

**UNIVERSITY OF MINNESOTA**

**BOARD OF REGENTS**

**Facilities Committee**

**May 9, 2002**

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, May 9, 2002 at 9:45 a.m. in the West Committee Room, 600 McNamara Alumni Center.

Regents present: Anthony Baraga, presiding; Robert Bergland, Frank Berman, David Metzen, H. Bryan Neel, and Lakeesha Ransom.

Staff present: Senior Vice President Frank Cerra; Vice Presidents Tonya Brown and Robert Jones; Interim Vice President Gregory Fox; Executive Director Ann Cieslak; General Counsel Mark Rotenberg; Associate Vice Presidents Richard Pfitzenreuter, Laurie Scheich, and Steven Spehn.

Student Representatives present: Cameron Brauer and Aaron Street.

Regent Baraga introduced Cameron Brauer from the Crookston campus and Aaron Street from GAPSA, the new student representatives to the committee.

**CONSENT REPORT**

Interim Vice President Fox reported that there were no Consent Report items this month.

**SCHEMATIC PLANS: WASHINGTON AVENUE BUS SHELTERS**

**Review/Action**

Interim Vice President Fox and architect Mic Johnson of Ellerbe Becket, Inc. presented the schematic plans for the Washington Avenue Bus Shelters project located on the Twin Cities East Bank campus for review and action, as found in the materials on file in the Board Office.

Fox reported that the bus shelters are to be located along Washington Avenue between the replacement pedestrian bridges that connect Northrop Mall to Coffman Memorial Union Plaza. Project completion is scheduled for October 2002.

Fox indicated that bus ridership has increased dramatically due to the success of the MetroPass and UPass programs. These bus stops are the busiest on campus and are the second busiest in the state, with an anticipated one million riders using these stops each year.

Johnson presented the schematic plans, explaining that the bus shelters are designed to accommodate large numbers of users, provide protection from the elements, and complement the historic design elements of Coffman Memorial Union, the new pedestrian bridges, and Northrop Mall.

Many committee members expressed concern that the roof design of the shelters would detract from the aesthetics of

Northrop Mall, and requested that staff explore the creative use of landscape plantings to mitigate the problem. Regent Metzen also stressed the importance of keeping the project within the approved budget.

A motion was made, seconded, and the committee voted by a majority of 5 to 1 to recommend approval of the schematic plans, with Regent Berman voting against it.

## **CAPITAL BUDGET AMENDMENT**

### **Review/Action**

Interim Vice President Fox presented the following amendment to the FY02 Capital Budget for review and action, as found in the docket materials:

#### **Hockey-Tennis Facility, Twin Cities Campus**

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

Amend the FY02 Capital Budget by \$615,500 to incorporate additional funding for the Hockey-Tennis Facility project located on the Twin Cities, Minneapolis, East Bank Campus.

Fox reported that the capital budget amendment is required to fund a settlement agreement entered into by the University and the project's architectural firm on January 15, 2002.

The committee voted unanimously to recommend approval of the budget amendment.

## **REAL ESTATE TRANSACTIONS**

### **Review**

Associate Vice President Pfitzenreuter introduced Real Estate Director Susan Weinberg, who presented for review the following proposed real estate transactions, as found in the docket materials:

#### **Sale of Approximately 475 Acres, Cloquet Forestry Center,**

#### **Carlton and Lake of the Wood Counties, Minnesota**

Weinberg reported that the Cloquet Forestry Center would like to streamline its management through the sale of non-contiguous timbered properties no longer being used for research that are located some distance away from the Center. She indicated that the properties would be offered for sale to state, county, and municipal entities before being offered to the general public through a Request for Proposal or Invitation to Bid process.

#### **Purchase of Midwest Warehouse Property, 1905 5<sup>th</sup> Street S.E.**

#### **Minneapolis, Minnesota**

Weinberg indicated that purchase of this property, located within the University's Sports Precinct, would allow for future campus expansion north of Fifth Street S.E. The proposed interim use is as a surface parking lot. The appraised price of the property is \$730,000.

