Building & Utility Infrastructure

Strong investigative programs require retaining excellent faculty and competing successfully with our peer institutions for new faculty of quality. A principal asset in recruitment and retention is modern, efficient laboratory research space. The Medical Bioscience Building located east of the Center for Magnetic Resonance Research and north of the TCF Bank Stadium will be a modern and efficient 111,900 gross square foot laboratory building design to house 5 principal investigators (PIs) from the Center for Memory Research and Care, 15 PIs from the Department of Neuroscience, and 15 PIs from the Immunology Center. The building also will include support spaces that include bio-safety level 3 laboratories and a University Dining Services Café.

The project also includes the extension of steam and electrical infrastructure to serve this newly developed area of the campus.

Malosky Stadium Renovation, Duluth Campus

The existing stadium, press box, restrooms and associated building components were built in the 1966 to early 1970's time frame. The stadium and its components are reaching the end of their useful life. This project consists of a new stadium that includes seating of approximately 5,000 seats on the home side, entrance gate and plaza, ticket booths, public restrooms, concession/retail spaces, official's locker room, storage areas, and a press-box with suites. Other improvements include a new scoreboard, sound system, decorative perimeter fencing and field lighting. Project elements will be completed in priority order.

Biomass Heating Plant Addition, Morris Campus

With this project the nationally recognized Morris campus is building on its strong community and regional relationships and the significance of the robust renewable resources located in western Minnesota. Morris has worked to identify technology that has the ability to provide renewable energy for up to 80% of the campus heating needs using local agricultural crops and plant materials that are grown in the region. It is estimated the operation of the biomass plant will redirect up to \$500,000 annually into the local agricultural economy that would have been used for fossil fuel purchases in the past. The facility will provide research and instructional platforms.

Background Information:

The Fiscal Year 2007 Capital Budget approved by the Board of Regents in June 2006 authorized \$67,500,000 for the Medical Biosciences Building & Utility Infrastructure project on the Twin Cities campus and \$7,500,000 the Malosky Stadium Renovation project on the Duluth campus.

The Fiscal Year 2006 Capital Budget approved by the Board of Regents in June 2005 authorized \$6,000,000 for the Biomass Heating Plant Addition on the Morris campus. A \$2,956,000 Capital Budget Amendment for this project also is being requested that this time.

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:

- Medical Bioscience Building & Utility Infrastructure, Twin Cities, Minneapolis, East Bank Campus
- Malosky Stadium Renovation, Duluth Campus
- Biomass Heating Plant Addition, Morris Campus

**Medical Biosciences Building and Utility Infrastructure
Twin Cities Minneapolis East Bank Campus
Project Number 197-06-2214, Capital Budget File No. 2899**

1. Basis for Request:

Strong investigative programs require retaining excellent faculty and competing successfully with our peer institutions for new faculty of quality – especially those in leadership roles. The principle asset in recruitment and retention is modern, efficient laboratory research space. This is especially true when the space may be designed to accommodate collaborating investigators that work together on specific research programs and areas.

For the AHC to be a competitive Medical Research Institution; it must address the following needs:

- Provide modern efficient laboratory research space in order to retain faculty and compete with peer institutions.
- Provide Bio-Safety Level 3 experimental laboratories in order to compete for targeted grants.
- Provide much needed expansion space for the Department of Neurosciences and Immunology Center.
- Provide efficient space for the Center for Memory Research and Care.
- Enhancement of the programmatic relationships between the researchers currently housed in Lions Research Building (Lions) , McGuire Translational Research Facility (MTRF), and Center for Magnetic Resonance Research (CMRR).
- Expansion of utility infrastructure to serve the development of the East Gateway District of the Minneapolis, East Bank campus.

The ideal location for the new Medical Biosciences Building is near the Lions / McGuire Translational Research Facility / Center for Magnetic Resonance Research complex. There are obvious programmatic relationships between the cited groups above, the Stem Cell Institute (in MTRF), and the facilities of CMRR. The groups requiring new space resources will interact closely, i.e. new neuroscience recruits, Center of Immunology and the Stem Cell Institute. All share resources and more importantly, ideas. The campus location allows development of a research campus away from the congestion of the current Academic Health Center facilities on the east bank.

2. Scope of Project:

The Medical Biosciences Building is programmed to be approximately 111,900 gross square feet. It will be 5 occupied stories, plus 2 stories for a mechanical penthouse. The building is to be located to the east of the existing Center for Magnetic Resonance Research and north of the new TCF Bank Stadium in the East Gateway District.

The building will house thirty-five (35) Principal Investigators from the Center for Memory Research and Care (5), the Neurodegenerative Disease Group, the Neuromuscular Disease Group (these are two programs within the Neuroscience department) (15), and the Immunology Center (15). The program calls for wet laboratories and their associated laboratory support spaces such as cold rooms, tissue culture rooms, flow cytometry, and microscopy; offices for principal investigators and desk space for graduate student and post-doctoral fellows; bio-safety level 3 laboratory suites and supporting uses; building support space; and a University Dining Services Café.

Laboratory and Support Space	41,000
Office	11,400
Program/Facility Support	11,800
University Dining Services Café	900
<u>BSL3</u>	<u>2,900</u>
Total Program Assignable Square Feet	68,000

The project also includes the necessary upgrades to the campus steam and electric system infrastructure consisting of an extension of the electrical duct bank serving this district, an extension of the deep tunnel for the steam supply system, a new shallow tunnel for the steam supply system, and an interconnecting vertical shaft and elevator building between the deep and shallow steam tunnels.

This project is consistent with the University of Minnesota Twin Cities Campus Master Plan dated 1996.

3. Environmental Issues:

The site was the subject of a soil and groundwater investigation performed in 2005 as part of the TCF Bank Stadium development. The investigation concluded that the site does not present health risks in excess of standard soil re-use criteria. The project team is proceeding with a plan to appropriately address any detected contaminant concentrations as a part of the scope of work and budget.

4. Cost Estimate:

	<u>Infrastructure</u>	<u>Building</u>	<u>Total</u>
Construction Cost	\$8,233,000	\$47,901,000	\$56,134,000
Non Construction Cost	<u>1,704,900</u>	<u>9,661,100</u>	<u>11,366,000</u>
Total Project Cost	\$9,937,900	\$57,562,100	\$67,500,000

5. Capital Funding:

State of Minnesota 2006 Bonding Appropriation:	\$40,000,000
Academic Health Center / Medical School:	370,000
University of Minnesota:	<u>27,130,000</u>
Total	\$67,500,000

6. Capital Budget Approvals:

This project was included in the 2007 Capital Budget approved by the Board of Regents in June 2006.

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

The projected annual cost to operate and maintain the facility has been estimated by Facilities Management at \$19.35 / gross square feet or approximately \$2,100,000 based on a summer 2009 opening.

8. Time schedule:


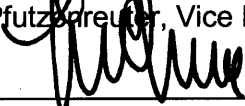
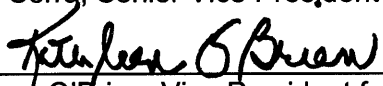
Complete Multiple Bid Packages	March 2007 – February 2008
Begin Construction (Infrastructure)	March 2007
Begin Construction (Building)	November 2007
Substantial Completion	September 2009
Occupancy	December 2009

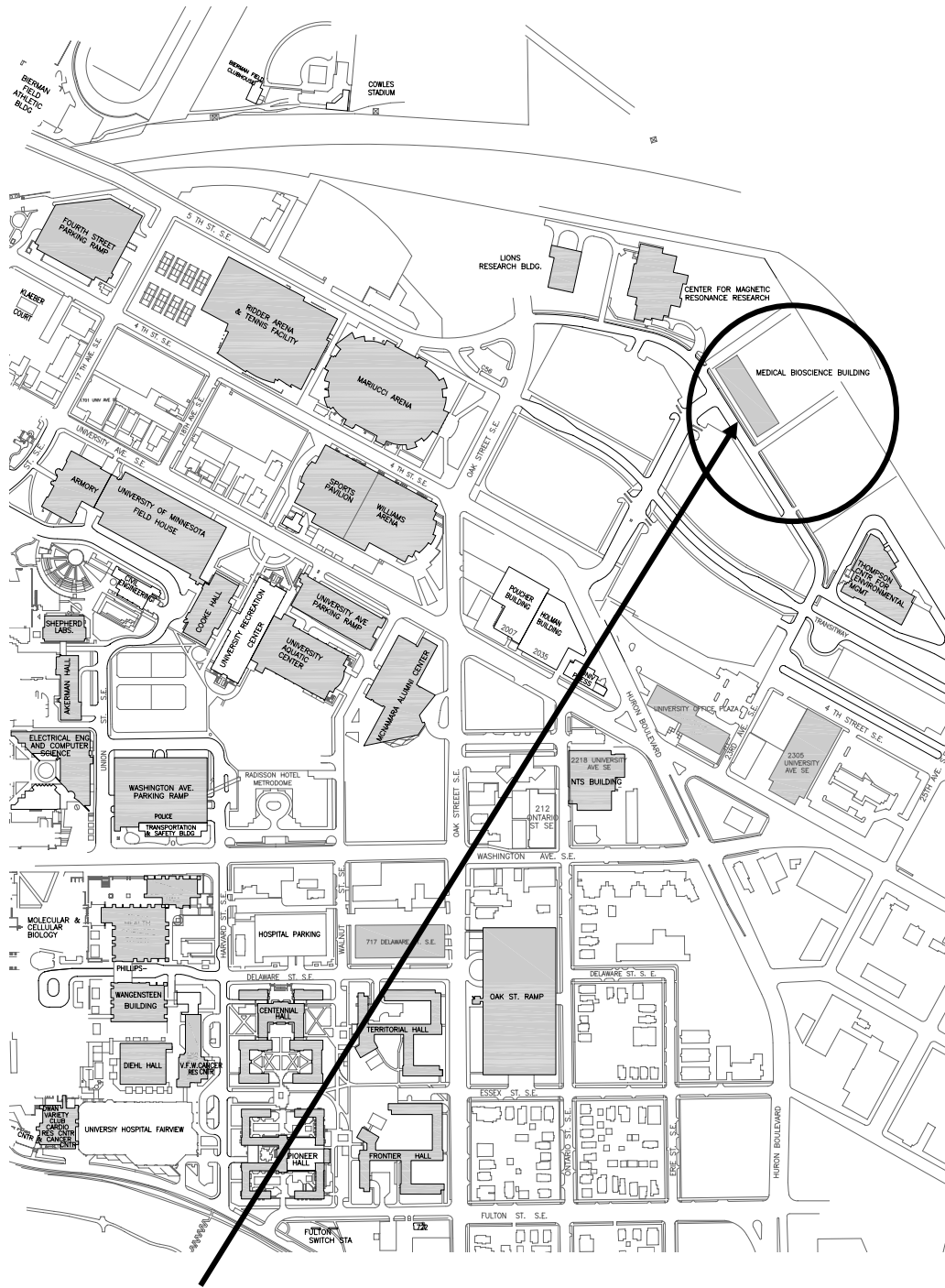
9. Architect / Infrastructure Engineer / Construction Manager at Risk:

Perkins+Will / Sebesta Blomberg / Kraus Anderson Construction

10. Recommendation:

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

	2/23/07
Richard Pfitzmaier, Vice President and Chief Financial Officer	
	2/26/07
Frank Cerra, Senior Vice President Health Sciences	
	2/23/07
Kathleen O'Brien, Vice President for University Services	



Medical Bioscience Building

Twin Cities, Minneapolis
East Bank Campus

Malosky Stadium Renovation
University of Minnesota Duluth
Project No: 554-07-1073, Capital Budget No: 2833

1. Basis for Request:

University of Minnesota Duluth campus has been authorized to proceed with the renovation of Malosky stadium on the Duluth campus. The existing stands were built in 1966. The existing press box, restrooms and associated building components were completed in 1968. Additional improvements to the building were completed in the early 1970's. The stadium and its components are reaching the end of their useful life.

2. Scope of Project:

The project consists of a new stadium to include seating of approximately 5000 seats on the home side; entrance gate and plaza; ticket booths; public restrooms; concessions/retail space; official's locker room; storage areas; and a press-box with suites. Other significant components to be included are a new scoreboard, sound system, decorative perimeter fencing and field lighting. Depending on budget and fundraising, components of the project will be built in the following priority:

- 1) Home side stands and associated spaces
- 2) Entrance gate, ticket booths and decorative fence around stadium perimeter
- 3) Field lighting
- 4) Scoreboard
- 5) Visitor side seating upgrade (low priority)

3. Environmental Issues:

Phase 1 environmental site assessment has been completed by environmental and safety. This report did not identify any site concerns. There has been, however, three MPCA reported incidents in the immediate area MPCA ID # 00014244 (2002), MPCA ID# 00005082 (1992) and MPCA ID # 00005848 (1992). In addition, the adjacent parking lot M removal and replacement revealed unsuitable fill material in a few areas.

Soil borings have been completed on the proposed site and the results were consistent with native soils for the area. We will closely monitor excavation for the project and address any environmental concerns as they arise.

4. Cost Estimate: (Based on current available funding)

*Construction Cost (see below)	\$ 5,700,000
Non Construction Cost	<u>\$ 650,000</u>
Total Project Cost	\$ 6,350,000

* Construction cost represents Design/Builder's Guaranteed Maximum Price (GMP) which includes design for the project.

5. Capital Funding:

UMN Central	\$4,100,000
UMD Administration	\$1,900,000
UMD Athletics Fundraising	\$1,300,000
UMD Facilities Management	<u>\$ 200,000</u>

Total Approved \$ 7,500,000

6. Capital Budget Approvals:

This project was approved for \$7,500,000 as part of the FY 2007 Capital Budget

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

Operating and maintenance costs will increase minimally over the current operating costs for the existing stadium. Energy efficient lighting and selective use of solar resources should have a positive impact on utility costs. Operating costs for this building will be paid for by current operating budgets on campus.

8. Time Schedule:

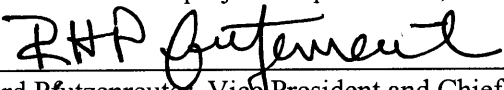
Complete design	March 2007
Establish Guaranteed Maximum Price	March/April 2007
Begin demolition	March/April 2007
Begin construction	April 2007
Complete construction	September 2007

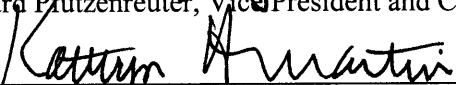
9. Design / Builder:

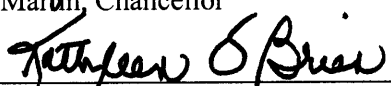
Kraus Anderson Construction
3716 Oneota Street
Duluth, Minnesota 55807
(218) 722-3775

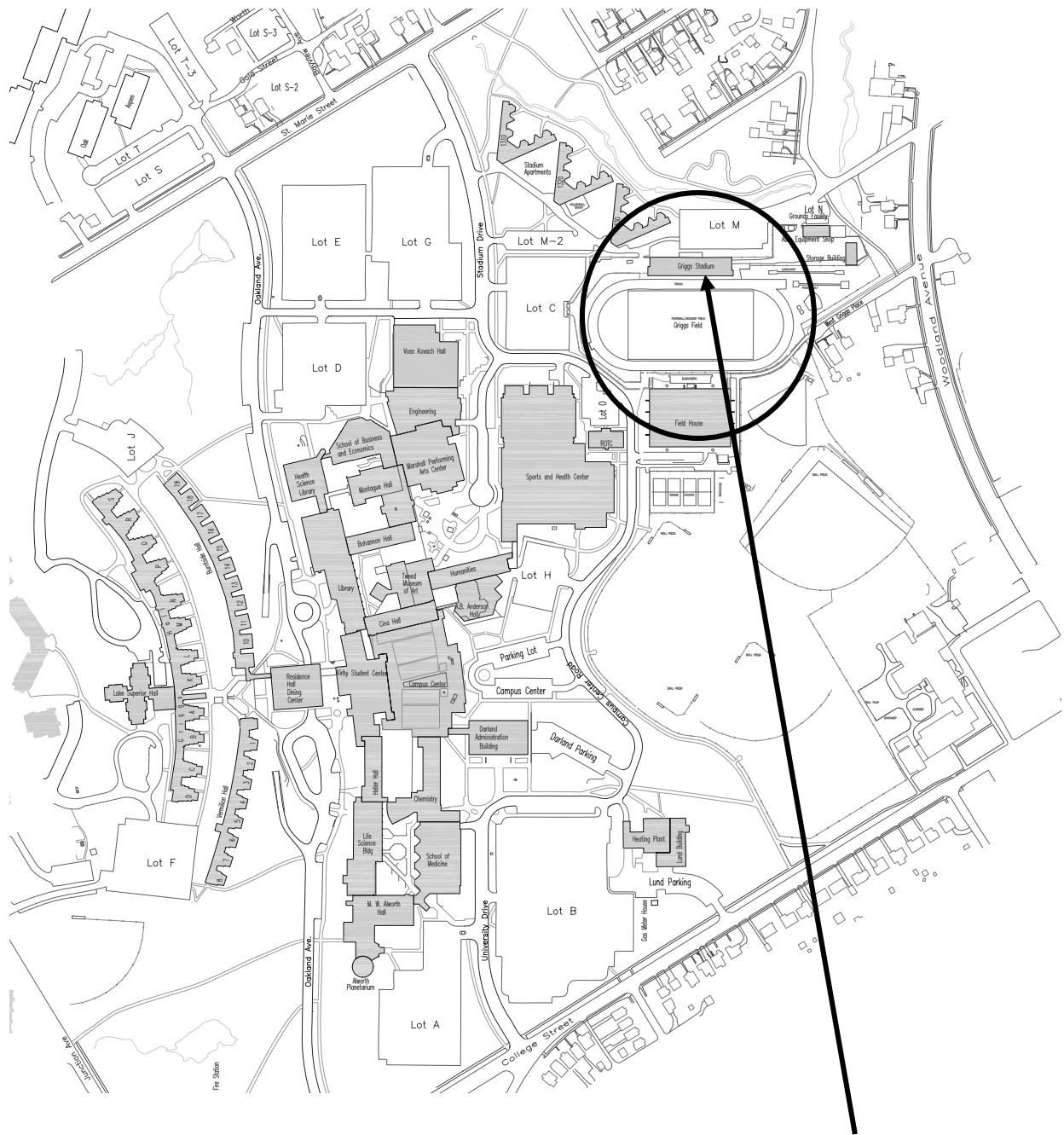
10. Recommendation:

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

 2/23/07
Richard Putzenreuter, Vice President and Chief Financial Officer

 19 Feb 2007
Kathryn A. Martin, Chancellor

 2/23/07
Kathleen O'Brien, Vice President for University Services



Malosky Stadium Renovation

University of Minnesota Duluth

**Biomass Heating Plant Addition
Morris Campus
Project No. 754-03-1654, Capital Budget No. 2724**

1. Basis For Request:

The University of Minnesota Morris, nationally recognized as one of the best public liberal arts colleges, is building on the strong community and regional relationships and the significance of the robust renewable resources located in western Minnesota.

