

**UNIVERSITY OF MINNESOTA**

**BOARD OF REGENTS**

**Facilities Committee**

**Thursday, June 11, 2009**

**8:30 - 10:30 a.m.**

**600 McNamara Alumni Center, West Committee Room**

**Committee Members**

Dallas Bohnsack, Chair  
Anthony Baraga  
Richard Beeson  
Maureen Ramirez  
David Larson  
Patricia Simmons

**A G E N D A**

1. Resolution Related to EAW & Scoping Decision Document for Sand and Gravel Mining at UMore Park - Review/Action - K. O'Brien/K. Larson/C. Carlson (pp. 2-26)
2. Schematic Plans - Review/Action - K. O'Brien/M. Perkins/M. Berthelsen (pp. 27-30)
  - A. Landcare Facility, Twin Cities Campus
3. Real Estate Transaction - Review/Action - K. O'Brien/S. Weinberg (pp. 31-34)
  - A. Purchase of 1.39 Acres at Oak Street SE and 7<sup>th</sup> Street SE, Minneapolis
4. Music Education Building Deconstruction and Demolition: Resolution - Review - K. O'Brien/M. Berthelsen (pp. 35-42)
5. Board of Regents Policy: *Eminent Domain* - Review - W. Donohue (pp. 43-44)
6. Semi-Annual Capital Planning & Project Management Report - K. O'Brien/M. Perkins (pp. 45-58)
7. Issues Related to: Preliminary 2010 State Capital Request - K. O'Brien (p. 59)
8. Consent Report - Review/Action - K. O'Brien (p. 60)
9. Information Items - K. O'Brien (pp. 61-66) **REVISED**



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Resolution Related to Scoping Decision Document for Sand and Gravel Mining at UMore Park

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
Associate General Counsel Kenneth Larson  
Assistant Vice President Carla Carlson

**Purpose:**

policy       background/context       oversight       strategic positioning

The purpose of this discussion is to review and act upon a Resolution approving the Scoping Decision Document (SDD) related to the Environmental Impact Statement (EIS) that will be prepared in connection with the proposal to mine sand and gravel on the land owned by the University in Dakota County known as UMore Park. The University of Minnesota is the Responsible Governmental Unit for the environmental review that culminates in the EIS and the Board of Regents has the obligation, under applicable laws and rules, to review the documents supplied with these docket materials before acting on the proposed Resolution. Attached are the proposed Resolution (p. 6), the SDD (p. 8), and a memorandum (p. 24) prepared by General Counsel Rotenberg which more fully describes the Board of Regent's responsibilities in the environmental review process. The latter document was included in the docket materials presented on April 10, 2008, and is included again for convenient reference.

**Outline of Key Points/Policy Issues:**

The University has completed a concept master plan for approximately 5,000 acres of land it owns in Dakota County, Minnesota. As part of the concept master planning, the University began an assessment in early September 2007 to identify the location, quality and quantity of sand and gravel resources at the property. The preliminary results of the assessment indicate sand and gravel resources are present in commercially viable amounts. The University anticipates that it will mine a substantial part of the sand and gravel. Based on the size of the land area that could be affected by mining and the depth of the deposits, the University must complete an environmental review process identifying and analyzing the potentially significant environmental effects of the mining activity before any mining can occur. The process culminates in the preparation of an EIS. The SDD identifies the issues and alternatives that staff proposes be considered in the EIS, in other words, the "scope" of the EIS. Approval of the SDD is a legally required step in the environmental review process the Board must undertake.

## **Background Information:**

### **A. Prior Board of Regents Actions**

On February 6, 2006, the Board adopted the following principles to guide deliberations and decisions regarding UMore Park:

- Protect and enhance the value of UMore Park through timely planning and action.
- Advance the University's research, education, and engagement mission through the physical and financial resources that UMore Park will provide over the long term.
- Improve the long-term financial health of the University through application of sound fiscal principles and stewardship, including investing the income generated through UMore Park in ways that support academic priorities to complement, supplement, and leverage state and private support.
- Retain oversight of UMore Park's planning and development and remain accountable for the master plan.
- Plan in such a way so as to optimize the value of UMore Park utilizing short-term strategies without restricting options for long-term strategies.
- Utilize market value as a benchmark in assessing alternative development strategies.
- Ensure that all planning and development activities are conducted with the highest standards of fairness, integrity, and sound business practice.
- Respect the needs of neighboring communities and local, regional, and state governments.

On December 12, 2006 the Board adopted a resolution that directed the University administration, among other tasks, to prepare a plan for the extraction of sand and gravel from the site.

On April 11, 2008 the Board of Regents adopted a resolution regarding the environmental review process that provides in relevant part:

BE IT RESOLVED, That an environmental review process as described in Minnesota Statutes Chapter 116D, which process includes opportunities for input from the University community, the City of Rosemount, Empire Township, residents of adjacent neighborhoods, local businesses, and other public agencies and is otherwise consistent with the principles previously adopted by the Board of Regents shall be undertaken by the University of Minnesota and the University of Minnesota shall be the Responsible Governmental Unit as to that environmental review process.

### **B. Overview of Environmental Review Process**

Under state law, certain projects cannot be undertaken, financed or permitted by governmental units without first completing an environmental review. Among these projects is the extraction of sand or gravel affecting more than 40 acres. The purpose of the environmental review is to provide information to units of government, the proposer of the project (here the University) and other persons to evaluate the proposed project for its potentially significant environmental effects, to consider alternatives to the proposed project, and to explain methods for reducing adverse environmental effects. The environmental review process is to be overseen by the Responsible Governmental Unit (RGU). The RGU is responsible for the completeness and accuracy of all of the information in the environmental review documents. The Board of Regents is the RGU for the sand and gravel project.

The environmental review process does not result in the approval or disapproval of a project. Instead, it identifies and analyzes potentially significant environmental impacts of a project and the reasonable steps that can be taken to avoid or mitigate those adverse impacts. Accordingly, the Board of Regents' focus should be on assuring that the scope of the proposed environmental review is complete and thorough, and will generate the information that is

relevant to the University, to other governmental units, and to the public with respect to the potentially significant environmental effects.