In response to questions from Regent Berman, Weinberg indicated that the University has completed a Phase I environmental assessment of all properties in that area of the Sports Precinct, and will perform a Phase II assessment to further identify any potential problems.

#### **Five-Year Lease for Orthopaedic Surgery,**

## **Fairview-University Medical Center, Riverside Campus**

Weinberg reported that the proposed lease would allow Orthopaedic Surgery to integrate its departmental and clinical services to one campus location. The five-year lease would commence when remodeling is completed in mid-December, 2002. Funding for remodeling and for lease costs will be provided jointly by the Academic Health Center, the Medical School, the Department of Orthopaedic Surgery, and Fairview-University Medical Center.

### **EXTERIOR DESIGN STANDARDS, DULUTH CAMPUS: RESOLUTION**

#### **Review**

Interim Vice President Fox and University Architect John Grundtner presented for review a resolution related to the Duluth campus Exterior Design Standards, as found in the materials on file in the Board Office.

Grundtner reported that similar exterior design standards have been adopted for the Twin Cities, Crookston, and Morris campuses. These standards provide a certain degree of uniformity, yet allow for elements unique to each campus. He indicated that the item would return to the committee for action after review by Duluth administrators.

### **DULUTH CAMPUS FACILITIES REPORT: UTILITY SYSTEMS MASTER PLANNING AND OPERATIONS AND MAINTENANCE CRITICAL ISSUES**

Interim Vice President Fox, Director John King, and Assistant Director James Strohmeier, both of Facilities Management at University of Minnesota Duluth (UMD), presented facilities issues on the Duluth campus, as found in materials on file in the Board Office.

Strohmeier reported that electrical and heating costs are anticipated to increase significantly over the next two years as current construction projects are completed. The chilled water plant is close to capacity, and would need to expand to accommodate any further construction.

Baraga commented that the committee should remain aware of the need to expand heating and cooling facilities when it considers new construction projects at UMD.

### **ENVIRONMENTAL REGULATION COMPLIANCE/RISK ASSESSMENT**

#### **FOLLOW-UP REPORT**

Interim Vice President Fox introduced Mark Cox, Interim Assistant Vice President for Campus Health & Safety, and Craig Moody, Acting Director of Environmental Health & Safety, who presented an update on the University's environmental regulation compliance and risk assessment, as found in materials on file in the Board Office.

Moody reported on new challenges for the Department of Environmental Health and Safety (DEHS) on all campuses since the events of September 11, 2001, which include refining procedures to deal with potential bioterrorism actions and refining the biohazard safety program to meet revised standards. In addition, he indicated that the department is completing preparations for a comprehensive Environmental Protective Agency audit of the University.

### **QUARTERLY CAPITAL IMPROVEMENT PLAN REPORT (3rd Quarter FY02)**

Interim Vice President Fox introduced Associate Vice President Spehn, who presented the Quarterly Capital Improvement Plan Report for the third quarter of FY02, the Major Capital Budget Project Report, the Major Project Schedule, and the Project Schedule Variance Report, as found in the materials on file in the Board Office.

Spehn gave an overview of completed projects, projects currently underway, and potential project additions, indicating that 15 of the 224 ongoing projects account for 74% of the unexpended budget balance. The Science and Math Building on the

Morris campus is complete, and the Weber Music Hall on the Duluth campus is scheduled for completion in August. Riverbend Commons will be fully occupied by fall semester and is coming in under budget.

## **INFORMATION ITEMS**

Interim Vice President Fox, Vice President Jones, and Associate Vice President Pfitzenreuter presented information on a proposed Fraternity Land Purchase/Property Improvement Program, as found in the docket materials.

The voluntary program would allow the University to purchase the land under several fraternity houses, then provide long-term leases to the fraternities for continued residential use of the buildings. Proceeds from the sale would allow the fraternities to improve the condition of the properties. Jones indicated that issues relating to the Student Conduct Code and its application to fraternities after sale of their land are still unresolved, adding that the administration is working to resolve them.

The meeting adjourned at 11:50 a.m.

**ANN D. CIESLAK**

**Executive Director and**

**Corporate Secretary**

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