The campus has 1,750 fulltime students and one million square feet of buildings. It spends annually over \$600,000 on electricity and \$700,000 on natural gas. In 2005, in partnership with the West Central Research and Outreach Center (WCROC) and the Initiative for Renewable Energy and Environment (IREE), the Morris campus became the first campus in the state to use electricity from a wind turbine to power over 50% of the campus buildings. The campus has been nationally recognized by the EPA as a green power leader.

The University received funding for this project in the 2005 Bonding Appropriation and has worked to identify technology that will provide renewable energy for up to 80% of the campus heating needs using local agricultural crops and plant materials that are grown in the region. This includes wood waste, corn stover, distillers grains, wheat straw, and native grasses. These fuel stocks are all carbon neutral. It is estimated that the operation of the biomass plant will redirect up to \$500,000 annually into the local agricultural economy that would have been used for fossil fuel purchases in the past.

In 2006 WCROC and UMM applied for and received one of twelve national USDA/DOE biomass demonstration grants for \$1,890,000 to conduct research in biomass collection of fuel stocks, economic impact and sustainable agricultural practices associated with the gasification of plant materials. Included in this grant is \$631,000 for the purchase of biomass plant equipment. This grant pairs UMM, WCROC, the Federal Soils Lab and private industry to determine best practices for biomass energy production.

The plant when operating will:

- Provide 80% of the heating needs of the campus
- Use approx 9,000 tons annually of biomass
- Offset over 8,000 tons of CO₂ annually
- Provide research and instructional platforms for undergraduate and graduate students and faculty
- Provide case studies for UMM academic disciplines
- Provide data for rural economic development
- Provide research and outreach activities for WCROC
- Provide alternatives to volatile fossil fuel markets.
- Support research activities of IREE
- Demonstrate cleaner emissions than fossil fuels.
- Provide data for establishing policies on sustainable agriculture.
- Advance the goals of sustainability in the Morris campus Strategic Plan.

2. Scope of Project:

The location of the biomass gasification facility is connected to the south side of the existing heating plant. The facility is planned to produce 15,000 lbs of steam per hour with a biomass gasification unit, new heat recovery boiler, biomass handling equipment, and appropriate emissions control equipment.

The new facility will be a steel framed building using a combination of wood, metal screen, and metal panels to house the equipment. The existing building consists of 13,275 gross square feet and the plans call for a 7,000 gross square foot two story addition. The new addition will be protected with a fire sprinkler system.

The project will incorporate technology (gasification) that only recently has been developed to accommodate a facility that requires moving up to 50 tons of high mineral content fuel per day. In addition the gasifier will thermally convert biomass fuels into an alternative form of natural gas, while controlling the process to insure that all outputs are cleaner and more sustainable than traditional fossil fuels.

The facility is planned to allow expansion to add one additional gasification unit and to add an absorption chiller to accommodate the campus future chilled water needs.

3. Construction Environmental Issues:

Surveys to identify asbestos and lead containing materials in the existing heating plant that will be impacted as a part of this project were conducted and none were identified. Geotechnical investigation has not revealed any environmental concerns. If any hazardous materials that are related to the connection of the new systems to the existing are discovered, they will be abated as a part of the project.

4. Cost Estimate:

Construction Cost	\$7,000,000
Non Construction Cost	1,956,000
Total Project Cost	\$8,956,000

5. Capital Funding:

	<u>Approved</u>	<u>Increase</u>	<u>Total</u>
Legislative Appropriation 2005 Initiative for Renewable Energy & the Environment Grant	\$4,000,000		\$4,000,000
University Debt	1,000,000		1,000,000
University of Minnesota Morris		\$600,000	600,000
Corn Growers Association		20,000	20,000
Agricultural Utilization Research Institute grant		5,000	5,000
USDA/DOE Grant (Equipment)		631,000	631,000
Institutional Resources		1,700,000	1,700,000
Total	\$6,000,000	\$2,956,000	\$8,956,000

6. Capital Budget Approvals:

The Fiscal Year 2006 Capital Budget approved by the Board of Regents in June 2005 included \$6,000,000 for the project. Since approval of the Fiscal Year 2006 Capital Budget, the Morris campus requested and received a United States Department of Agriculture / Department of Energy operating grant of \$1,896,493, which includes \$631,000 for equipment. Based upon a request for a price proposal for the design scope of work, the previously approved budget is not adequate. If the project is to proceed at a scale that meets the needs of the campus, additional funding is needed. When the budget for this project was originally established the biomass fuel industry was in its infancy and the estimate was based upon solid fuel combustion rather than gasification. During the design of this project, the biomass fuel industry and the technology related to the industry has developed and grown. The design of this project incorporates technology that was not originally envisioned for the project.

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

The heating plant is currently staffed 24 hours per day, 7 days per week to operate the traditional fossil fuel boilers. No additional staffing is expected.

8. Time Schedule:

Complete Construction Documents	April 2007
Begin construction	June 2007
Complete construction	Summer 2008

9. Architect/Engineer/Contractor:

Architect: Hammel Green and Abrahamson & Associates, Minneapolis
 Contractor: Knutson Construction, Minneapolis

10. Recommendation:

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

Richard P. Putzenreuter 2/23/07
 Richard Putzenreuter, Vice President and Chief Financial Officer

Jacqueline Johnson 2/23/07
 Jacqueline Johnson, Chancellor, Morris Campus

Kathleen O'Brien 2/23/07
 Kathleen O'Brien, Vice President for University Services



Biomass Facility

Morris Campus



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

March 8, 2007

Agenda Item: Capital Budget Amendment

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Vice President Richard Pfutzenreuter

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, and consistent with current practice for approving changes to major capital projects, act on the following Capital Budget Amendment:

- Amend the Fiscal Year 2007 Capital Budget by \$18,231,000 to increase funding for the East Gateway District project located on the Twin Cities, Minneapolis, East Bank Campus.

Outline of Key Points/Policy Issues:

The University's vision for the area of campus near the new TCF Bank Stadium and Maguire Translational Research Facility has changed dramatically over the past several years. This area of campus, referred to as the East Gateway District, is no longer the edge of campus but rather a rapidly developing node of campus activity. The advancement of the regional Light Rail Transit (LRT) project and the proposed new Biomedical Research Facilities Authority are just two examples of recent changes driving the need for increased development.

The East Gateway District is evolving into fully developed area of campus incorporating a blend of sports, academic, service, transportation, and research / development functions. The University is planning a campus and not just individual building projects. The East Gateway District is of a comparable size to the West Bank and will eventually house eight to ten new academic buildings.

While the stadium provided a planning framework and helped define broader development opportunities, current development plans go beyond what is required to serve either the stadium or the Medical Bioscience Building. The broader East Gateway development plan includes:

- Planning for future campus buildings
- Planning for Central Corridor LRT and a multi-modal transit hub
- Environmental remediation from past uses

- Road re-alignment and expansion
- Planning for future structured and surface parking
- Urban design and streetscapes
- Utility infrastructure and storm water management
- A replacement landcare facility
- Planning for Granary Road (City of Minneapolis)

A full district plan will be developed as part of the overall update of the University's campus master plan.

This capital budget amendment authorizes funding for capital projects being done in support of these broader development objectives. Funding will be used for environmental remediation, road re-alignment and expansion, urban design and streetscapes, surface parking, utility infrastructure, and storm water management. Work will be done by TCF Bank Stadium and Medical Bioscience Building contractors as well under separate contracts with the University.

The attached project data sheet addresses the basis for the request, project scope, cost estimate, funding, and schedule. A map locating this project on the campus is also attached.

Background Information:

The Board of Regents received an informational presentation on the East Gateway District at its December 2006 meeting.

President's Recommendation for Action:

The President recommends approval of the amendment to the Fiscal Year 2007 Capital Budget to increase funding for the East Gateway District project on the Twin Cities, Minneapolis, East Bank campus.

**East Gateway District
Twin Cities Campus
Capital Budget File No. 2921**

1. Basis for Request:

The scope of the University's planned design and construction activity in the East Gateway District goes beyond what is required for any individual project. Additional environmental remediation, road re-alignment and expansion, urban design and streetscape, surface parking, utility infrastructure, and storm water management, is required to meet the University's goal of building a functional and attractive campus.

Since the publication of the original stadium feasibility study in 2003 the University and other governmental agencies have accelerated both the amount and timing of additional development in this area of campus. The advancement of the regional Light Rail Transit (LRT) project and the proposed new Biomedical Research Facilities Authority are just two examples of recent changes driving the need for increased development. The East Gateway District is of a comparable size to the West Bank and will eventually house eight to ten new academic buildings. The planned new academic and support service buildings will require additional transportation and utility infrastructure.

2. Scope of Project:

This capital budget amendment authorizes funding for a set of capital projects being done in support of the University's broader "campus building" objectives. The additional funding will be used for:

- Environmental remediation
- Roads and traffic signals
- Domestic water, storm water, and sanitary sewer
- Surface parking
- Landscaping and public spaces

3. Master Plan or Precinct/District Plan Impact:

This project is in compliance with the University of Minnesota Twin Cities Campus Master Plan – 1996.

The administration has previously presented to the Board of Regents a concept plan for the East Gateway District that incorporates the stadium, proposed research buildings, transportation, and public spaces into a more traditional campus setting.

4. Environmental Issues:

The University of Minnesota completed an Environmental Impact Statement (EIS) for TCF Bank Stadium. The final EIS was approved by the Board of Regents in March 2006.

The University is working closely with the Minnesota Pollution Control Agency on a plan to address contamination left on the site by previous owners of the property. Costs to address environmental contamination are included in the overall project budget.

5. Cost Estimate:

The cost estimate for the East Gateway District is \$18.2 million.

Category	Amount
Construction Costs	\$15,024,000
Soft Costs & Contingencies	\$3,207,000
Total:	\$18,231,000

6. Capital Funding:

This project will be funded by University debt.

7. Capital Budget Approvals:

The East Gateway District project is a new addition to the Fiscal Year 2007 Capital Budget approved by the Board of Regents in June 2006.

8. Annual Operating and Maintenance Cost and Source of Revenue:

Annual operating and maintenance costs will be funded by Facilities Management and Parking and Transportation Services as part of the University's general operating budget.

9. Time Schedule:

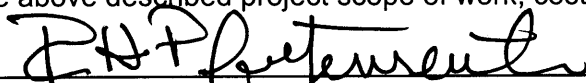
Time schedules will vary by project component. All project components are expected to be completed by Fall / Winter 2009 when both the Medical Bioscience Building and the TCF Bank Stadium projects are complete. For ease of coordination, the majority of the work being done on the East Gateway District project will be performed by contractors working on either the TCF Bank Stadium project or the Medical Biosciences Building project.

10. Architect and Construction Manager:

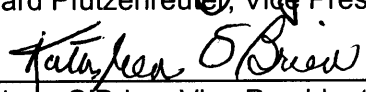
Multiple architects, engineers, and contractors will be involved in the East Gateway District project.

11. Recommendation:

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

 1/25/07

Richard Pfitzenreuter, Vice President and Chief Financial Officer

 1/25/07

Kathleen O'Brien, Vice President for University Services

EASTGATEWAY DISTRICT



SRF Pre-Construction Conditions Concept Plan
November 27, 2006

UNIVERSITY OF MINNESOTA
TCF Bank Stadium

UNIVERSITY OF MINNESOTA



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

March 8, 2007

Agenda Item: Real Estate Transactions

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Frank Cerra, Senior Vice President for Health Sciences
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 the following real estate transaction:

A. Five-Year Lease for 7,200 Rentable Square Feet at University Enterprises Laboratory, 1000 Westgate Drive, St. Paul, for Academic Health Center's Minnesota Lions Eye Bank (Twin Cities Campus)

B. Seven-Year Lease for 14,138 Rentable Square Feet at University Park Plaza, 9th floor, 2829 University Avenue SE, Minneapolis, for Academic Health Center (Twin Cities 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 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. Five-Year Lease for 7,200 Rentable Square Feet at University Enterprises Laboratory, 1000 Westgate Drive, St. Paul, for Academic Health Center's Minnesota Lions Eye Bank (Twin Cities Campus)

B. Seven-Year Lease for 14,138 Rentable Square Feet at University Park Plaza, 2829 University Avenue SE, Minneapolis, for Academic Health Center (Twin Cities Campus)

**FIVE-YEAR LEASE FOR 7,200 RENTABLE SQUARE FEET
AT UNIVERSITY ENTERPRISE LABORATORY,
1000 WESTGATE DRIVE, ST. PAUL,
FOR ACADEMIC HEALTH CENTER, MEDICAL SCHOOL,
DEPT. OF OPHTHALMOLOGY'S MINNESOTA LIONS EYE BANK
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute a five-year lease for 7,200 rentable square feet at 1000 Westgate Drive, St. Paul, for occupancy by the Academic Health Center, Medical School, Department of Ophthalmology's Minnesota Lions Eye Bank.

2. Description of Leased Premises

The leased premises will consist of 6,000 useable square feet (USF), or 7,200 rentable square feet (RSF), of office and laboratory space on the second floor of the University Enterprise Laboratory building at 1000 Westgate Drive, St. Paul, plus 34 parking spaces, including one assigned parking space at the west entrance for 24/7 courier drop offs and pick-ups.

3. Basis for Request

The lease will provide needed space for the Department of Ophthalmology's Minnesota Lions Eye Bank (MLEB) which will relocate from the ninth floor of PWB to 1000 Westgate Drive, St. Paul. The MLEB requires additional space for its operations, which could not be provided on campus. The PWB space to be vacated will be used for other Department of Ophthalmology purposes.

4. Details of Transaction

The subject lease will commence approximately July 1, 2007, upon completion of remodeling by the landlord, and continue for five years (through June 30, 2012). The lease would include seven successive three-year options to continue the lease thereafter (potentially through June 30, 2033). MLEB will have the right to include in the leased premises an additional 651 USF, or 781 RSF, of adjacent office space within the first three years of the lease.

The landlord, UEL Real Estate Holdings, would remodel the leased premises prior to occupancy by the MLEB. The remodeling project will include renovating existing office space into a tissue laboratory, a prep room, display and storage rooms, and a laboratory supply room involving approximately 2,100 square feet, plus general office upgrade of the remaining space, at a total cost approximately \$300,000, of which the University will pay \$200,000, with the landlord paying the \$100,000.

5. Lease Costs

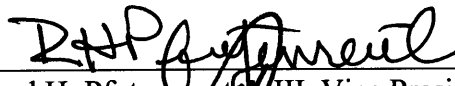
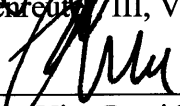
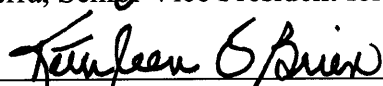
The University will pay an annual base rent of \$12.00 per rentable square foot for the first five years of the lease, plus its pro-rata share of the building operating costs including custodial services (estimated at \$8.92 per rentable square foot for the first year of the lease), which will be limited to an increase of 3% each year, or a total cost for the first year of the lease of \$150,624, or \$20.92 per rentable square foot. Rent during the option periods will be renegotiated.