The environmental review process includes (a) preparing a Scoping EAW and Scoping Decision Document that identify the environmental issues recommended for further study; (b) accepting and responding to public comments and conducting a public meeting regarding the appropriate scope of the EIS; and (c) the RGU's determination, based on the public comments received, as to the adequacy of the proposed scope of the EIS, which determination is embodied in a Scoping Decision Document.

After completing these steps, a draft EIS is prepared and made available for public comment. The University, acting as RGU, will conduct a public informational meeting regarding the draft EIS. This is expected to occur in December 2009. Following that meeting, a final EIS will be prepared. The Board of Regents will then make a determination as to whether the EIS is adequate and in conformity with all legal requirements. This is expected to occur in June 2010. Only after the EIS has been determined to be adequate may final decisions regarding the mining of sand and gravel be made.

#### C. Board Action as RGU

As part of its responsibilities as the RGU, the Board of Regents is asked to review the draft EAW and SDD, to consider the comments regarding those documents that were made by the public and received during the public comment period, to consider the responses made by University staff and environmental consultants to those comments, and to adopt a Resolution approving the SDD that determines the scope of the EIS that will be prepared over the course of the next several months.

#### D. The Draft EAW and Scoping Decision Document

The University has retained environmental consultants to assist it in preparing documents and completing this environmental review. Following a competitive process, the University retained Short Elliott Hendrickson, Inc. (SEH) to oversee preparation of the EAW. Consistent with state rules, SEH and the University prepared and made available for public comment a Draft EAW and Draft SDD. The Draft EAW and Draft SDD include, among other things, the University's initial analysis of the environmental issues recommended for further study in the EIS, identify the permits for which information will be gathered concurrently with preparation of the EIS, identify the alternatives that will be addressed in the EIS, and identify the potential impact areas resulting from the project itself and related actions which will be addressed in the EIS.

The following subjects are among those that are proposed to be studied in the course of the environmental review process:

1. Land use/Potential Environmental Hazards (Scoping EAW Item 9)
2. Cover Types (Scoping EAW Item 10)
3. Fish, Wildlife, and Ecologically Sensitive Resources (Scoping EAW Item 11a)
4. Threatened and Endangered Species (Scoping EAW Item 11b)
5. Physical Impacts on Water Resources (Scoping EAW Item 12)
6. Water Use (Scoping EAW Item 13)
7. Water-Related Land Use Management Districts (Scoping EAW Item 14)
8. Erosion and Sedimentation (Scoping EAW Item 16)
9. Surface Water Quantity and Quality (Scoping EAW Item 17)
10. Water Quality – Wastewater (Scoping EAW Item 18)
11. Geologic Hazards and Soil Conditions (Scoping EAW Item 19)
12. Solid Waste, Hazardous Waste, Storage Tanks (Scoping EAW Item 20)
13. Traffic (Scoping EAW Item 21)
14. Stationary Source Air Emissions (Scoping EAW Item 23)
15. Odors, Noise, and Dust (Scoping EAW Item 24)
16. Archeological, Historical, or Architectural Resources (Scoping EAW Item 25a)
17. Prime or Unique Farmlands (Scoping EAW Item 25b)
18. Visual Impacts (Scoping EAW Item 26)
19. Compatibility with Plans and Land Use Regulations (Scoping EAW Item 27)
20. Impact on Infrastructure and Public Services (Scoping EAW Item 28)
21. Cumulative Effects (Scoping EAW Item 29)
22. Designated Parks, Recreation Areas or Trails (Scoping EAW Item 25c only)

Based on the characteristics of the UMore Park sand and gravel resources project and surrounding area along with the feedback received during the scoping process, the following subject areas have been identified as having the highest potential for substantial concern. As a result, the University will conduct and document special studies for each and the results of these studies will be summarized in the EIS:

23. Ground Water/Water Quality
24. Environmental Site Contamination
25. Traffic/Transportation
26. Dust and Noise

#### E. Solicitation of Public Comments

The state statute and rules require that the public be given the opportunity to review and comment upon the draft documents. Comments may be submitted in writing or may be made at a public meeting convened for that purpose. Based upon the comments and subsequent analysis, the RGU may recommend changes in the scope of the issues to be addressed in the EIS and make corresponding revisions to the SDD.

In accordance with the state statute and rules, the University delivered the draft documents to the Environmental Quality Board, and notice of the availability of the draft EAW and draft SDD was published in the EQB Monitor on January 12, 2009. Between January 12, 2009 and February 16, 2009 the University accepted written comments from the public regarding the draft documents. On February 5, 2009 the University held a public meeting regarding the draft documents, and at the meeting public comments were solicited and recorded. Subsequently, revisions were made to the draft SDD.

#### F. Additional Documents to be Presented for Board of Regents Review

The environmental review rules require that the University specifically respond to all substantive and timely comments on the draft EAW. Staff will deliver to the Board of Regents under separate cover before its June meetings the EAW and the Appendices to the SDD, including the comments received by the University and the University's responses to those comments. The EAW and the Appendices to the SDD also will be on file and available for review in the Board of Regents Office, 600 McNamara Alumni Center, 200 Oak Street S.E., Minneapolis, MN 55455.

### **President's Recommendation for Action:**

The President recommends approval of the Resolution related to the Scoping Decision Document for Sand and Gravel Mining at UMore Park.