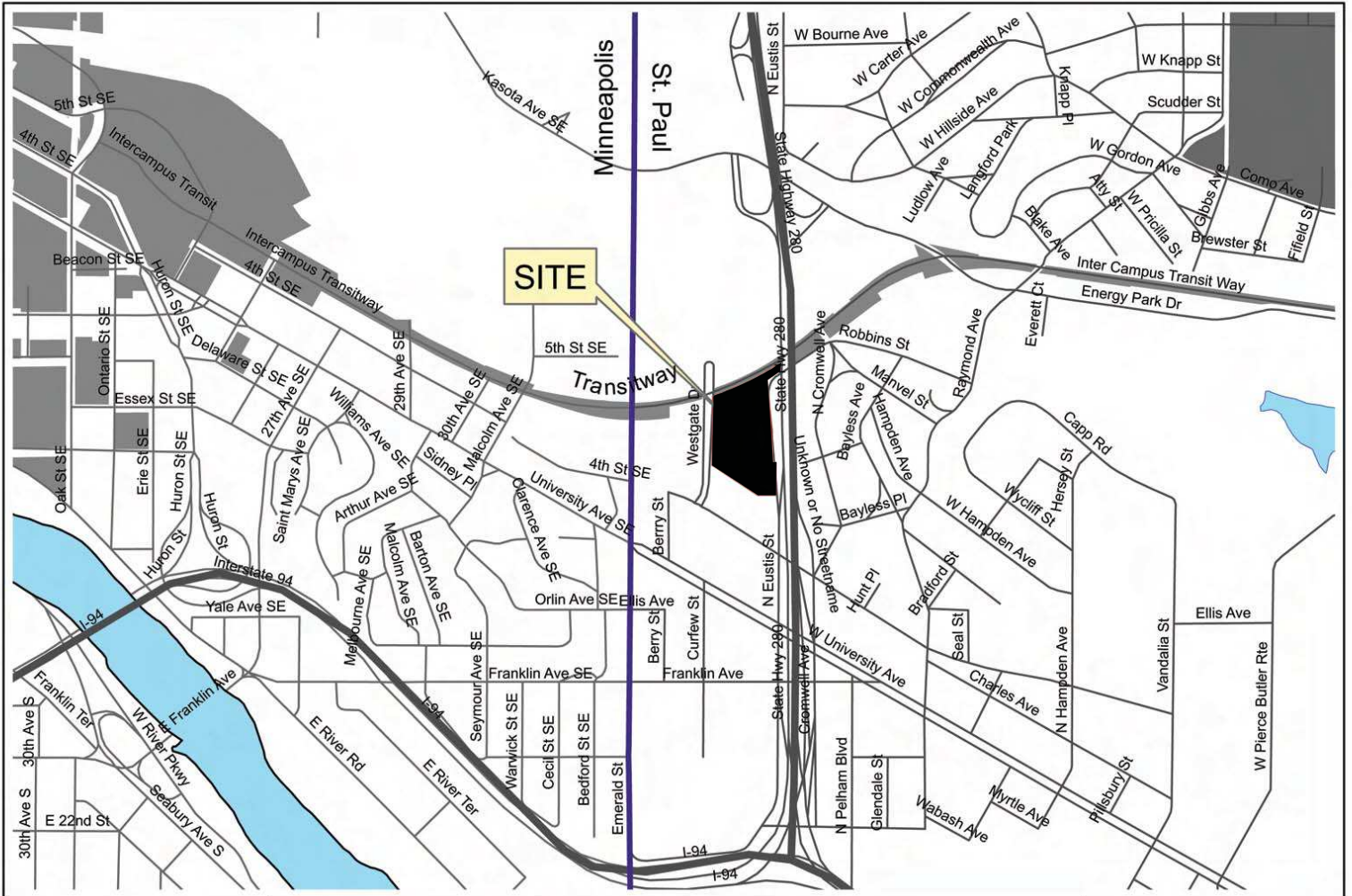
6. Source of Funds

The Academic Health Center, Medical School, Department of Ophthalmology will provide the funds for the lease costs, using funds received from the Minnesota Lions Eye Bank, Inc. pursuant to an agreement whereby the Minnesota Lions Eye Bank, Inc. provides services and funds to support the Department Ophthalmology. In addition, the Minnesota Lions Eye Bank, Inc. will donate to the University the funds necessary to pay its share of the leasehold improvement project (approximately \$200,000).

7. Recommendations

The above-described real estate transaction is appropriate:

	2/23/07
Richard H. Pfutzenreuter III, Vice President for Finance and CFO	
	2/26/07
Frank Cerra, Senior Vice President for Health Sciences	
	2/23/07
Kathleen O'Brien, Vice President for University Services	



<p>University of Minnesota Board of Regents</p>	<p>Five - Year Lease for 7,200 Rentable Square Feet at University Enterprise Laboratory, 100 Westgate Dr, St. Paul, for Academic Health Center, Medical School, Dept. of Ophthalmology's Minnesota Lions Eye Bank (Twin Cities Campus)</p>	<p>March 2007</p>
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**SEVEN-YEAR LEASE FOR 14,138 RENTABLE SQUARE FEET
AT UNIVERSITY PARK PLAZA, 2829 UNIVERSITY AVE. SE, MINNEAPOLIS,
FOR ACADEMIC HEALTH CENTER, MEDICAL SCHOOL
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute a seven-year lease for 14,138 rentable square feet, described as the 9th floor at 2829 University Avenue SE, Minneapolis, for occupancy by the Academic Health Center, Medical School.

2. Description of Leased Premises

The leased premises will consist of 13,515 useable square feet, or 14,138 rentable square feet, of office space comprising the entire 9th floor in the University Park Plaza building at 2829 University Avenue SE, Minneapolis, plus 53 parking spaces.

3. Basis for Request

The Medical School space shortage is critical. Current projections are that Academic Health Center (AHC) will be short by more than 100,000 square feet due to new AHC faculty hires, even after the Medical BioSciences Building opens.

This lease will provide needed administrative office space for the Academic Health Center, Medical Schools' Clinical Neuroscience Center and the Medicine, Emergency Medicine, Neurology and Dermatology Center (MEND).

4. Details of Transaction

The lease for the subject property will commence approximately July 1, 2007 and continue for seven years (July 1, 2007 through June 30, 2014). The lease would include three successive three-year options to continue the lease thereafter (potentially through August 31, 2023).

The landlord, 2829 University LLC, would remodel the leased premises prior to occupancy by the University. This leasehold improvement project will consist of constructing four offices, necessary electrical and HVAC modifications, and painting and carpeting the entire space.

5. Lease Costs

The University will pay a base rent of \$9.50 per rentable square foot the first year, increasing 4% per year thereafter, plus a pro-rata share of building operating costs (\$9.55 per rentable square foot is the first year's estimate), or a total cost for the first year of the lease of \$269,329, or \$19.05 per rentable square foot.

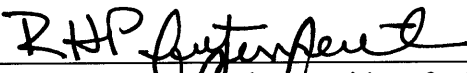
The University will also pay the cost of the leasehold improvement project, estimated at approximately \$140,000.

6. Source of Funds

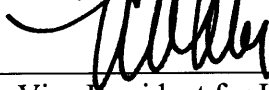
The Academic Health Center, Medical School will provide the funds for both the on-going lease costs and the \$140,000 for the leasehold improvement project.

7. Recommendations

The above-described real estate transaction is appropriate:



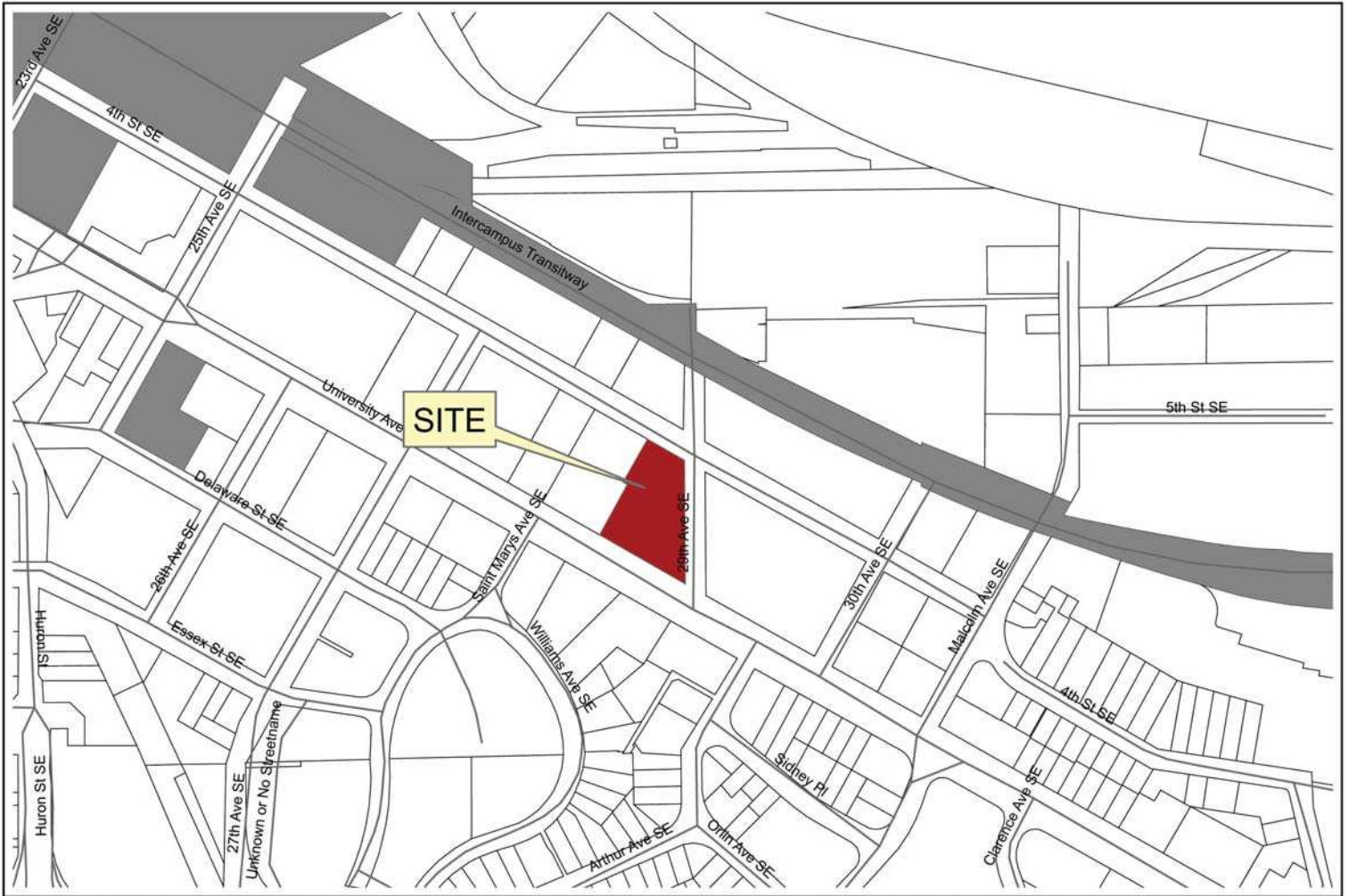
Richard H. Pfitzenreuter, III, Vice President for Finance and CFO

 2/26/07

Frank Cerra, Senior Vice President for Health Sciences

 2/23/07

Kathleen O'Brien, Vice President for University Services



<p>Board of Regents University of Minnesota</p>	<p>Seven - Year Lease for 9th Floor, 14,148 Rentable Square Feet at University Park Plaza, 2829 University Ave SE, Minneapolis (Twin Cities Campus)</p>	<p>Real Estate Office</p>
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**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

March 8, 2007

Agenda Item: Real Estate Transactions

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Vice President/CFO Richard Pfitzenreuter
Robert J. Jones, Senior Vice President, System Administration
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 the following real estate transactions:

- A. Acquisition of Approximately 2 Acres of Land and Easement Interests from Union Pacific Railroad, East Gateway District Area, Twin Cities Campus
- B. Six-Year Lease for up to 56,837 Useable Square Feet Plus Storage, 111 South Broadway, Rochester, for University of Minnesota-Rochester, Rochester 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.

A revised docket information sheet for the University of Minnesota-Rochester will be provided at the March 8, 2007, Facilities Committee meeting.

Background Information:

Board of Regents Policy: *Reservation and Delegation of Authority* states that "The Board of Regents reserves to itself authority 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 of Approximately 2 Acres of Land and Easement Interests from Union Pacific Railroad, East Gateway District Area, Twin Cities Campus)
- B. Six-Year Lease for up to 56,837 Useable Square Feet Plus Storage, 111 South Broadway, Rochester, for University of Minnesota-Rochester, Rochester Campus

**ACQUISITION OF APPROXIMATELY 2 ACRES OF LAND
AND EASEMENT INTERESTS
FROM UNION PACIFIC RAILROAD,
EAST GATEWAY DISTRICT AREA, MINNEAPOLIS CAMPUS
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the acquisition of approximately 2 acres of land and easement interests in the East Gateway District Area from the Union Pacific Railroad.

2. Location and Description of the Property

The property to be acquired:

- 1.41 acres at approximately 7th Street SE and Oak Street SE; and
- 0.51 acre at 520-25th Avenue SE; Minneapolis.

The easements to be acquired (terminated):

- 15,696 square feet of spur track easement north of the Intercampus Transitway between 23rd Avenue SE and point 20 feet east of 25th Avenues SE;
- 19,544 square feet of spur track easements at 800-23rd Avenue SE;
- 18,186 square feet of driveway easements at 800-23rd Avenue SE;
- 23,870 square feet of spur track easements at 601-25th Avenue SE; and
- 21,109 square feet of driveway easements at 601-25th Avenue SE, Minneapolis.

3. Basis for Request

The 1.41 acres at 7th Street SE and Oak Street SE to be acquired are located within the northerly boundary of the East Gateway District Area (or within planned Granary Road). Acquisition of this property will allow the development of additional buildings and/or the expansion to the north of the Lions Laboratory/Translational Research Building and the Center for Magnetic Resonance Research.

The 0.51 acre at 520-25th Avenue SE to be acquired would be used to provide an entrance to surface parking facilities to be developed on the properties at 800-23rd Avenue SE and 601-25th Avenue SE.

The roadway improvements and surface parking to be developed in the area of the TCF Bank football stadium require termination of Union Pacific's above-described easements for spur tracks and driveways.

4. Details of Transaction

The details of this transaction will be provided at the March 8, 2007 Facilities Committee meeting. In addition to a cash payment to Union Pacific Railroad, the transaction is expected to involve a cooperative agreement for the clean-up of environmental remediation in the East Gateway District Area, including the TCF Bank football stadium site.

5. Use of the Property

The University would use the property for road improvements and the development of facilities in the East Gateway District Area, including surface parking to replace parking displaced by the TCF Football Stadium, and future research and support buildings.

6. Environmental

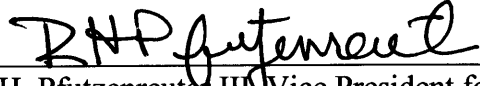
The University has determined from its investigation of properties in the immediate area that the properties to be acquired do not include any major environmental contaminant.

7. Source of Funding

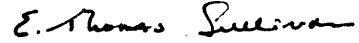
The payment for the purchase of the subject property and acquisition (termination) of the subject easement interests will be funded by University debt.

8. Recommendations

The above-described real estate transaction is appropriate:

 2/23/07

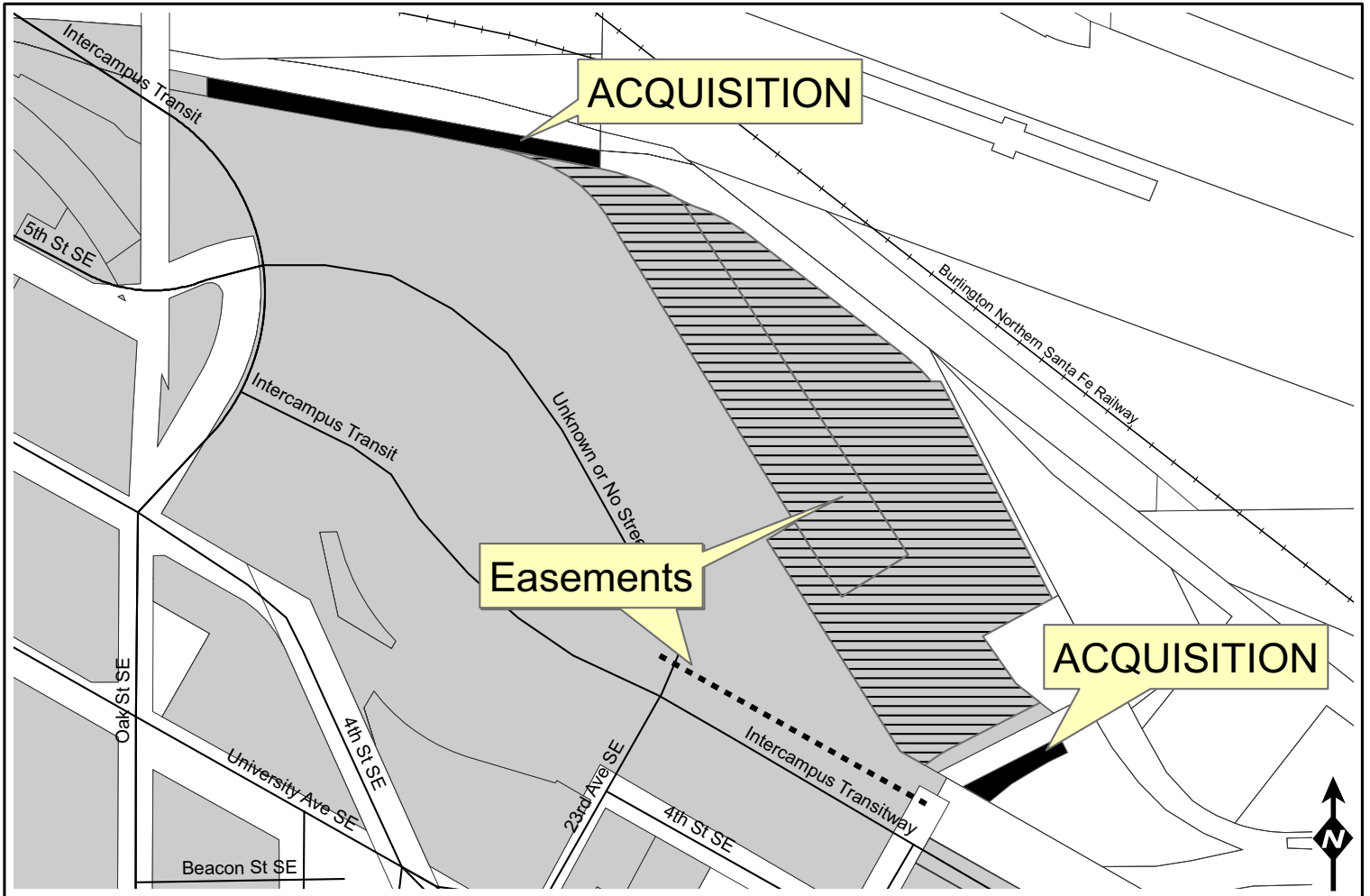
Richard H. Pfitzenreuter III, Vice President for Finance and CFO

 2-25-07

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

 2/23/07

Kathleen O'Brien, Vice President for University Services



<p>University of Minnesota Board of Regents</p>	<p>Acquisition of Approximately 2 Acres of Land and Easement Interests from Union Pacific Railroad, East Gateway District Area (Twin Cities Campus)</p>	<p>Real Estate Office</p>
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(Not Final)

**SIX-YEAR LEASE FOR UP TO 56,837 USEABLE SQUARE FEET PLUS STORAGE,
111 SOUTH BROADWAY, ROCHESTER,
FOR UNIVERSITY OF MINNESOTA ROCHESTER
(ROCHESTER CAMPUS)**

1. Recommended Action

The President recommends that the appropriate officers receive authorization to execute a six-year lease for up to 56,837 useable square feet plus storage at 111 South Broadway, Rochester, for occupancy by the University of Minnesota-Rochester.