**REGENTS OF THE UNIVERSITY OF MINNESOTA**

**RESOLUTION APPROVING SCOPING DECISION DOCUMENT  
RELATED TO THE PROPOSED MINING OF SAND AND GRAVEL AT  
UMORE PARK**

**WHEREAS**, the Board of Regents of the University of Minnesota is the Responsible Governmental Unit for the purpose of conducting the environmental review related to the proposed mining of sand and gravel at UMore Park, located in the City of Rosemount and Empire Township, Dakota County, Minnesota; and

**WHEREAS**, in fulfillment of its responsibilities as the Responsible Governmental Unit, University staff, with the assistance of expert consultants, prepared and made available for public review and comment during the period between January 12, 2009 and February 16, 2009 a Draft Environmental Assessment Worksheet (EAW) and Draft Scoping Decision Document (SDD); and

**WHEREAS**, on February 5, 2009 University staff held a public meeting for the purpose of receiving public comments regarding the Draft EAW and Draft SDD; and

**WHEREAS**, University staff with assistance from the expert consultants analyzed each of the public comments, prepared a written response to each, and revised the Draft SDD, where appropriate, consistent with the responses to the comments;

**WHEREAS**, the Facilities Committee of the Board of Regents has conducted a review of the SDD, as revised, and the related documents and has made its recommendations; and

**WHEREAS**, the Board of Regents has reviewed the public comments to the Draft EAW and the Draft SDD, the response to each of the comments, and the revised SDD and has found that (i) based on the advice of legal counsel, the University complied with all legal requirements in preparing the Scoping Decision Document, including those governing public participation,

and (ii) the proposed scope for the environmental review set out in the revised Scoping Decision Document is a proper and adequate scope for the EIS.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Regents hereby approves the revised Scoping Decision Document.

University of Minnesota  
UMore Park Sand and Gravel Resources

Scoping Decision Document  
May 2009



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# UMORE PARK SAND AND GRAVEL RESOURCES PROJECT

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**University of Minnesota**  
**UMore Park Sand and Gravel Resources Project**  
**Final Scoping Decision Document**  
**May 2009**

## **I. Introduction and Purpose**

The University of Minnesota (University) is proposing to open new aggregate mine(s) and ancillary operations on the UMore Park property owned by the University located in the City of Rosemount and Empire Township, Dakota County, Minnesota (see Figures 1, 2, and 3), hereafter referred to as the "UMore Mining Area". The purpose of the project is to make cost-effective and environmentally-sound usage of regionally significant aggregate resources owned by the University and generate revenues to support the mission of the University. Mining operations and practices are proposed to be located on approximately 1,608 acres and are proposed to be similar to current practices at existing aggregate mines adjacent to and near the UMore Mining Area. An Environmental Impact Statement (EIS) for this project is mandatory pursuant to Minnesota Rules 4410.4400 Mandatory EIS Categories, subpart 9B, which states:

*"For development of a facility for the extraction or mining of sand, gravel, stone, or other nonmetallic minerals, other than peat, which will excavate 160 acres of land or more to a mean depth of ten feet or more during its existence, the local government unit shall be the RGU."*

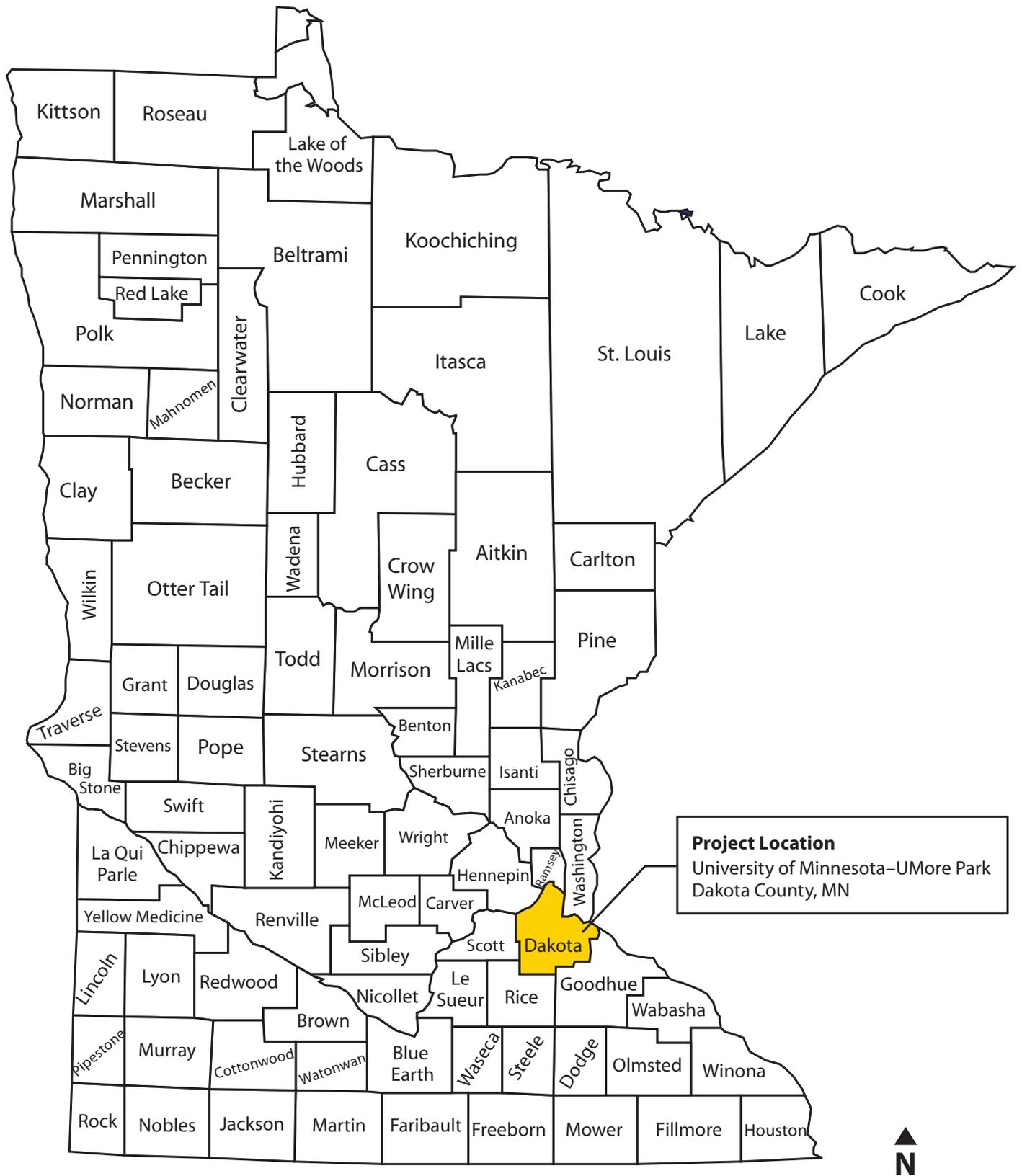
The Regents of the University of Minnesota is the Responsible Governmental Unit (RGU) for this project pursuant to Minnesota Rules 4410.0500 subp 1 and concurrence of the City of Rosemount and Empire Township (Appendix A). The EIS will meet the requirements of Minnesota Rules 4410.0200 to 4410.7800 (MEQB rules), which govern the Minnesota Environmental Review Program.

The Scoping Decision Document (SDD) is a companion to the Scoping Environmental Assessment Worksheet (EAW) prepared for the project. The purpose of the SDD is to identify the issues and alternatives that will be examined in depth in the EIS. A draft SDD was published and circulated with the Scoping EAW on January 12, 2009 (Appendices B and C). Comments on both documents were accepted through February 16, 2009. This month long Public Scoping Period also included a Public Scoping Meeting that was held on February 5, 2009 (Appendix D). Comments received during the Public Scoping Period and as a result of the Public Scoping Meeting are included in Appendix E of this document and are reflected in this Final SDD, where appropriate. The SDD also presents a tentative schedule of the environmental review process.

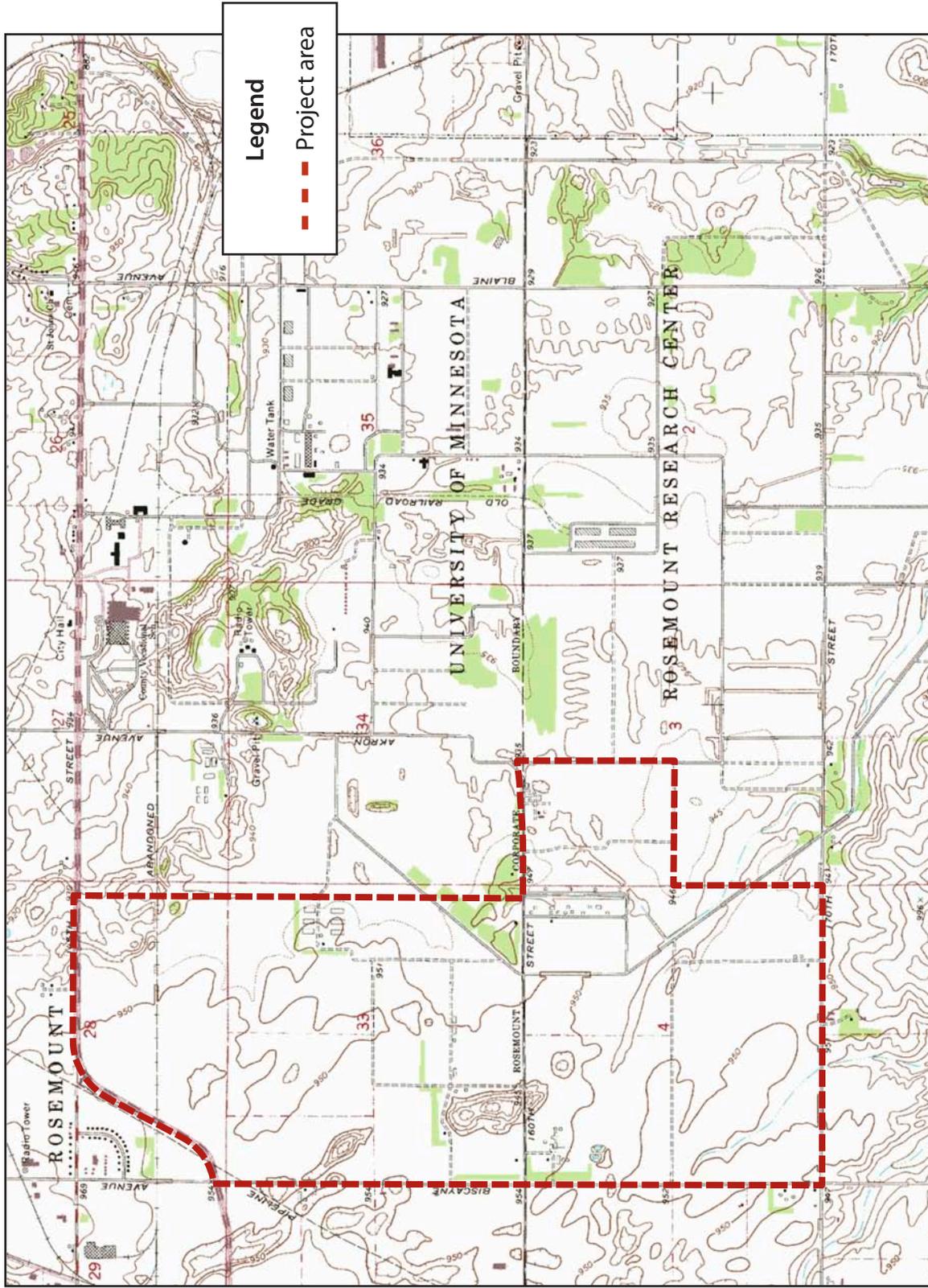
## **II. Project Alternatives**

The MEQB rules require EIS studies to include at least one alternative of each of the following categories or provide a description of why no alternative is included in the EIS (MN Rule 4410.2300, Item G).

- Alternative sites
- Alternative technologies
- Modified designs or layouts
- Modified scale or magnitude
- Alternatives that incorporate reasonable mitigation measures identified through the scoping process



<p><b>University of Minnesota</b>  <b>UMore Park Sand and Gravel Resources</b>          Scoping Environmental Assessment Worksheet</p>	<p>Figure 1          State/County          Location Map</p>	 UNIVERSITY OF MINNESOTA Driven to Discover™
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**UMore Park Sand and Gravel Resources**  
**Scoping Environmental Assessment Worksheet**

**Figure 2**  
**USGS Location Map**





Minnesota Rules part 4410.2300, subpart G also states that an alternative may be excluded from analysis in the EIS when it does not meet the underlying need for or purpose of the project, (2) it would likely not have any significant environmental benefit compared to the project as proposed; or (3) another alternative, of any type, that will be analyzed in the EIS would likely have similar environmental benefits, but substantially less adverse economic, employment, or sociological impacts.