2. Description of Leased Premises

The initial leased premises will consist of up to 53,837 usable square feet of classroom, laboratory and office space comprising the entire 3rd and 4th floors, and up to 1,500 square feet of basement storage space, in the building at 111 South Broadway, Rochester. In addition, on approximately January 1, 2008, the leased premises will grow by another 3,000 usable square feet of office and retail space on the first floor of the building at 111 South Broadway.

The City of Rochester is working with the University to provide up to 200 parking spaces close to the leased premises for a cost of \$30.00 per space per month.

3. Basis for Request

The Rochester Higher Education Development Committee (Committee) was established by the 2005 session of the Minnesota Legislature to study and recommend the form of higher education that would best capitalize on the unique opportunities presented in southeast Minnesota. It was the Committee's vision to:

“Establish a world-class higher education institution that leverages the University of Minnesota's research capability, in partnership with IBM, Mayo Clinic, and other industry leaders, to build signature academic and research programs that complement southeast Minnesota's existing leadership roles in health sciences, biosciences, engineering and technology. Educational programs will provide application to economic activities via innovation, translational research, and clinical experiences. This institution will have a distinct identity and one governing entity. This institution will be the University of Minnesota Rochester.”

Among their recommendations was to establish the UM Rochester campus in close proximity to downtown Rochester in order to take full advantage of the opportunity to share intellectual capital with Mayo Clinic and the existing

University-Mayo Partnership for Biotechnology and Medical Genomics. The Committee's recommendation called for 30,000 usable square feet of space for the Rochester Campus. As the University subsequently reviewed its academic programming requirements for the next six years, the need for a greater amount of space was determined, approximately 56,837 usable square feet.

Until the University is able to develop a permanent campus for the University of Minnesota-Rochester, 111 South Broadway, currently known as the Centerplace Galleria Mall, in downtown Rochester will be the interim location. The University of Minnesota-Rochester programs currently offered at the University Center Rochester on the Rochester Community and Technical College Campus (RCTC), will be relocated to 111 South Broadway and expanded to include the AHC's Center for Allied Health Programs and space for developing biotechnology programs in Rochester.

The University of Minnesota Extension Service, Southeast Regional Office will remain on the RCTC Campus during the interim period. The master planning for the permanent Rochester Campus will evaluate the inclusion of space for the SE Regional Office. Meanwhile, University of Minnesota Extension Service may also use University-leased space at 111 South Broadway for purposes of presenting seminars and workshops related to its mission.

4. Details of Transaction

The lease will commence upon completion of leasehold improvement construction by the landlord preparing the 3rd and 4th floor leased premises for the University's occupancy (approximately August 15, 2007) and continue for six years (through August 31, 2013). The lease will include three successive three-year options to continue the lease thereafter (potentially through August 31, 2022). The University will have the option to terminate the lease early at the end of the 5th year (August 31, 2012) upon a written notice of at least 18 months.

The lease commencement may need to reflect staggered occupancy of the 3rd and 4th floor leased premises. The Center for Allied Health Programs desires occupancy of the leased premises by July 1, 2007.

Subject to appropriate approvals, the University will have illuminated signage on the exterior of the building and possible directional signage on U.S. Highway 52.

The leasehold improvement project on the 3rd and 4th floors will consist of constructing general classrooms, distance learning classrooms, laboratories, offices, conference rooms, and student areas including lounges and information commons. The University's estimated construction costs for this project will be provided at the Facilities Committee meeting.

The leasehold improvement project on the 1st floor will provide space for student services and possibly a University bookstore. The University's estimated construction costs for this project will be provided at the Facilities Committee meeting.

Furniture, fixtures, equipment and technology, of which the majority will be reused in the permanent campus facility, will add additional costs to the leasehold improvement project.

5. Lease Costs

The rent for the 3rd and 4th floor leased premises is fixed throughout the 6-year term at \$9.75 per usable square foot. In addition, the University will pay operating costs and real estate taxes. For 2007, real estate taxes are estimated at \$2.25 per useable square foot and operating costs are estimated at \$6.00 per usable square foot. Annual increases in real estate taxes are capped at 3%, and annual increases in operating costs are capped at 5%. The University will receive free rent on approximately 13,000 usable square feet until January 1, 2008. The University will also pay for separately-metered electrical service and custodial service and supplies, jointly estimated at \$3.00 per usable square foot.

The rent for the 1st floor leased premises is fixed throughout the initial lease term at \$18.00 per usable square foot. In addition, the University will pay real estate taxes and operating costs, estimated at \$11.17 per usable square foot in 2007, reflecting the prime 1st floor retail space location. The University will also pay for separately-metered electrical service and custodial service and supplies, jointly estimated at \$3.00 per usable square foot. If the 1st floor leased premises are occupied prior to January 1, 2008, the University will receive free rent on the first floor space until January 1, 2008.

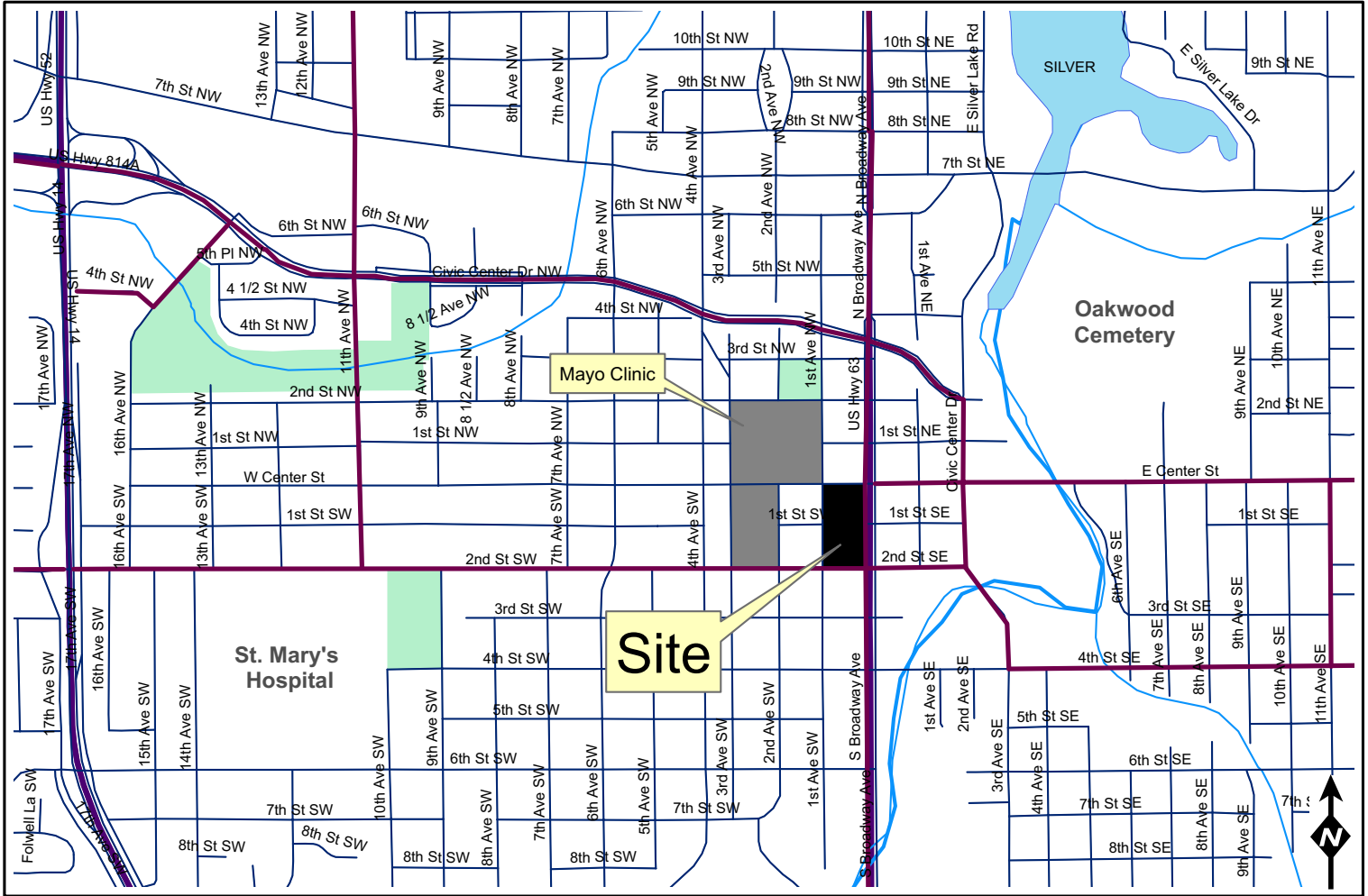
The rent for the storage space rent is fixed throughout the term at \$5.50 per square foot total.

6. Source of Funds

Legislative operations and maintenance (O&M) appropriations will be used to pay the on-going lease costs.

Information on the source/s of funding for the leasehold improvement project (3rd, 4th and 1st floors) will be available at the Facilities Committee meeting.

It is possible that the Mayo Clinic may sublease some of the University's leased premises during the first and second year of the lease until the UMR academic programs have grown into the space.



<p>University of Minnesota Board of Regents</p>	<p>Six - Year Lease for up to 56,837 Usable Square Feet Plus Storage, 111 South Broadway, Rochester, for University of Minnesota - Rochester (Rochester Campus)</p>	<p>Real Estate Office</p>
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UNIVERSITY OF MINNESOTA BOARD OF REGENTS

Facilities Committee

March 8, 2007

Agenda Item: Capital Budget Amendments

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Senior Vice President Frank Cerra
Senior Vice President Robert Jones
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 act the following Capital Budget Amendment:

- Amend the Fiscal Year 2007 Capital Budget to provide funding for the leasehold improvement project at 111 South Broadway, Rochester for the University of Minnesota Rochester.
- Amend the Fiscal Year 2007 Capital Budget by \$3,750,000 to provide funding for the Malcom Moos Health Sciences Tower 11th Floor Renovation project located on the Twin Cities, Minneapolis, East Bank campus.

Outline of Key Points/Policy Issues:

University of Minnesota Rochester

To provide interim space in downtown Rochester for the University of Minnesota-Rochester (UMR), until a permanent campus is developed, the University will lease space in the building at 111 South Broadway, Rochester. The UMR programs currently offered in the University Center on the Rochester Community and Technical College (RCTC) campus will be relocated to the third and fourth floors, and a portion of the first floor, at 111 South Broadway, and expanded. The University's Center for Allied Health Programs will also be housed on the third and fourth floors of the building at 111 South Broadway.

A revised docket information sheet with more complete information will be provided at the March 8, 2007, Facilities Committee meeting.

Moos Tower -- 11th Floor Renovation

The University's Department of Surgery has a long history of leading surgical research and is currently ranked 9th in acquisition of NIH funds. Faculty efforts have yielded \$10 million from NIH in 2006, in addition to approximately \$10 million more in non-federal and philanthropic support. In order to maintain the Department's tradition of excellence in research, it must tirelessly recruit the best and the brightest researchers. To do so successfully, the University must offer potential faculty exciting opportunities for study, as well as state of art facilities in which to conduct research.

Constructed in 1973, the 11th floor of the Malcom Moos Health Sciences Tower has not been remodel or updated since then. The aging labs, offices, and building infrastructure on the 11th floor will be completely redesigned and replaced to provide state-of-the-art research labs, support space, and necessary office and collaborative meeting spaces.

Background Information:

University of Minnesota Rochester

In 1999, the Greater Rochester Area University Center Board (GRAUC) advocated for a branch of the University of Minnesota in Rochester and submitted to the legislature the Rochester Higher Education Development Committee Report. Legislative funding for the University of Minnesota-Rochester was approved in 2006.

In preparation for this review and action, the Facilities Committee received an update regarding this project at the February 2007 meeting.

Moos Tower -- 11th Floor Renovation

When Dr. Selwyn Vickers was recruited to lead the Medical School's Department of Surgery in May 2006 a commitment was made to expeditiously renovate research laboratories on Moos 11 to ensure modern research space would be available for recruitment of faculty of excellence. Dr Vickers has successfully recruited several high profile surgeons. Review/action in March is requested to expedite the laboratory renovation process and to fulfill the University's commitment to Dr. Vickers to expeditiously renovate the space. March approval of the project will allow construction to be completed in time for January 2008 occupancy. Delaying approval until May will delay occupancy and possibly negatively effect recruitment efforts in progress.

At the time the Fiscal Year 2007 Capital Budget was prepared, the recruitment of Dr. Vickers was being finalized, and the scope of work, cost estimate, funding, and schedule for this project were not completely defined or reconciled to each other.

President's Recommendation for Action:

The President recommends approval of amending the Fiscal Year 2007 Capital Budget:

- To provide funding for the leasehold improvement project at 111 South Broadway, Rochester for the University of Minnesota Rochester; and
- By \$3,750,000 to provide funding for the Malcom Moos Health Sciences Tower 11th Floor Renovation project located on the Twin Cities, Minneapolis, East Bank campus.

(Not Final)

**Capital Budget Amendment
Leasehold Improvement Project
at 111 South Broadway, Rochester
for University of Minnesota-Rochester
(Rochester Campus)**

1. Basis for Request:

In 1999, the Greater Rochester Area University Center Board (GRAUC) advocated for a branch of the University of Minnesota in Rochester and submitted to the legislature the Rochester Higher Education Development Committee Report. Legislative funding for the University of Minnesota-Rochester was approved in 2006.

To provide interim space in downtown Rochester for the University of Minnesota-Rochester (UMR), until a permanent campus is developed, the University will lease space in the building at 111 South Broadway, Rochester. The UMR programs currently offered in the University Center on the Rochester Community and Technical College (RCTC) campus will be relocated to the third and fourth floors, and a portion of the first floor, at 111 South Broadway, and expanded. The University's Center for Allied Health Programs will also be housed on the third and fourth floors of the building at 111 South Broadway.

The Southeast Regional Office of the University of Minnesota Extension Service will remain on the RCTC campus until a permanent downtown UMR campus is developed.

2. Scope of Project:

The subject project involves the renovation of the entire third and fourth floors and 3,000 square feet on the first floor in the building at 111 South Broadway to be leased by the University, including reconfiguration of the 3rd and 4th floors into classrooms, laboratories, offices, and student areas. The 3rd floor of this building was formerly used as a food court. The 4th floor of this building had been a multiplex theater.

The majority of the space, except for one tiered movie theater, will be totally gutted and renovated for occupancy by the University, including paint, new carpet, electrical upgrades, build-out of additional offices, classrooms and labs reconfiguration of some rooms upgrades of handicapped restrooms, and build-out of up to three phone closets for University telecommunications services, etherjack and telephone, modification of the sprinkler system for the main phone room, and additional communications and electrical conduit to appropriate functional areas.

3. Environmental Issues:

The work to be performed by the landlord, at landlord’s sole cost and expense, will include all work necessary to resolve any and all environmental issues.

4. Master Plan: Project Impact Report:

The project will occur in a non-University owned building.

5. Cost Estimates:

The University’s estimated construction costs for this project will be provided at the Facilities Committee meeting.

Costs for furniture, fixtures, equipment and technology, of which the majority will be reused in the permanent campus facility, will add additional costs to the leasehold improvement project.

Information on telecommunications costs will also be available at the Facilities Committee meeting.

6. Capital Funding:

Legislative Appropriations	\$
Other Sources	\$

(Amounts and Other Sources will be provided at the Facilities Committee meeting.)