#### Alternative Sites

Off-site alternatives are not being investigated because they do not meet the project purpose and need of making use of regionally significant aggregate resources that are found within the UMore Mining Area. Site Alternatives are limited to those where there is the presence of the natural resource, as well as University ownership. This regional resource is well located to cost-effectively serve the long-term needs of the region. A regional study by the Metropolitan Council, Department of Natural Resources and the University of Minnesota in 2002, titled Aggregate Resources Inventory of the Seven-County Metropolitan Area identified significant aggregate resources within UMore Park. In addition, the UMore Park Geological Assessment prepared by ProSource Technologies Inc., dated September 2008, identified the location, quality, and quantity of aggregate on the UMore Park property. The proposed UMore Mining Area comprises approximately the western third of the UMore Park property, and contains substantial quantities of high quality aggregate material.

#### Preferred Alternative

The University is proposing to open new aggregate mine(s) and ancillary operations on the UMore Park property. Based on further analysis conducted during the Scoping Period, the boundary of the UMore Mining Area was modified slightly resulting in a reduction in the total site area. The eastern boundary lying north of County Road 46 (160<sup>th</sup> Street SW) was shifted approximately 550 feet to the west. This modification was made for a number of reasons which included: the UMore Park Geologic Assessment identified limited quantities of high quality aggregate material in this area, the reduced area would provide further separation from known sites of contamination concern, and the modified boundary eliminate potential overlap with ongoing planning of future development on other portions of the UMore Park property. As a result of this modification, the total area of the UMore Mining Area was reduced from 1,711 to 1,608 acres of land (see Figure 2).

Mining operations and practices are proposed to be similar to current practices at existing aggregate mines adjacent to and near the UMore Mining Area. The project consists of three primary activities/components:

#### Mining and Aggregate Processing

- Clearing and grubbing the site of vegetation and structures, as necessary.
- Removal and/or relocation of infrastructure, as necessary.
- Excavation and transport of the raw aggregate materials.
- Excavation, stockpiling, and transporting of other soils materials, including clay and topsoil, which may be present within the UMore Mining Area for shipment to sites out of the area or for use in future reclamation.
- Washing, grading, and stockpiling aggregate materials for sale or later internal use.

- Transporting and stockpiling waste for potential later use in reclamation.
- Transporting finished aggregate materials internally for subsequent processing and to construction sites beyond the UMore Mining Area.
- Transporting, accepting, and stockpiling clean, compactable fill materials and/or clean organic soil materials for potential later use in reclamation.
- Eventual redistribution, compaction, and grading of overburden and clean fill materials to reclaim the disturbed portions of the UMore Mining Area.

#### Ancillary Manufacturing:

- Manufacture and transport of various asphalt products.
- Manufacture, stockpiling, warehousing and transporting of ready-mixed concrete, bagged mortar products, concrete block, concrete pavers, concrete pipe, concrete plank, etc.
- Importing, grading, processing, and stockpiling aggregates to be blended with local aggregates in the production of various products which will increase the effective use of the local aggregates and extend the life of the natural resource.
- Transporting, accepting, and recycling products returned from construction sites, including ready-mixed concrete, bagged mortar products, concrete block, concrete pavers, concrete pipe, concrete plank for inclusion in new products.

#### General Operations and Administrative

- Offices and sales facilities.
- Equipment storage and maintenance facilities.
- Fuel storage and refueling facilities.

The mining season typically extends from late March through mid-December each year and occasionally starts earlier and runs later. Topsoil and overburden stripping is the first step. Initially, as operators begin mining, each open mine may require the stripping of a few dozen acres to provide space for offices, shops, parking, manufacturing facilities, stockpiles, processing and the actual mining face. Then, as the aggregate is harvested and the mine face advances, additional acreage will be stripped. This will be accomplished using several pieces of earth moving equipment including dozers, scrapers, backhoes and haul trucks.

Once the topsoil and overburden is removed and either used for reclamation or stockpiled, extraction of the mineral deposit can begin. The equipment that will be used on this portion of the mine for extraction will include large front end loaders, backhoes, drag lines, dredges, crushers, screens, and conveyor systems. The raw reserves are then transported via a conveyor system or haul trucks to either a dry plant or a wash plant. At the plant the material is fed through a series of crushers, screens, conveyors, wash decks, and classifiers to produce the commercial grade construction aggregates. The finished products are stockpiled adjacent to the plant and sold to contractors for construction jobs. The finished products are hauled off site by trucks to the various construction sites, or internally transported and stockpiled for subsequent production of the various ancillary products (asphalt, concrete, etc.).

Water is an important tool and ingredient to the processes described. As a tool, it is used to wash the aggregate, equipment, and suppress dust. As an ingredient, it is used in the production of the various concrete products. Each operator will require a source of process water that may be secured with wells and/or efficient recycling of water, including storm water runoff, through sedimentation ponds.

The proposed mining operation(s) will result in the lowering and a reconfiguration of the surface topography, and the reconfiguration and redirection of the existing surface drainage system.

In general, reclamation will progress in increments. In the first several years, however, as new mines are opened and plant sites are developed, relatively little reclamation will occur. Exhausted areas of mine floor may have a status of "interim reclamation" since it will be necessary to maintain and relocate conveyor systems and/or haul routes between the mine face and processing areas. Final reclamation efforts would come once the transport is no longer necessary in that area. The perimeter of the UMore Mining Area will be reclaimed at a slope of three to one or flatter. The reclaimed mine floor will undulate according to the bottom of the deposit and to accommodate the new surface drainage. Upon completion of reclamation the property will be suitable for agricultural use.

Operators on the site may also produce asphalt, ready-mixed concrete, and a variety of the ancillary products. Each of these construction material plants will be located in close proximity to the aggregate processing plants to eliminate unnecessary handling and hauling. Ready-mixed concrete production requires a plant capable of storing and mixing the ingredients for the various mix designs. Ready-mixed plant sites will have storage silos for the cementaceous materials; storage tanks for the liquid additives and will have an area for handling comeback concrete and truck wash out. These plants will require staging and traffic flow areas for trucks. There may also be a need for onsite truck maintenance facilities.

Other concrete product manufacturing plants will have similar needs to ready-mixed plants, except they often require a larger plant foot print and substantial outside storage areas.

Asphalt plants will require areas for liquid storage tanks for the various ingredients of their mix designs. These would include tanks for asphalt cement, tack oil, and heating oil.

Concrete materials of various types will be imported for recycling and integration into the variety of products emanating from the project's operations.

The University's goal is to have the site ready for mining operations to commence in the 2010 construction season.

#### No-Build Alternative

The No-Build Alternative will be described and assessed in the EIS. The assessment will describe and analyze the potential impacts, outcomes, constraints, benefits and disadvantages, and economics if the existing land uses were to continue in the proposed UMore Mining Area. The description will be based on the University's existing use of the site for agriculture and research purposes and will make projections or forecasts based on this use to identify No-Build Alternative effects and impacts.

### Technology Alternatives

Technology alternatives are not within the scope of the UMore Park Sand and Gravel Resources Project and will not be considered in the EIS. Best practicable technologies for the various activities will be utilized as part of the preferred alternative.

### Modified Designs or Layouts

Modified design or layout alternatives were evaluated during the scoping analysis. The UMore Park Geological Assessment was instrumental in defining the UMore Mining Area. The UMore Mining Area presented in the Scoping EAW/Draft Scoping Decision Document has been modified slight as discussed above and illustrated in Figure 3. This modified area represents the Preferred Alternative and could potentially be modified further dependent upon the results of the analysis that will be completed for any required permits for the operations on the site.

### Scale or Magnitude Alternatives

Scale and project magnitude were defined in part through the analysis conducted for the UMore Park Geological Assessment Report and the selected scale and magnitude parameters in the Preferred Alternative meet the project purpose and need. Scale and magnitude alternatives will not be addressed in the EIS.

### Project Site With Reasonable Mitigation Measures

MEQB rules require consideration of mitigation measures identified through comments on the Scoping EAW or the Draft EIS. The EIS will consider all relevant mitigation measures suggested through public comment and will recommend incorporation of reasonable mitigation measures into project design and permitting as warranted.

## **III. EIS Issues**

MEQB guidance documents state that the purpose of project scoping is to streamline the EIS process by identifying only potentially significant and relevant issues, and defining alternatives to be carried forward into the EIS (see Minnesota Rules 4410.2100, subpart 1). Issues have been identified and described in the UMore Park Sand and Gravel Resources Scoping EAW and are described below. The potential significance of the issues and the extent of analysis needed in order to have adequately addressed the issues in the EIS is also described below. Mitigation measures, permitting and approvals, public comments, and the results of analyses, existing data, and separate studies will all be addressed in the EIS to fully disclose the potential impacts of pursuing the Preferred Alternative.

### Scoping EAW Topics Screened and Removed from Further Review

The following topics were adequately assessed in the Scoping EAW and were found to be not relevant or so minor that they will not be addressed in the EIS.

- Water Surface Use (Scoping EAW Item 15)
- Vehicle-Related Air Emissions (Scoping EAW Item 22)
- Scenic Views or Vistas/Other Unique Resources (Scoping EAW Items 25d and 25e only)

### EIS Assessment Subjects

The following subjects will be described and analyzed in the EIS.

### *Land Use/Potential Environmental Hazards (Scoping EAW Item 9)*

The EIS will verify and summarize the existing land uses within the UMore Mining Area. The EIS will also address existing land uses adjacent to the site within an approximate half-mile buffer area to the north, west and south of the site. This buffer will serve as a guideline for evaluating land use compatibility and identifying environmental impacts resulting from the proposed gravel mining operations and ancillary uses. The Vermillion Highlands, a Research, Recreational, and Wildlife Management Area and the Vermillion Highlands Regional Park while outside the half-mile buffer, will also be included in the assessment. No additional analysis is planned for the EIS regarding the description of existing land uses within the UMore Mining Area. At this time, the reclamation plan for the proposed mining site will be based upon an agricultural end use. A series of mitigation strategies calculated to avoid and minimize impacts from gravel mining operations on land uses within the area of impact will be explored.

A Phase II, conducted in accordance with a work plan being developed cooperatively by the University and MPCA, will be completed and the results will be reviewed in the EIS. Mitigation measures will be described as appropriate and will be in accordance with MPCA rules and guidance.

### *Cover Types (Scoping EAW Item 10)*

Information pertaining to cover types will be discussed and analyzed in several subjects of the EIS including land use, water quality, farmlands, wetlands, and other subjects that describe before and after cover type acreages.

### *Fish, Wildlife, and Ecologically Sensitive Resources (Scoping EAW Item 11a)*

The EIS will include a discussion of existing wildlife habitat and impacts of habitat changes on Species in Greatest Conservation Need (SGCN) as defined by the MNDNR. Habitat availability for SGCN species will be evaluated. The level of impact to SGCN species will be described on the basis of species presence and status of habitat on the project site and in the region.

### *Threatened and Endangered Species (Scoping EAW Item 11b)*

The EIS will address the potential for impacts of the project on state threatened and endangered species, rare plant communities and sensitive ecological resources including: Loggerhead Shrike (*Lanius ludovicianus*), Mesic Prairie, Blanding's Turtle (*Emydoidea blandingii*), and the Vermillion River.

The EIS will use species range and distribution maps, scientific literature, and site survey information to determine whether these resources are present in the UMore Mining Area, and if present, the extent of and potential impact to the resource. Potential impacts to these elements will be described at both a local and regional level.

Potential direct and indirect impacts to the Vermillion River trout stream will be evaluated by using stormwater and groundwater modeling (described in the Scoping EAW) and by reviewing existing literature and data pertaining to the trout stream.

### *Physical Impacts on Water Resources (Scoping EAW Item 12)*

The EIS will include an assessment and discussion of existing jurisdictional wetlands on the site, potential wetland impacts and proposed mitigation, impacts of mining below the water table,

and impacts of surface water (e.g., lake) creation during and after the site utilization and reclamation process.