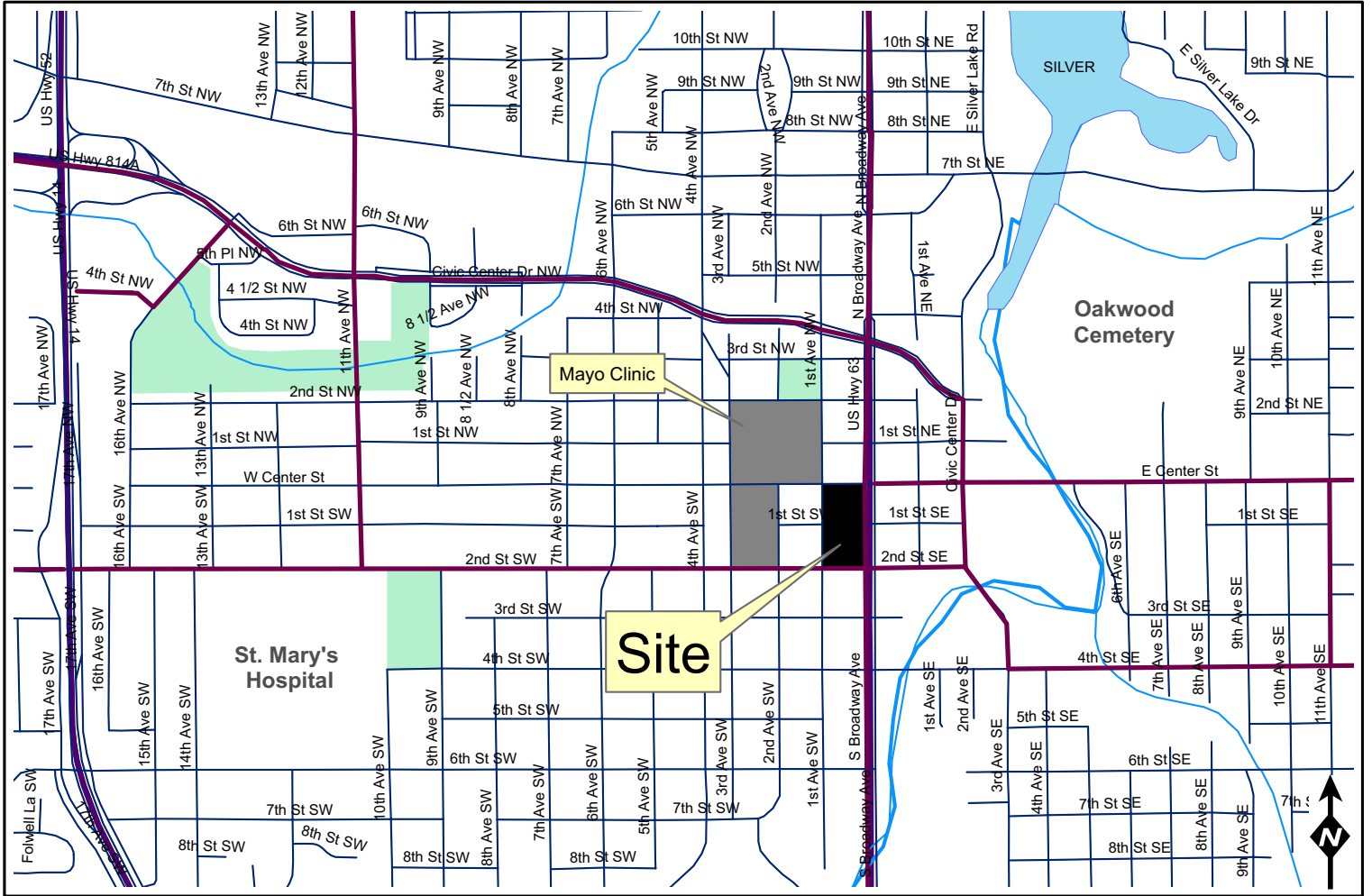
7. Capital Budget Approval:

The University’s FY07 Capital Budget included, as a potential addition, the leasehold improvement project for the University of Minnesota-Rochester.

8. Annual Operating and Maintenance Cost

Base rent for the 3rd and 4th floors will be \$9.75 per square foot plus \$8.25 per square foot the first year for operating costs and taxes, or \$18.00 per square foot the first year, plus separately-metered electricity and custodial services and supplies.

Base rent for the 1st floor space will be \$18.00 per square foot, plus \$11.17 per square foot the first year for operating costs, or \$29.17 per square foot the first year, plus separately-metered electricity and custodial services and supplies.



<p>University of Minnesota Board of Regents</p>	<p>Six - Year Lease for up to 56,837 Usable Square Feet Plus Storage, 111 South Broadway, Rochester, for University of Minnesota - Rochester (Rochester Campus)</p>	<p>Real Estate Office</p>
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**Malcom Moos Health Sciences Tower
11th Floor Renovation
Department of Surgery, Biological Research Laboratory
Twin Cities Campus**

1. Basis for Request:

The University's Department of Surgery has a long legacy of leading surgical research and currently is ranked ninth in acquisition of NIH funds. Faculty efforts have yielded \$10 million from NIH in 2006 alone, in addition to approximately \$10 million more in non-federal and philanthropic support. In order to maintain the Department's tradition of excellence in research, it must tirelessly recruit the best and brightest researchers. To do so successfully, the University must offer potential faculty exciting opportunities for study, as well as state of the art facilities in which to conduct research. As part of the recruitment package for new Department of Surgery Chairman Selwyn M. Vickers, M.D., and Vice Chairman of Research Ashok K. Saluja, Ph.D., the Department's research space currently occupied on the 11th floor of Moos Tower must be renovated. This space has not been upgraded since Moos Tower was constructed in 1973.

The Department of Surgery requires an environment in which researchers and clinicians collaborate on a regular basis, and physically proximate work areas will facilitate this collaboration. The Department of Surgery recognizes that renovating the 11th floor of Moos Tower is its best option. The space in question, which is already used by the Department as lab and office space, is no longer functional for research.

Modern lab design has significantly changed how researchers collaborate and perform research, and the proposed renovation of Moos 11 will provide the Department's internationally-recognized faculty and staff with the state-of-the-art, highly secure laboratory they need to excel, while the new design will give students ready access to faculty members and the work they do. The space-efficient new design incorporates approximately 25% more research space than exists at present, for a total of 7,500 square feet. This allows for future research recruitment in areas such as cancer, gastrointestinal disease, and diabetes. Also, the renovation will let natural light into almost all of the laboratory and faculty offices, while none of the labs now have any access to natural light. The proposed open architecture of the lab space also will facilitate close collaboration between research groups, and permit efficient use of resources. Furthermore, it will provide space for new recruits to the Surgery Department, and will allow the Biochemistry Department to reclaim space loaned to the Department of Surgery for the year for their own pending recruits.

2. Scope of Project:

Constructed in 1973, the 11th floor of the Malcom Moos Health Sciences Tower has not been remodeled or updated since then. The aging labs, offices, and building infrastructure on the 11th floor will be completely redesigned and replaced to provide state-of-the-art research labs, support spaces, and necessary office and collaborative meeting spaces.

Demolition will remove all of the existing interior construction on the floor, including walls, ceilings, built-in furnishings, finishes, electrical devices, and mechanical equipment and services. Existing whole building components such as air handlers, elevators, and stairways are adequate and will not need to be considered as part of this project. Exterior windows will

remain. The project will provide full sprinkler construction and fully compliant fire life safety systems.

The Lab is being designed as a BSL-2 level facility. The anticipated number of occupants on the floor is estimated at 30-50 people.

The new construction will encompass entire 11th floor of approximately 12,730 usable square feet. Approximately 10,580 usable square feet will constitute laboratory and office space, while the remaining 2,150 will be used for required circulation/egress, elevator lobby, new code-compliant toilets, custodial space, etc.

3. Environmental Issues:

The University has completed a hazardous material survey of existing conditions on the 11th floor. Hazardous materials include tile flooring and adhesive, lab counter undercoatings, miscellaneous pipe insulation and mastic. This material will be removed by the University prior to construction.

4. Cost Estimate:

Construction costs:	\$ 3,005,000
Non-construction costs:	637,800
Furnishings Costs	<u>107,200</u>
Total Project Cost	\$ 3,750,000

5. Capital Funding:

Internal Loan	\$ 3,750,000
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This project will be funded through a University of Minnesota internal loan repaid over seven years by the Medical School.

6. Capital Budget Approvals:

When Dr. Selwyn Vickers was recruited to lead the Medical School's Department of Surgery in May 2006 a commitment was made to expeditiously renovate research laboratories on Moos 11 to ensure modern research space would be available for recruitment of faculty of excellence. Dr. Vickers has successfully recruited several high profile surgeons. New hires currently are housed in temporary, dispersed laboratories which do not encourage collaboration. Additional new hires are due to arrive this summer. Review/action in March is requested to expedite the laboratory renovation process and to fulfill the University's commitment to Dr. Vickers to expeditiously renovate the space. March approval of the project will allow construction to be completed in time for January 2008 occupancy. Delaying approval until May will delay occupancy and possibly negatively effect recruitment efforts in progress.

At the time the Fiscal Year 2007 Capital Budget was prepared, the recruitment of Dr. Vickers and Dr. Saluja was being finalized, and the scope of work, cost estimate, funding, and schedule for this project were not completely defined or reconciled to each other.

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

The annual operating costs for this area will not significantly change as the result of this renovation. The floor will continue to house both research labs and offices spaces.

8. Project Schedule:

Complete Design / Construction Documents	February 2007
Hazardous Material Abatement	March 2007
Begin Construction	Spring 2007
Complete Construction	Fall 2007
Occupancy	January 2008

9. Architect/Engineers/Construction Manager:

Architects: BWBR Architects, St. Paul
Engineers: Sebesta Blomberg & Associates, Roseville
Construction Manager: M. A. Mortenson, Minneapolis

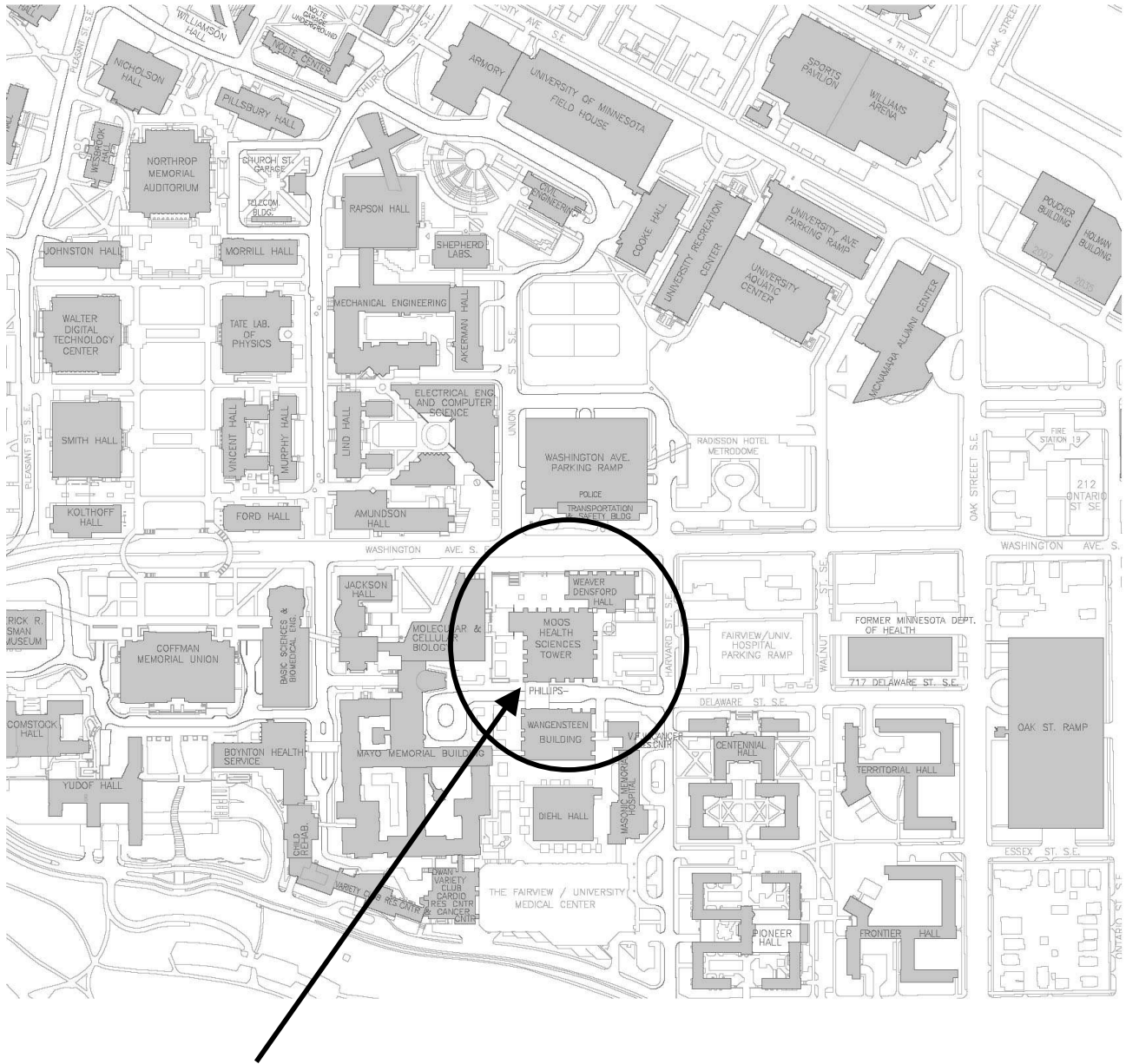
10. Recommendation:

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

 2/23/07
Richard Pfitzenreuter, Vice President and Chief Financial Officer

 2/26/07
Frank Cerra, Senior Vice President for Health Sciences

 2/23/07
Kathleen O'Brien, Vice President for University Services



Malcolm Moos Health Sciences Tower

**Twin Cities, Minneapolis
East Bank Campus**



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

March 8, 2007

Agenda Item: Real Estate Transactions

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Senior Vice President for Health Sciences Frank Cerra
Vice President/CFO Richard Pfitzenreuter
Vice President/CIO Steve Cawley
Director of Real Estate, Susan Carlson Weinberg

Purpose:

policy background/context oversight strategic positioning

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

- A. Seven-Year Lease for 6th Floor, 14,148 Rentable Square Feet at University Park Plaza, 2829 University Avenue SE, for Academic Health Center, Medical School (Twin Cities Campus)
- B. Ten-Year Lease for 5,833 Rentable Square Feet on 7th Floor at University Park Plaza, 2829 University Avenue SE, Minneapolis, for Office of Information Technology (Twin Cities 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 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. Seven-Year Lease for 6th Floor, 14,148 Rentable Square Feet at University Park Plaza, 2829 University Avenue SE, for Academic Health Center, Medical School (Twin Cities Campus)
- B. Ten-Year Lease for 5,833 Rentable Square Feet on 7th Floor at University Park Plaza, 2829 University Avenue SE, Minneapolis, for Office of Information Technology (Twin Cities Campus)

**SEVEN-YEAR LEASE FOR 14,138 RENTABLE SQUARE FEET
AT UNIVERSITY PARK PLAZA, 2829 UNIVERSITY AVE. SE, MINNEAPOLIS,
FOR ACADEMIC HEALTH CENTER, MEDICAL SCHOOL
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute a seven-year lease for 14,138 rentable square feet on the 6th floor of 2829 University Avenue SE, Minneapolis, for occupancy by the Academic Health Center, Medical School.

2. Description of Leased Premises

The leased premises will consist of 13,515 useable square feet, or 14,138 rentable square feet, of office space comprising the entire 6th floor in the University Park Plaza building at 2829 University Avenue SE, Minneapolis, plus 53 parking spaces.

3. Basis for Request

The Medical School space shortage is critical. Based on current projections, the Academic Health Center (AHC) will be short by more than 100,000 square feet due to new AHC faculty hires, even after the Medical BioSciences Building opens.

This lease for the 6th floor will provide needed faculty office space for the Academic Health Center, Medical Schools' Clinical Neuroscience Center and the Medicine, Emergency Medicine, Neurology and Dermatology Center (MEND).

4. Details of Transaction

The subject lease will commence approximately July 1, 2007 and continue for seven years (through June 30, 2014). The lease will include three successive three-year options to continue the lease thereafter (potentially through June 30, 2023).

The landlord, 2829 University LLC, will remodel the leased premises prior to occupancy by the University. This leasehold improvement project will consist of constructing approximately four offices, necessary electrical and HVAC modifications, and painting and carpeting the entire space.

5. Lease Costs

The University will pay a base rent of \$9.50 per rentable square foot the first year, increasing 4% per year thereafter, plus a pro-rata share of building operating costs (\$9.55 per rentable square foot is the first year's estimate), or a total cost for the first year of the lease of \$269,329, or \$19.05 per rentable square foot.

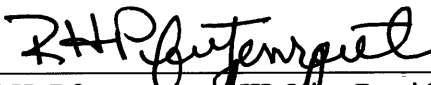
The University will also pay the cost of the leasehold improvement project, estimated at approximately \$180,000.

6. Source of Funds

The Academic Health Center, Medical School will provide the funds for both the on-going lease costs and the \$180,000 for the leasehold improvement project.