*Water Use (Scoping EAW Item 13)*

Water use will be addressed in the EIS. This will include a description of the planned water supply well location and operations. A groundwater model will be used to demonstrate the likely pumping effects related to the water supply well. The EIS will also include a discussion of the location of existing wells that will be potentially affected by the new well or that will be sealed prior to mining.

*Water-Related Land Use Management Districts (Scoping EAW Item 14)*

The EIS will further investigate the floodplain districts within the UMore Mining Area as shown on Flood Insurance Rate Maps and will evaluate the potential effect of the proposed operations on the floodplain.

*Erosion and Sedimentation (Scoping EAW Item 16)*

The EIS will discuss erosion and sedimentation, including estimates of the number of acres to be graded/excavated and cubic yards of soil to be moved and of the proposed methods of minimization and mitigation.

*Surface Water Quantity and Quality (Scoping EAW Item 17)*

A watershed model will be developed during the EIS process to estimate peak runoff from less frequent events and a water budget model to estimate the long term change in the volume of water contributed to the receiving water bodies. The EIS will summarize the model findings and include mitigation options if impacts are anticipated. In addition, the EIS will address potential for impacts of changes in surface water runoff on the Vermillion River.

*Water Quality – Wastewater (Scoping EAW Item 18)*

Wastewater will be addressed in the EIS. In particular, the EIS will include a discussion of on-site sanitary sewage handling, as well as a more complete discussion of the layout and operation of settling ponds for aggregate production and concrete plant wastewater handling.

*Geologic Hazards and Soil Conditions (Scoping EAW Item 19)*

A Groundwater Assessment will be carried out. The EIS will include a revised geologic model based on results from the Groundwater Assessment. The Groundwater Assessment prepared for this EIS will include documentation for the groundwater flow model that will be used to predict groundwater flow and predictive simulations. The model will be used for the following predictive simulations:

1. Anticipated groundwater head conditions under full mine development based on the calibration of the flow model using field measured water levels collected during the Groundwater Assessment.
2. The anticipated drawdown resulting from a single pumping well operated at 200 gallons per minute.
3. If modeled groundwater flow from the proposed mine pit lakes or ponds is toward the Vermillion River, the model will be used to simulate thermal transport from the mine pit lakes or ponds.

*Solid Waste, Hazardous Waste, Storage Tanks (Scoping EAW Item 20)*

The EIS will further discuss the anticipated solid wastes and hazardous waste materials produced at the UMore Mining Area and will identify the disposal plan for these materials. A hazardous waste reduction and minimization plan will be discussed as part of the mitigation commitments.

*Traffic (Scoping EAW Item 21)*

The EIS will include a discussion of the detailed traffic analysis that has begun to be completed and will be finalized with input from the preliminary mining plan. Intersection and roadway operations and safety conditions on the surrounding transportation system will be addressed in the EIS.

*Stationary Source Air Emissions (Scoping EAW Item 23)*

The EIS will include a description of the equipment and processes that may generate regulated pollutants. Potential emission rates will be estimated for stationary sources and fugitive dust sources associated with the project. Emissions will be calculated for criteria pollutants, greenhouse gasses, and federal hazardous air pollutants. In the EIS, air quality regulations and permitting programs that may apply to the project will be identified.

A summary of the emission limits, pollution control equipment, dust suppression methods and systems, and compliance practices associated with applicable regulations will be included in the EIS. A comparison of air dispersion modeling results and ambient air quality standards will be presented in the EIS.

*Odors, Noise, and Dust (Scoping EAW Item 24)*

The EIS will include fugitive dust emission calculations for the project and a description of equipment and activities proposed to mitigate the generation of dust. Fugitive dust emissions will be included in the air dispersion modeling described in Scoping EAW Item 23. The noise analysis will address potential impacts associated with the operation of on-site processing facilities, equipment, and trucks hauling the resources from the site via the surrounding roadway system.

*Archaeological, Historical, or Architectural Resources (Scoping EAW Item 25a)*

The findings from the Phase IA archaeological (pedestrian) survey will be documented in the EIS along with a summary of any consultation with the State Archeologist and State Historic Preservation Officer.

*Prime or Unique Farmlands (Scoping EAW Item 25b)*

An assessment of prime and/or statewide important farmlands will be conducted in the EIS.

*Visual Impacts (Scoping EAW Item 26)*

The EIS will evaluate and summarize the degree of visual impacts on adjacent land uses and lines of sight. Mitigation measures will address site design and landscaping measures to reduce visual impacts over the course of the mines lifespan.

*Compatibility with Plans and Land Use Regulations (Scoping EAW Item 27)*

Compatibility with plans and land use regulations will be addressed in the EIS. This discussion will be relevant to other EIS sections, including the section on cumulative effects.

*Impact on Infrastructure and Public Services (Scoping EAW Item 28)*

The EIS will include a description of proposed roadway improvements and additions needed to accommodate and/or mitigate traffic arising from the proposed UMore Park Sand and Gravel Resources Project. Additionally, the EIS will examine the issue of on-site power generation versus extension of existing electrical power lines to serve the proposed project.

*Cumulative Effects (Scoping EAW Item 29)*

Cumulative potential effects, be they direct, indirect, or cumulative, will be addressed and analyzed in the EIS in compliance with MEQB rules.

EIS Subjects That Were Added In Response to Formal Comments During the Public Scoping Period

*Designated Parks, Recreation Areas, or Trails (Scoping EAW Item 25c only)*

This item was originally recommended to be removed from further review in the EIS. In response to several public/agency comments, an analysis of potential effects from the UMore Park Sand and Gravel Resources Project on the Vermillion Highlands WMA and the proposed County regional park, will be addressed in the EIS.