7. Recommendations

The above-described real estate transaction is appropriate:

 2/23/07

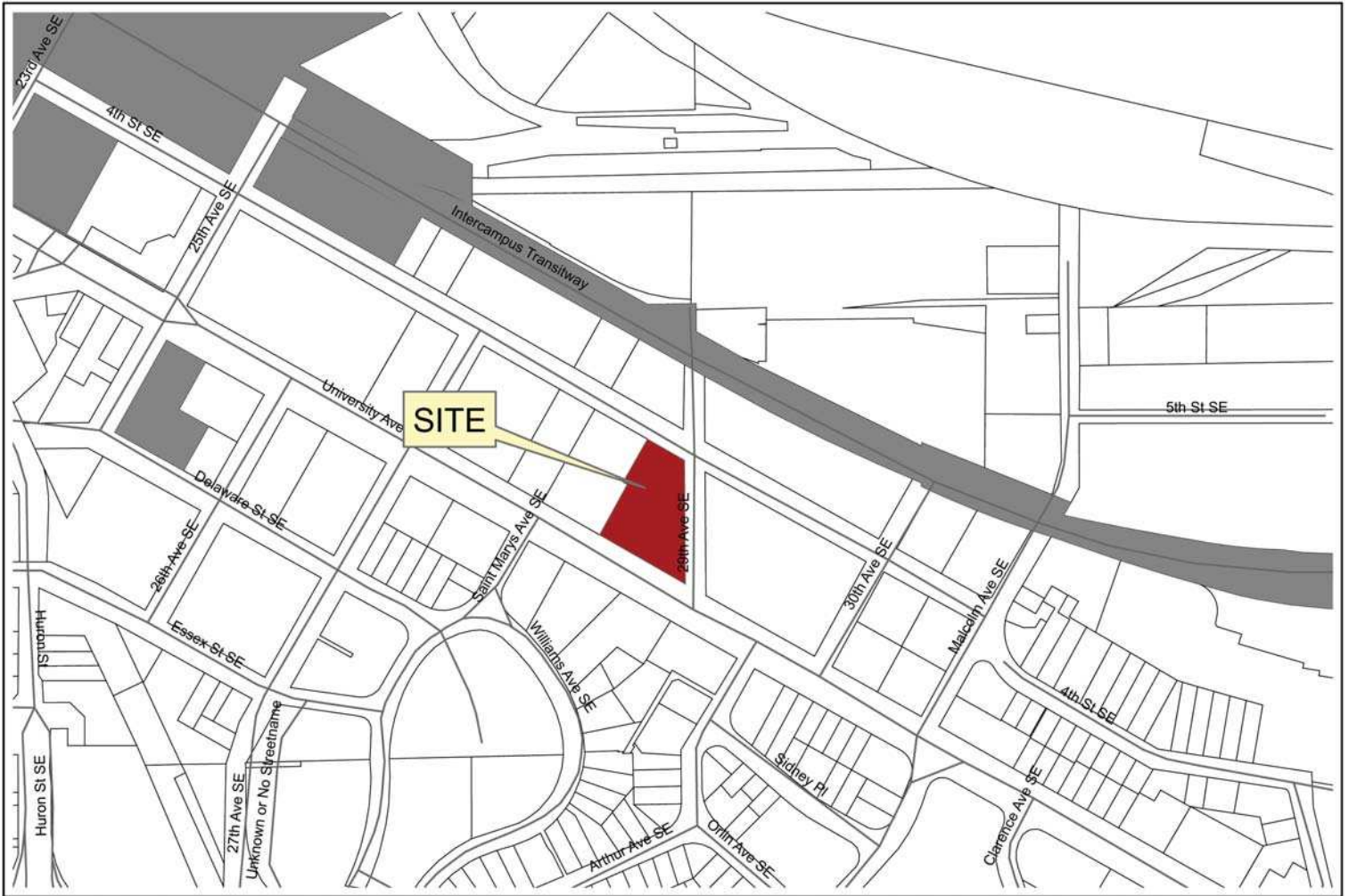
Richard H. Pfitzenreuter III, Vice President for Finance and CFO

 2/28/07

Frank Cerra, Senior Vice President for Health Sciences

 2/23/07

Kathleen O'Brien, Vice President for University Services



<p>Board of Regents University of Minnesota</p>	<p>Seven - Year Lease for 6th Floor, 14,148 Rentable Square Feet at University Park Plaza, 2829 University Ave SE, Minneapolis (Twin Cities Campus)</p>	<p>Real Estate Office</p>
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**TEN YEAR LEASE FOR 5,833 RENTABLE SQUARE FEET
AT UNIVERSITY PARK PLAZA, 2829 UNIVERSITY AVENUE SE,
MINNEAPOLIS,
FOR OFFICE OF INFORMATION TECHNOLOGY
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute a ten-year lease for 5,833 rentable square feet on the 7th floor of 2829 University Avenue SE, Minneapolis, for occupancy by the Office of Information Technology for Academic and Distributed Computing Services.

2. Description of Leased Premises

The leased premises will consist of 5,029 useable square feet, or 5,833 rentable square feet, of office space comprising the northerly and northeasterly portion of the 7th floor in the University Park Plaza building at 2829 University Avenue SE, Minneapolis, plus 22 parking spaces.

3. Basis for Request

The Office of Information Technology (OIT), Academic and Distributed Computing Services, currently occupies less than desirable space in Norris Gym. Alternative space on campus is not available for this service group.

This lease will provide better quality office space for occupancy by support staff of OIT's Academic and Distributed Computing Services.

4. Details of Transaction

The subject lease will commence approximately July 1, 2007 and continue for ten years (through June 30, 2017). The lease will include three successive five-year options to continue the lease thereafter (potentially through June 30, 2032).

The landlord, 2829 University LLC, would remodel the leased premises prior to occupancy by the University. This leasehold improvement project includes removing a number of existing walls, necessary electrical and HVAC modifications, and painting and carpeting the entire space.

5. Lease Costs

The University will pay a base rent of \$9.50 per rentable square foot the first year, increasing 4% per year thereafter, plus a pro-rata share of building operating costs (\$9.55 per rentable square foot is the first year's estimate), or a total cost for the first year of the lease of \$111,118.65 or \$19.05 per rentable square foot.

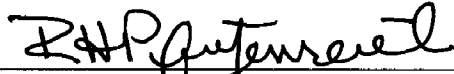
The University also will pay the cost of the leasehold improvement project, estimated at approximately \$76,000.

6. Source of Funds


The Office of Information Technology will provide the funds for both the first year of lease costs and the \$76,000 for the leasehold improvement project. After the first year rent, will be paid with central funds.

7. Recommendations


The above-described real estate transaction is appropriate:

 2/23/07

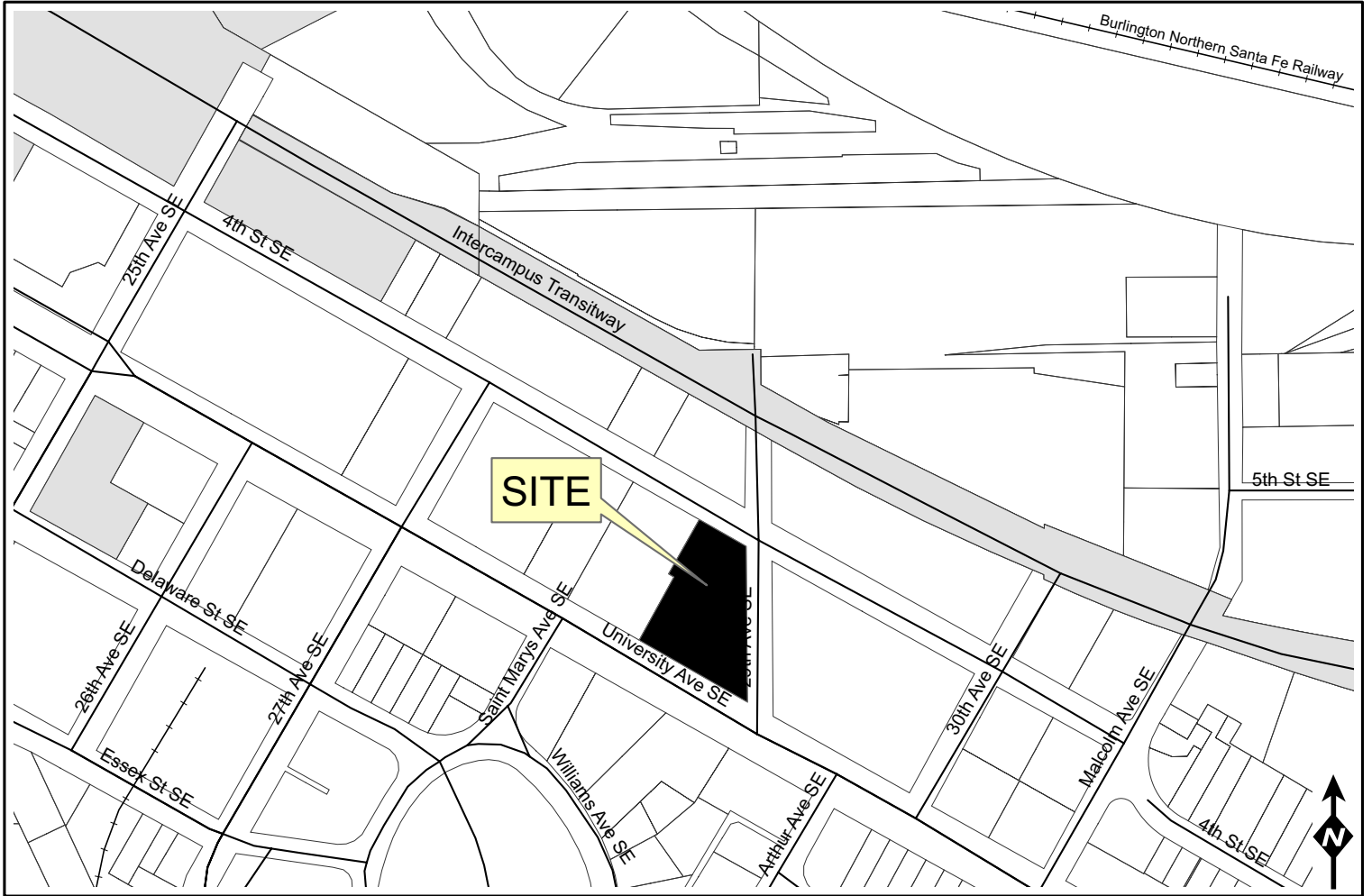
Richard H. Pfitzenreuter III, Vice President for Finance and CFO

 2/27/07

Robert Jones, Senior Vice President for System Administration



Kathleen O'Brien, Vice President for University Services



<p>University of Minnesota Board of Regents</p>	<p>Ten - Year Lease for 7th Floor, 5,833 Rentable Square Feet at University Park Plaza, 2829 University Ave SE, Minneapolis, (Twin Cities Campus)</p>	<p>Real Estate Office</p>
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UNIVERSITY OF MINNESOTA BOARD OF REGENTS

Facilities Committee

March 8, 2007

Agenda Item: Capital Budget Amendment

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Chancellor Jacqueline Johnson
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 the following Capital Budget Amendment:

- Amend the Fiscal Year 2007 Capital Budget by \$2,956,000 to provide additional funding for the Biomass Heating Plant Addition project located on the Morris campus.

Outline of Key Points/Policy Issues:

With this project, the nationally recognized Morris campus is building on its strong community and regional relationships and the significance of the robust renewable resources located in western Minnesota. Morris has worked to identify technology that has the ability to provide renewable energy for up to 80% of the campus heating needs using local agricultural crops and plant materials that are grown in the region. It is estimated the operation of the biomass plant will redirect up to \$500,000 annually into the local agricultural economy that would have been used for fossil fuel purchases in the past. The facility will provide research and instructional platforms.

Background Information:

The Fiscal Year 2006 Capital Budget approved by the Board of Regents in June 2005 authorized \$6,000,000 for the Biomass Heating Plant Addition on the Morris campus. A \$2,956,000 Capital Budget Amendment for this project is requested at this time. Based upon a request for a price proposal for the project scope of work; the previously approved budget is not adequate. If the project is to proceed at the scale that meets the needs of the campus, additional funding is needed.

When the budget for this project was originally established, the biomass Industry was in its infancy and the project cost estimate was based upon solid fuel combustion rather than gasification. The design of this project incorporates gasification and emissions technology that was not originally envisioned for the project.

President's Recommendation for Action:

The President recommends approval of amending the Fiscal Year 2007 Capital Budget by \$2,956,000 to provide additional funding for the Biomass Heating Plant Addition project located on the Morris campus.



UNIVERSITY OF MINNESOTA BOARD OF REGENTS

Facilities Committee

March 8, 2007

Agenda Item: Six-Year Capital Improvement Plan: Principles, Process and Priorities

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Associate Vice President Robert Kvavik

Purpose:

policy background/context oversight strategic positioning

The Board approved "Six-Year Capital Improvement Plan" (Plan) establishes the next capital request to be presented to the State for consideration; sets priorities and direction for continued capital and academic planning efforts; defines the boundaries of additional University debt; and identifies University financial responsibility for payment.

Outline of Key Points/Policy Issues:

The President's recommended Plan includes major capital improvements planned for FY2008 to FY2013. The Plan includes projects funded with state capital support as well as projects funded by the University through a combination of University debt obligations, local unit resources/fundraising, and public/private partnerships.

The development of the University of Minnesota's Six Year Capital Plan has been guided by the following principles:

1. Advance the academic excellence of the University of Minnesota by aligning capital projects with the established strategic positioning goals of:
 - Recruiting and educating outstanding students
 - Recruiting and supporting innovative, energetic world-class faculty and staff
 - Being responsible stewards of resources
 - Inspiring innovation, exploration, and discovery
2. Address service unit priorities that support the academic priorities.
3. Ensure that investments in existing facilities and infrastructure contribute to renewal, preservation, and restoration objectives and are aligned with the priorities of the capital plan.
4. Give preference to projects that create flexible space, improve space utilization, reduce operational costs.
5. Capitalize on unique opportunities that are aligned with academic priorities.

6. Protect the University's financial position by keeping capital expenditures within the projected debt capacity limits.
7. Advance the guiding principles of the master plan and Board of Regents Policy: *Sustainability and Energy Efficiency*.

Additional specific information is included in the full Board docket.

Background Information:

Board of Regents Policy: *Board Operations and Agenda Guidelines* directs the administration to conduct capital planning with a "6-year time horizon, updated annually." This annual capital planning process is completed in two parts.

- Part 1, approved by the Board in June, is the annual Capital Improvement Budget for the coming fiscal year in which projects with completed predesigns and financing plans are approved to proceed with design and construction.
- Part 2 is a Capital Improvement Plan that establishes the institutions' capital priorities for an additional 5 years into the future. This plan will become the basis for continued capital and financial planning.



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

March 8, 2007

Agenda Item: Consent Report

review review/action action discussion

Presenters: Vice President Kathleen O'Brien

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. Agreements for University Facilities and Services for J. Robinson Wrestling Camp, June 30 - July 27, 2007 (Twin Cities Campus)
- B. Agreements for University Facilities and Services with National Sports Center Foundation for USA Cup Soccer 2007, July 9 - 22, 2007 (Twin Cities Campus)
- C. Agreements for University Facilities and Services for Higher Things Lutheran Youth Conference, July 22 - 28, 2007 (Twin Cities Campus)

Outline of Key Points/Policy Issues:

The details of these transactions and their financial impacts 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 approve the purchase or sale of real property having a value greater than \$250,000 or larger than ten (10) acres, and all leases, easements, and other interests in real property with a present value of the gross rent to be paid by or to the University during the initial term in excess of \$250,000, consistent with Board policies."

In accordance with the *Board of Regents Calendar*, which is included in Board of Regents Policy: *Board Operations and Agenda Guidelines*, the "sale or purchase of real property between 10 and 40 acres, or with a value between \$250,000 and \$500,000" and "leases with a present value between \$250,000 and \$500,000" are presented for review/action as part of the Facilities Committee Consent Report.

President's Recommendation for Action:

The President recommends approval of the Consent Report.

**AGREEMENTS FOR THE USE OF UNIVERSITY FACILITIES AND SERVICES
FOR J ROBINSON LLC FOR WRESTLING CAMP,
JUNE 30 THROUGH JULY 27, 2007
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the agreements for the use of University facilities and services by J. Robinson Intensive Camps/Clinics, LLC for its wrestling camp on June 30 through July 27, 2007.

2. Description of Facilities and Services

Lodging: Multi-bed space for approximately 320 wrestlers and 30 adults in Sanford Hall, 1122 University Avenue S.E., Minneapolis.

Group Registration Facilities: Space in Sanford Hall lobby on June 30, 2007.

Camp Store and Storage Space: Room 176 (CYBER CAFÉ) and Sanford Meeting Room (152)

Food Services: Residential dining in Sanford Hall from June 30 (dinner only) through July 27, 2007 (lunch).

Athletic Facilities: Use of the indoor football field and auxiliary spaces of the Gibson-Nagurski Indoor Football Field and auxiliary spaces at dates and times during the period of June 30 –July 27, 2007 approved in advance.

3. Basis for Request

Many J. Robinson summer sports, youth and high school wrestling camps have occurred at the University of Minnesota over the years. The wrestling camp scheduled during the period of June 30 through July 27, 2007 will require University lodging and services for approximately 320 wrestlers and 30 adults.

4. Fees

J. Robinson Intensive Camps, LLC will pay an estimated \$164,903 for lodging, CYBER CAFÉ, Sanford Meeting Room for Camp Store and storage and Sanford Lobby for registration facilities; \$197,451 (includes taxes) for food service; and \$25,600 for use of sport facilities, or a total of \$387,954 for its wrestling camp during the period of June 30 through July 27, 2007.

5. Use of Funds Received by the University

Housing and Residential Life will receive the payment for the lodging, registration facilities and camp store, estimated at \$164,903. University Dining Services will receive the payment for the food services, estimated at \$197,451. Intercollegiate Athletics will receive the payment for the athletic facilities, estimated at \$25,600.

6. Recommendations:

The above-described real estate transaction is appropriate:

Richard H. Pfitzenreuter, III 2/23/07

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

E. Thomas Sullivan 2-25-07

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

Kathleen O'Brien 2/23/07

Kathleen O'Brien, Vice President for University Services

**AGREEMENTS FOR THE USE OF UNIVERSITY FACILITIES AND SERVICES
WITH NATIONAL SPORTS CENTER FOUNDATION, INC.
FOR USA CUP SOCCER,
JULY 9 THROUGH 22, 2007
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the agreements with National Sports Center Foundation Inc. for the use of University facilities and services to be provided for its USA Cup Soccer 2007 on July 9 – July 22, 2007.

2. Description of Facilities and Services

Lodging: Multi-bed space for approximately 1,100 youth and 150 adults located in Territorial Hall, 417 Walnut Street S.E; Centennial Hall, 624 Delaware Street S.E.; and in Frontier Hall, 701 Fulton Street, SE.

Group Registration Facilities: Frontier Hall Lounge, Centennial Lobby and in the Territorial Front Desk.

Food Services: Residential dining in from July 9 (dinner only) through July 22, 2007 (breakfast).

3. Basis for Request

Many youth and adults for the USA Cup Soccer held in at the National Sports Center in Blaine have been housed and fed at the University of Minnesota over the past 17 years. For the USA Cup Soccer in 2007, University lodging and services will be provided for approximately 1,100 youth and 150 adults.

4. Fees

The National Sports Center Foundation will pay an estimated \$235,175 for lodging and registration facilities, and \$219,858 (taxes included) for food service, or a total of \$455,033 for its USA Cup Soccer during the period of July 9 – 22, 2007.

5. **Use of Funds Received by the University**

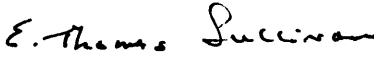
Housing and Residential Life will receive the payment for the lodging, registration facilities and camp store, estimated at \$235,175. University Dining Services will receive the payment for the food services, including taxes, estimated at \$219,858.

6. **Recommendations:**

The above-described real estate transaction is appropriate:

 2/23/07

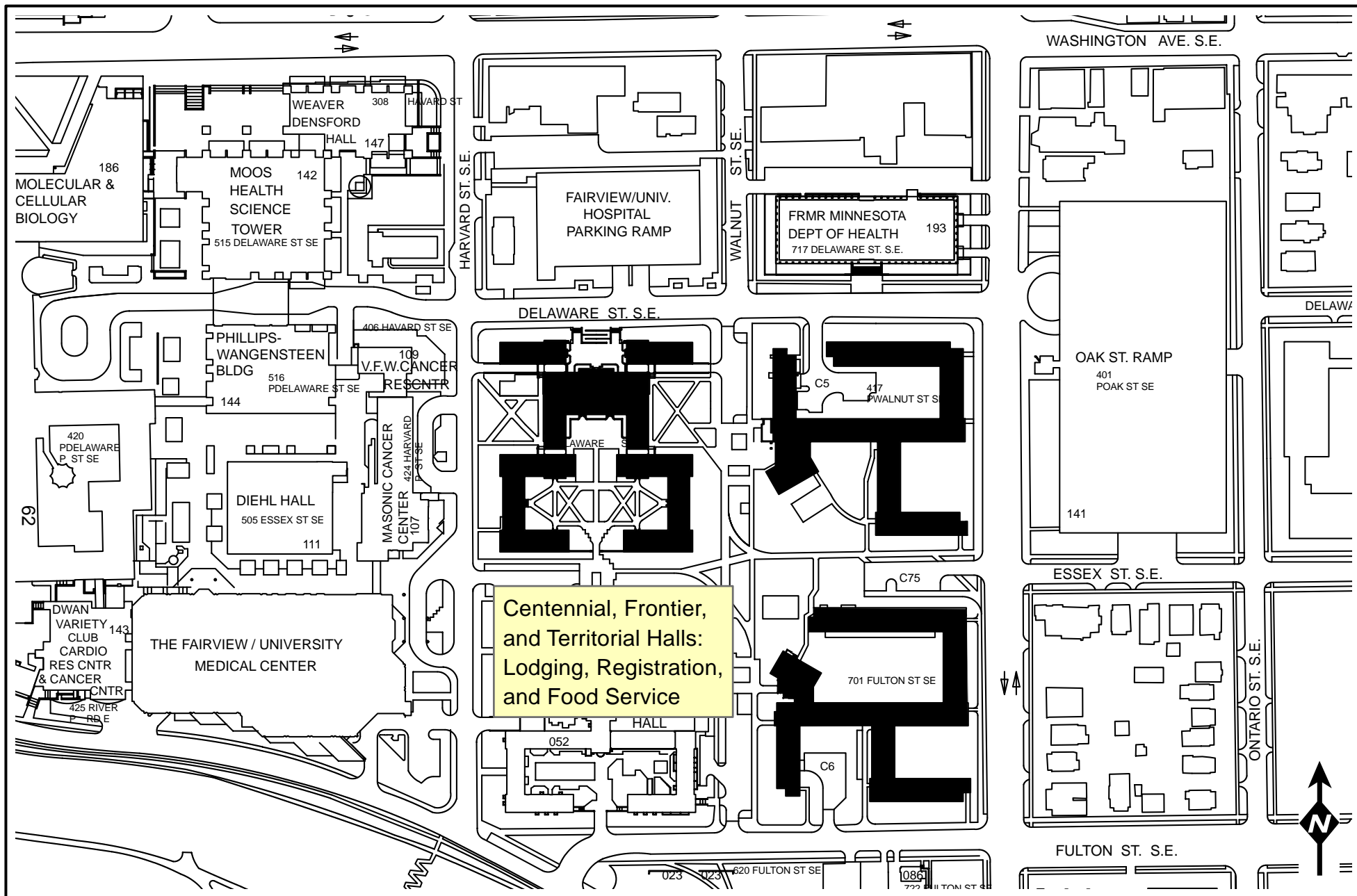
Richard Pfitzenreuter, Vice President for Finance and CFO

 2-25-07

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

 2/23/07

Kathleen O'Brien, Vice President for University Services



**AGREEMENTS FOR UNIVERSITY FACILITIES AND SERVICES
FOR HIGHER THINGS LUTHERAN CONFERENCE
JULY 22-28, 2007
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the agreements for the use of University facilities and services by Higher Things Lutheran Youth for a 2007 Youth Conference during the period of July 22 - 28, 2007.

2. Description of Facilities and Services

Lodging: Multi-bed space for approximately 1,000 youth and 250 adults (over 18) in Centennial Hall, 614 Delaware Street, SE; and in Middlebrook Hall, 412-22nd Avenue South, Minneapolis; July 22 – 28, 2007.

Group Registration in Centennial Lobby and Middlebrook Terrace: July 23, 2007 between 12:00 noon and 6:00 pm.

Middlebrook Cyber Café - General use, July 23 - 28, 2007.

Middlebrook Terrace – General use, July 23 - 28, 2007.

Food Services: Various locations on the Twin Cities Campus, commencing on July 24 (dinner) and ending on July 27, 2007 (lunch).

3. Basis for Request

Higher Things Lutheran Youth, a 501(c)3 corporation, plans two summer youth conferences each year and has chosen the University of Minnesota for one of its two locations for 2007. The 2007 Higher Things Lutheran Youth Conference to be held at the University of Minnesota anticipates attendance by approximately 1,000 youth (plus adults) from all over the country.

4. Fees

Higher Things Lutheran Youth will pay an estimated \$104,140 for lodging, \$95,752 (which includes taxes) for food service; and \$29,094 for use of workshop and seminar facilities, including Coffman Memorial Union, Ferguson Hall, Ted Mann Concert Hall, and numerous classrooms, for a total of \$228,986. Higher Things Lutheran Youth will also pay for additional University services provided by various University units, such as Office of Information Technology, Parking and Transportation Services, UDS Catering, AV Technicians, etc.

5. Use of Funds Received by the University

Housing and Residential Life will receive the payment for the lodging, and registration facilities, estimated at \$104,140. University Dining Services will receive the payment for the food services, estimated at \$95,752. The other University facilities at which workshops and seminars will occur will receive payments estimated to total \$29,094.

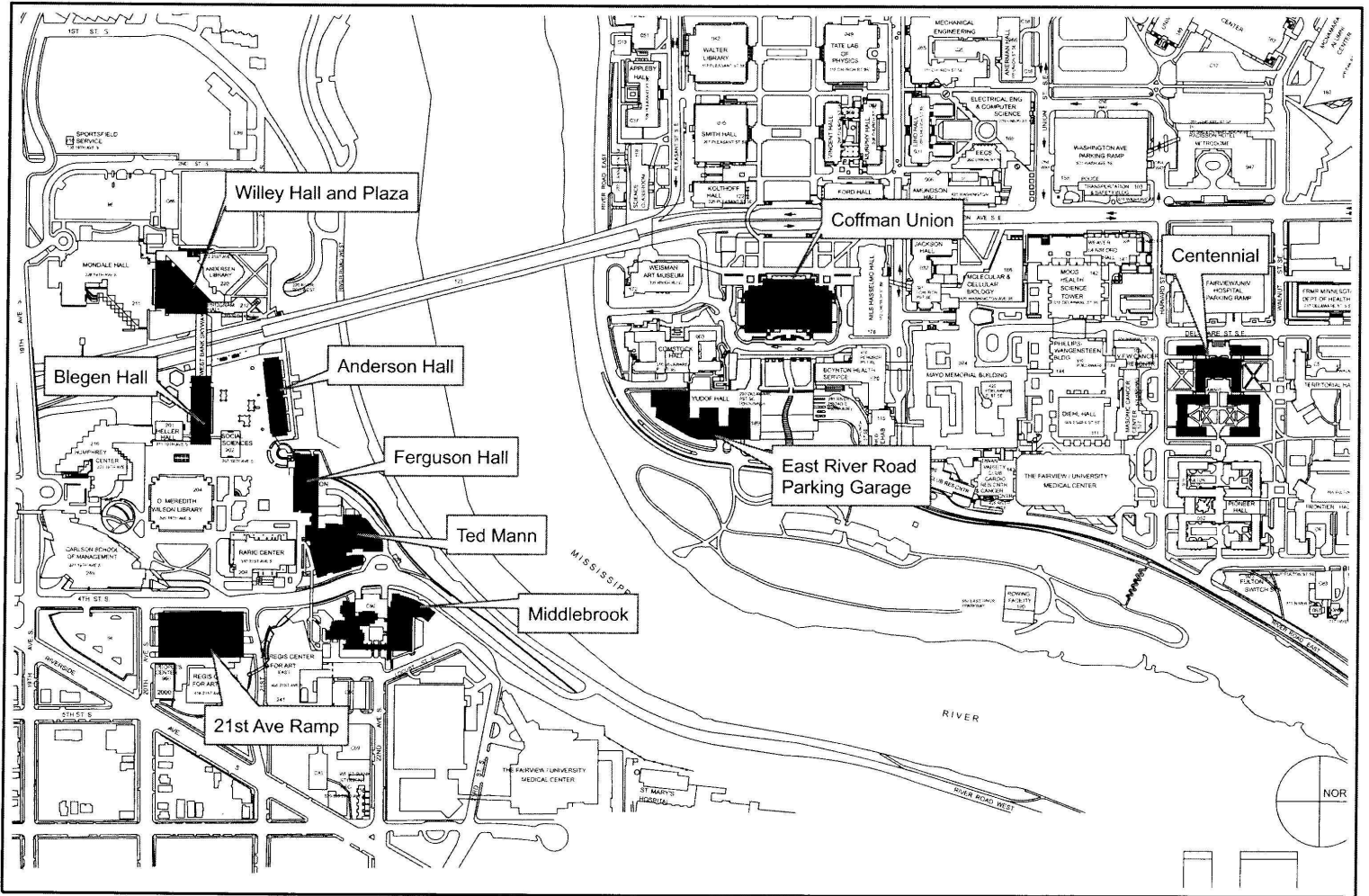
6. Recommendations:

The above-described real estate transaction is appropriate:

Richard H. Pfitzenreuter, III, Vice President for Finance and CFO *RHP Pfitzenreuter* 2/23/07

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost *E Thomas Sullivan* 2-25-07

Kathleen O'Brien, Vice President for University Services *Kathleen O'Brien* 2/23/07



University of Minnesota Board of Regents	Agreements for the Use of University Facilities and Services with For Higher Things Lutheran Youth Conference, July 22 - 28, 2007 (Twin Cities Campus).	Real Estate Office
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**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

March 8, 2007

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 items:

1. The March 2007 Capital Improvement Plan Semi-Annual Report, in accordance with Board of Regents Policy: *Board Operations and Agenda Guidelines*.
2. The University's activities to update the Twin Cities Campus Master Plan

Outline of Key Points/Policy Issues:

Capital Planning and Project Management Semi-Annual Report

This report includes projects primarily authorized as a part of the Fiscal Year 2007 Capital Budget. Specific projects are highlighted to illustrate process improvements and challenges encountered in ensuring that the project scope of work is delivered within budget and on schedule.

Twin Cities Campus Master Planning

Per Board of Regents Policy: *Reservation and Delegation of Authority*, section VIII, subdivision 4, "The Board reserves to itself authority to approve campus master plans and amendments thereto."

This report provides the Board of Regents with an update as to the progress made in updating the Twin Cities Campus Master Plan. The Facilities Committee work plan included this update as a March agenda item, but due to the full agenda, the update is being provided in written form. A more complete presentation will be provided at a future Facilities Committee meeting.

Background Information:

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

Capital Planning & Project Management

FY '07 Capital Improvement Budget
Semi-Annual Report
March 8th, 2007

CPPM Performance Measures

The CPPM group accepts full accountability for:

- Meeting project scope expectations
- Delivering expected quality
- Delivering projects on schedule
- Delivering projects on budget
- Improving process productivity
- Limiting / eliminating legal liabilities

Small and Mid-Range

- Project delivery group dedicated to “operational” and “infrastructure” projects on the Twin Cities Campus
- Manages projects funded by HEAPR, R&R and by UMTC Departments/Units
- 5 Project Managers, 4 Project Assistants, 7 support staff, 65-100+Trades, Director, Asst. Director
- Approx. \$30-\$60M per year “spend”
- Uses a team based approach – focused on customer groups

Status of Small & Midrange:

- Approximately 420 active projects across TC Campus
- \$77.5M Budgeted / \$36.9MM committed to date
- Tracking status on all elements: scope, schedule and budget in MS Project – a web-based, client accessible management tool
- Customer survey results to date have returned the following scores regarding the team’s management of recently completed projects:

Numbers based on a scale of 1 to 10, 10 being the best

Manage Cost	– 8.7
Manage Schedule	– 7.8
Professionalism	– 9.0
Manage Scope	– 8.9
Close-Out	– 8.1
Communication	– 8.3
Follow User Rules	– 9.1
Overall Satisfaction	– 9.0

Initiatives:

- Best Value Procurement “Pilot Project” continues(27 projects in the pipeline, 19 awarded, \$8.4M planned, \$3.1M spent – 13% savings to date)
- MS Project platform launched - customer access available via web portal – tracking scope/schedule/budget and issues.
- Forms and documents library completed – rolling out via “crash course” with staff
- New estimating software under review
- Revised performance forms created to incorporate professional development goals for staff

Project Delivery Services – Large Projects

Delivery of projects:

- Throughout the University's statewide system
- With a value of \$2,000,000 or more (typically)
- With expenditures made for fixed (long term) assets: buildings, furnishings and equipment and utility infrastructure

Staffing:

- Three Senior Project Managers
- 1 Project Manager
- 1 Project Coordinator
- Assistant to the Director
- Director
- Three contract Project Managers

Project Statistics:

- 100 % of large projects were in budget
- Twenty of twenty-one large projects on schedule
- The twenty-one projects listed below total \$372,244,793
- Average project cost is \$17,725,913
- Largest project costs is \$67,500,000
 - Medical Bioscience Building
- Smallest project cost is \$1,700,000
 - Cedar Creek Natural History Area



717 Delaware Street SE Renovation

Description: Renovation of the 201,300 gross square feet former Minnesota Department of Health Buildings for occupancy by the Academic Health Center

Project Executive:	Gary Summerville	Project Manager:	Roger Wegner
A & E Firm:	Holabird & Root	Contractor:	M A Mortenson
Budget:	Phase 1 \$11 M		
	Phase 2 \$25.5M		
Schedule:	Phase 1 Dec 06 - Completion		
	Phase 2 Oct 07 - Completion		

Status/Issues:

- Phase 1 construction 100% complete.
- Occupants have moved in.
- Electrical main switch over to University system complete.
- Phase 2 guaranteed maximum price has been established at \$16.3M.
- Hazardous material abatement 90% complete.
- The project is on schedule and on budget



Ben Pomeroy Student-Alumni Learning Center

Description: Renovation and reuse of the old Dairy Barn on the St. Paul Campus by the College of Veterinary Medicine

Project Executive:	Gary Summerville	Project Manager:	Matt Stringfellow
A & E Firm:	Miller Dunwiddie	Contractor:	McGough
Budget:	\$5,613,703		
Schedule:	February 07 - Completion		

Status/Issues:

- Temporary certificate of occupancy has been issued
- The project is on schedule and on budget



Cedar Creek Natural History Area: Science & Outreach/Housing

Description: Construction of a new 5,800 gross square foot single story science and outreach center with offices , large reception area and dry laboratories

Project Executive:	Gary Summerville	Project Manager:	Paul Oelze
A & E Firm:	RRT Architects	Contractor:	James Steel
Budget:	\$1,700,000		
Schedule:	Spring 07 - Completion		

Status/Issues:

- Construction activities
 - Interior partition erection continuing
 - Roofing in progress
 - Rough in mechanical and electrical continuing
- Project is on schedule and on budget



Education Sciences Building

Description Renovation and reuse of Mineral Resources Research Center Building by the College of Education and Human Development

Project Executive:	Gary Summerville	Project Manager:	Kevin Ross
A & E Firm:	Collaborative Design Group	Contractor:	JE Dunn
Budget:	\$21,739,000		
Schedule:	Fall 07 - Completion		

Status/Issues:

- The selective demolition and structural modifications associated with Bid Package #3 continue. The new floor slabs throughout the building have been poured. Mechanical ductwork, roofing and window installation are all underway. Interior wall layout has begun
- The project is on schedule and on budget



Equine Center

Description: Construct a new 62,000 gross square feet Equine facility on the St. Paul Campus.

Project Executive:	Gary Summerville	Project Manager:	Paul Oelze
A & E Firm:	RRT	Contractor:	JE Dunn
Budget:	\$13,905,000		
Schedule:	Fall 07 - Completion		

- Status/Issues**
- Construction activities in process:
 - Structural steel erection
 - Exterior wall and roof steel sheeting installation
 - Masonry wall erection
 - Concrete floor slab installation
 - Mechanical and electrical rough-in
 - Project is on schedule and on budget



Folwell Hall Exterior Stabilization

Description: Renovation of the exterior brick / terra cotta wall and roof systems.

Project Executive:	Gary Summerville	Project Manager:	Paul Oelze
A & E Firm:	Miller Dunwiddie	Contractor:	McGough
Budget:	\$15.5M		
Schedule:	December 07 - Completion		

- Status/Issues**
- Construction activities:
 - Tuck pointing complete south elevation
 - Tuck pointing begun on north elevation
 - Clay tile roof work begun
 - Project is on schedule and on budget



Hanson Hall and Skyway: CSOM Expansion

Description: Expansion of the Carlson School of Management (CSOM) on the site south of the existing CSOM Building (current surface parking lot) on the West Bank with Skyway to existing CSOM.

Project Executive:	Mike Perkins Gary Summerville	Project Manager:	Herb Margolis Seneca Group
A & E Firm:	RSP Architects	Contractor:	McGough
Budget:	\$47.9M		
Schedule:	Spring 08 - Completion		

Status/Issues:

- Footing and Foundation on Lower Level in progress
- Contract negotiation between Dining Services and Starbucks in progress
- The bulk of contaminated soil has been removed from the site a venting system will be installed as a precaution for future potential gas emission.
- Encroachment permits were issued.
- Project is on schedule and on budget



Kolthoff Hall Ventilation Upgrade

Description: The entire heating, ventilating, and air conditioning and electrical system will be upgraded to safely support contemporary teaching and research activities. In addition, the correction of code deficiencies, the installation of fire suppression system, and the upgrade of mechanical and electrical systems, and the renewal of interior finishes and portions of the exterior envelope are necessary to extend the useful life of the facility.

Project Executive:	Gary Summerville	Project Manager:	Roger Wegner
A & E Firm:	RSP Architects	Contractor:	M. A. Mortenson
Budget:	\$29,688,000		
Schedule:	Spring 08 - Completion		

Status/Issues:

- Project will be constructed in 4 phases.
- Phase 2 hazardous material removal 80% complete in Phase 2 areas.
- Swing space moves for Phase 2 completed.
- Phase 2 demolition 50% complete.
- Project is on schedule and on budget.



Mayo Auditorium and Classroom Renovation

Description: Remodel and upgrade Mayo Auditorium and classrooms

Project Executive:	Gary Summerville	Project Manager:	Matt Stringfellow
A & E Firm:	SmithGroup	Contractor:	McGough
Budget:	\$7,260,000		
Schedule:	January 07 – Interior Completion Summer 07 – Exterior Completion		

Status/Issues:

- The interior construction and technology work is complete and the space is in use
- Exterior construction will be completed in the summer of 2007
- Project was completed on time and on budget



Medical Biosciences Building

Description: Construction of a Medical Biosciences Building and the utility infrastructure required to support it, as part of an expansion to the existing Research Precinct which includes the Lions Research Building, the McGuire Translational Research Facility, and the Center for Magnetic Resonance Research. The building will accommodate continued expansion of research for the Medical School.

Project Executive:	Gary Summerville	Project Manager:	Kevin Ross
A & E Firm:	Perkins & Will	Contractor:	Kraus Anderson
Budget:	\$67.5M		
Schedule:	Fall 2009 – Completion		

Status/Issues:

- Schematic plans for the project will be presented at the March 07 Board of Regents Meeting
- Project is on schedule and on budget



Northrop Auditorium: Exterior Stabilization and Code Upgrade

Description: Forensic investigation and emergency plus building and Code relate repairs.

Project Executive:	Mike Denny	Project Manager:	Roger Wegner
A & E Firm:	RSP	Contractor:	J.E. Dunn
Budget:	\$21M		
Schedule:	December 07 - Completion		

- Status/Issues:
- Review of stone patching technique continues. If patching can not be done to the satisfaction of the University, more stone replacement will be required.
 - Winter tuck pointing the South and West faces of the building above the roof line in progress.
 - Project is on schedule and within budget

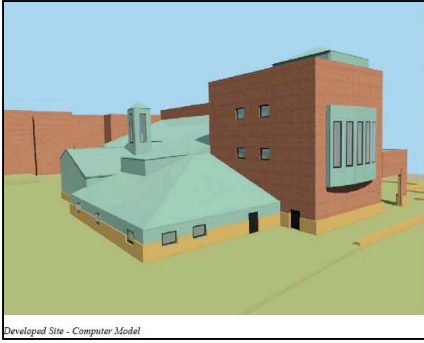


Plant Growth East Addition: BLS-3 Containment Facility

Description: Construction of a 6,350 gross square foot Plant bio-safety level 3 laboratory for use by the Department of Plant Pathology and the Minnesota Department of Agriculture

Project Executive:	Gary Summerville	Project Manager:	Matt Stringfellow
A & E Firm:	RSP Architects	Contractor:	Knutson
Budget:	\$4,950,000		
Schedule:	Winter 08 - Completion		

- Status/Issues:
- Construction in progress
 - Project is on schedule and on budget



Veterinary Diagnostic Lab: BL3 Necropsy Lab

Description: Expansion of the Veterinary Diagnostic Laboratory to accommodate a bio-safety level 3 laboratory for working with zoonotic pathogens, such as avian influenza.

Project Executive:	Gary Summerville	Project Manager:	Paul Oelze
A & E Firm:	Oliver Architects	Contractor:	Cy Con
Budget:	\$2.47M		
Schedule:	Fall 07 - Completion		

Status/Issues:

- Construction begun – footing and foundation permit issued basement footing and foundation walls complete
- Project is on schedule and on budget



University of Minnesota Boat House

Description: Construction of a facility in East River Flats Park for the women's rowing team and the men's rowing club

Project Executive:	Gary Summerville	Project Manager:	Matt Stringfellow
A & E Firm:	HGA	Contractor:	Mortenson
Budget:	\$4,921,090		
Schedule:	February 07 - Completion		

Status/Issues:

- We have partial occupancy permit for the main building (except for rowing tank room)
- Construction on the separate toilet building is ongoing.
- The rowing tank work is nearing completion
- Project is on schedule and on budget



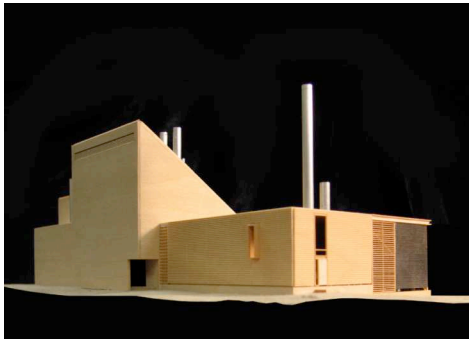
Duluth Labovitz School of Business and Economics

Description: The project consists of a new three (3) level building with a partial mechanical basement of approximately 65,000 Gross Square Feet (FSF).

Project Executive:	Gary Summerville	Project Manager:	John Rashid
A & E Firm:	Perkins and Will	Contractor:	Oscar J. Boldt
Budget:	\$23,000,000		
Schedule:	Summer 08 - Completion		

Status/Issues:

- Construction is underway.
- Project is on schedule and on budget



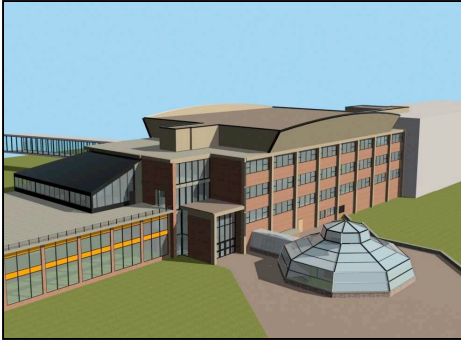
Morris Biomass Heating Plant Addition

Description: Through the gasification of corn Stover, the Morris campus is seeking to expand its central heat plant capacity, as well as research the effectiveness of using locally grown biomass, to supplant their reliability on fossil fuels. This project is research in nature. The University hopes to demonstrate the opportunities for the use of biomass as a readily available and cost effective alternative for heating in rural community buildings such as hospitals, schools, clinics and businesses.

Project Executive:	Gary Summerville	Project Manager:	Doug Johnson
A & E Firm:	HGA	Contractor:	Knutson Construction
Budget:	\$8,956,000		
Schedule:	Summer 08 – Completion		

Status/Issues:

- Project schematic plans will be presented a the March 07 Regents meeting
- A capital budget amendment will also be requested in March 07



Duluth Life Science Remodel and Addition

Description: Renewal of the Life Science Building is the second phase of improvements to basic science facilities at Duluth.

Project Executive:	Gary Summerville	Project Manager:	John Rashid
A & E Firm:	LHB	Contractor:	Johnson-Wilson
Budget:	\$15,142,000		
Schedule:	Fall 07 - Completion		

Status/Issues:

- Construction is underway.
- Project is on schedule and on budget.



Duluth Darland Administration Building Exterior Stone Replacement & Waterproofing

Description: Exterior improvements as the envelope have been deteriorating rapidly over the last few years.

Project Executive:	Gary Summerville	Project Manager:	John Rashid
A & E Firm:	HR Green Company	Contractor:	Johnson-Wilson
Budget:	\$3,500,000		
Schedule:	Spring 07 - Completion		

Status/Issues:

- Main construction complete. Caulking and punch list items to be completed in Spring 07.
- Project is on schedule and on budget.



Crookston Campus Steam Plan Utility Infrastructure

Description: Upgrade existing steam utility system, distribution system and provide backup boiler to extend life of the system.

Project Executive:	Gary Summerville	Project Manager:	Dan Waarvik
A & E Firm:	Stanley Consultants	Contractor:	Wrigley Mechanical & Marcy Construction
Budget:	\$5,000,000		
Schedule:	January 07 - Completion		

Status/Issues:

- Completed on budget, however, construction was two months late.
- Project is complete and operating



Bell Museum of Natural History

Description: New Bell Museum of Natural History on the St. Paul campus

Project Executive:	Gary Summerville	Project Manager:	Doug Johnson
A & E Firm:	ESG/Thorbeck	Contractor:	JE Dunn
Budget:	\$36,000,000		
Schedule:	Fund contingent		

Status/Issues:

- Project is currently in the schematic design phase.

Updating the Twin Cities Campus Master Plan
Board of Regents Facilities Committee
March 2007
Information Item

Purpose:

To provide the Board of Regents with an update as to the progress made in updating the Twin Cities Campus Master Plan. The Facilities Committee work plan included this update as a March agenda item, but due to the full agenda, the update is being provided in written form. A more complete presentation will be provided at a future Facilities Committee meeting.

Definition of Master Planning:

A Master Plan establishes the framework for the long term evolution of the University campus. It sets out a vision for the future, which builds upon the existing physical attributes of the campus.... The physical environment plays an integral role in assisting the University achieve its Mission. The Master Plan aligns this physical environment with the University's academic priorities.

Background:

Per the Board of Regents Reservation and Delegation of Authority, section VIII, subdivision 4, "The Board reserves to itself authority to approve campus master plans and amendments thereto."

In 1992 the Chair of the Board of Regents and the President of the University appointed a Master Plan Steering Committee to "design and recommend a set of principles which will discipline and inspire the development of a master planning process."

In 1993, the Board of Regents adopted the following four Campus Master Planning principles as developed by the Master Plan Steering Committee:

- The principle of creating and maintaining a distinctive and aspiring vision for the physical development of each campus;
- The principle of enriching the experience of all who come to the campus;
- The principle of maximizing the value of existing physical assets while responding to emerging/changing physical needs;
- The principle of an inclusive, accountable, and timely process for creating and implementing a master plan vision.

In September 1996, the Board of Regents approved *A Livable Campus: University of Minnesota Twin Cities Campus Master Plan*, and directed that it be used to guide the future development of the campus. The policy components of 1996 Master Plan consist of guiding principles, structure plan elements and associated policies, and precinct plans. This plan is now over ten years old and is in need of revisiting and updating.

Updating the Twin Cities Campus Master Plan

In February 2006, President Bruininks charged a faculty/staff steering committee, co-chaired by Vice President Kathleen O'Brien and Professor Judith Martin to begin the process of updating the 1996 Master Plan. Steering Committee Members include:

- Judith Martin, Professor, Geography & Urban Studies, Co-Chair
- Kathleen O'Brien, Vice President, University Services, Co-Chair
- Sheila Ards, Assoc. Vice President for Community Partnerships & Development
- Terry Bock, Assoc. Vice President, AHC
- Beverly Durgan, Dean & Director, Extension Service
- GAPSA representative
- Kevin Krizek, Assist. Professor, Humphrey Institute
- Bob Kvavik, Assoc. Vice President, Office of Planning
- Orlyn Miller, Director, Planning & Architecture
- Lance Neckar, Professor & Associate Dean, Landscape Architecture
- Gerald Rinehart, Vice Provost, Student Affairs
- Becky Yust, Professor & Dept. Head, Design, Housing & Apparel
- MSA representative

The President charged the steering committee with aligning and linking operations with the Master Planning principles. Specific direction includes:

1. Align and integrate the Master Plan with University core processes such as strategic positioning, academic planning and funding;
2. Take full advantage of the major initiatives scheduled for the next decade;
3. Focus on "growing a campus" rather than building buildings;
4. Instill the principles of sustainability, so that the new plan leaves the campus better for future students, staff, and faculty;
5. Optimize the distinction of being the largest research University that bridges the Mississippi River;
6. Increase ownership of the Master Plan by the University community, and ensure broad and meaningful consultation with key constituencies.

Master Planning Update Work Teams

The Steering Committee has identified the following five work teams, based upon the guiding principles of the 1996 Master Plan. The President and Provost kicked off the work of these teams on February 1, 2007.

Work Team:

- Enhancing the Campus
- Natural Features and Open Spaces
- Movement and Access

Guiding Principle(s)

- Instill a genuine sense of community
- Promote optimization and rationalization of campus facilities
- Identify, preserve and enhance natural features
- Create a cohesive system of open spaces
- Achieve balanced systems for movement and access

- Safety, Community Connections, & Collaborative Ventures
 - Increase the mix of uses on the campus, including housing
 - Develop connections
 - Foster accessibility and a sense of safety and security
 - Facilitate and ensure healthy collaborative ventures
- Design and Preservation
 - Promote architectural integrity
 - Preserve historic buildings and landscapes

In addition to specific issues each team is charged with addressing, all teams have been tasked with responding to the following overarching questions as part of their work:

- How do we enhance the learning environment through each of the guiding principles?
- How do we align the guiding principles with the University's Strategic Positioning efforts?
- How should sustainability principles be incorporated into each of the work team's efforts?
- What benchmarks (data) should we use to inform our work?
- How will technology impact each of the guiding principles?
- How do we ensure that the updated plan can be better operationalized?
- How should we memorialize support for spaces and systems that work on campus?

Timeline

February 1, 2007	Kick off the work of the work teams
Winter – Summer 2007	Work teams explore issues; consult with stakeholders; refine work plans; review with Steering Committee
Later Spring 2007	Open Forum
Summer 2007	Staff coordinates work of teams
Fall 2007 –Spring 2008	Teams continue work as necessary
Spring – Summer 2008	Steering Committee pulls work of the teams together into draft update; update Board of Regents
Fall 2008	Final consultation with key constituencies.
Fall 2008	Review with and seek approval of Board of Regents