#### **IV. Identification of Phased or Connected Actions**

There are no phased elements or connected actions associated with the project. The University does not believe that the UMore Park Sand and Gravel Resources Project should be considered as a phased or connected action with regard to urban use land development. Rather, the University commits to discussion and environmental analysis of urban use land development, in conjunction with the City of Rosemount and Township of Empire, in compliance with the Environmental Review Program of the Minnesota Environmental Quality Board, Chapter 4410, Minnesota Rules, by way of a separate environmental review document to be prepared at such time as the University has better formulated its plans, the City of Rosemount and the Township of Empire have responded to University future plans for urban use land development by way of any required Comprehensive Plan Amendments, and prior to the commencement of any development or the securing of any regulatory entitlements required for development. No potential significant environmental effect will escape identification and analysis as it relates to possible future urban use land development, but that will occur at a later date in a separate environmental review document.

When it occurs, urban use land development within UMore Park is intended to take place at the outset in areas other than the UMore Mining Area. The University owns approximately 3,000 acres to the east of the UMore Mining Area, no small component of which lies along Dakota County Road 42 (145<sup>th</sup> Street SW). Urban use land development cannot proceed without comprehensive plan amendments required under the Minnesota Metropolitan Land Planning Act and Municipal Planning Act, and environmental review required by the Environmental Policy Act and Chapter 4410, Minnesota Rules. No urban use land development applications have been submitted by the University to either the City of Rosemount or the Township of Empire. Gravel mining and ancillary uses will occur within the UMore Mining Area for an extended period of

time, and the remainder of UMore Park contains more than sufficient land which can be developed for urban land uses before any compelling reason to consider portions of the UMore Mining Area. There is no current thought to initiate urban use land development in sections of the UMore Mining Area while other areas of the project site continue to be mined.

The nature and timing of urban use land development in sufficient detail as to be the subject of meaningful environmental review will be determined in the future by the University, comprehensive plan amendments by the City of Rosemount and Township of Empire, and future environmental review. While the Board of Regents, University of Minnesota, has favorably acted on a concept master plan for the entirety of UMore Park, much more remains to be done with respect to planning for future urban use land development, including another round of environmental review. Accordingly, the University intends to formulate its aggregate mining Operation, Reclamation, and End Use Plans as part of any required city and township rezoning and mining permit processes without detailed consideration or analysis of urban use land development.

## **V. EIS Schedule**

The following is the anticipated project schedule for completion of the University of Minnesota UMore Gravel Mining Project EIS:

January 12, 2009	Scoping EAW Noticing
January 12 – February 16, 2009	Scoping EAW Comment Period and Public Meeting
February 5, 2008	Public Scoping Meeting
June 2009	Final Scoping Decision/EIS Notice of Intent
Fall 2009	Draft EIS Comment Period and Public Meeting
Winter 2009	Final EIS preparation
Spring 2010	Final EIS Adequacy Determination

As previously stated, the University's goal is to have the site ready for mining operations to commence in 2010.

## **VI. Special Studies or Research**

Based on the characteristics of the proposed UMore Park Sand and Gravel Resources Project and surrounding area along with the feedback received during the scoping process, the following subject areas have been identified as having the highest potential for substantial concern. As a result, the University will conduct and document special studies for each. The results of these special studies will be summarized in the EIS.

- Ground Water/Water Quality - a comprehensive Groundwater Assessment will be completed
- Environmental Site Contamination - a Phase II Investigation will be completed for known sites of concern within the project area
- Traffic/Transportation – a detailed traffic analysis will be completed taking into account traffic turning movements, peak hours traffic volumes, forecast traffic volumes, and future transportation improvements.
- Dust and Noise – fugitive dust emission calculations and potential noise effects associated with the project will be assessed using industry accepted models. The

analysis will include mitigation options and compliance practices that may be incorporated into the design and/or operations of the proposed activities.

## **VII. Governmental Permits or Approvals**

Historically, based on its constitutional autonomy and status as a state entity, the Proposed UMore Mining Area and other property of the University of Minnesota throughout the state have not been subject to local land use controls or permitting requirements. Without waiving its autonomy or unique constitutional status, as a matter of comity and respect for the local jurisdictions in which the proposed Project is situated, and in order to assure that the EIS is complete and adequate, the University will include in the EIS a discussion and analysis of the relevant local ordinances, permits and approvals otherwise applicable to the proposed Project if it were being carried out by a private entity on privately owned land.

Accordingly, the EIS will identify permits and approvals potentially required for this project. While some permit application review may occur concurrently with EIS preparation, the EIS will not necessarily contain all information required for a decision on those permits. No permits have been designated to have all information developed concurrently with the preparation of the EIS; however, the University intends to concurrently gather information needed for receiving any required approvals and/or permits from local, state, and federal agencies. No permits will require the preparation of a record of decision pursuant to Minnesota Rules 4410.2100, subpart 6D. In order to expedite the permitting and approval processes, coordination with the Township of Empire, the City of Rosemount, Dakota County, and other appropriate jurisdictions has already begun and will continue to occur throughout the EIS process.

## **VIII. Public and Agency Involvement**

An Open House Meeting was conducted on November 6, 2008 prior to the start of the scoping period to receive suggestions for the Scoping EAW. On January 12, 2009 the Scoping EAW and Draft Scoping Decision Document (SDD) were circulated to those agencies on the EQB distribution list and other interested parties for their review and comment as required by Minnesota Rules 4410.2100, subpart 3. On February 5, 2009 a Public Scoping Meeting/Public Hearing was held to provide an opportunity for agency and public comments to be submitted for the Final SDD. The availability of the Scoping EAW and draft SDD was published in the January 12, 2009 edition of the EQB *Monitor*. Press releases were sent to area newspapers including the Rosemount Sun Current, Rosemount Town Pages, Farmington Independent, Minneapolis Star Tribune, St. Paul Pioneer Press, and the internal University media.

Comments received during the Comment Period and at the Public Scoping Meeting are included in Appendix E, along with the University's response to each comment, and were used to shape the scope of the EIS subject areas set out in this Final SDD. The comments and the information collected to address them will be used to prepare a Draft EIS. Once completed, the Draft EIS will be circulated for a 30-day public comment period. A Public Meeting/Public Hearing will be held during the EIS Comment Period to afford opportunity for public comment. The availability of the Draft EIS will be published in the EQB *Monitor* and in local media sources.

Comments received during the Official Comment Period on the Draft EIS and at the Public Meeting/Hearing will be used to prepare the Final EIS. The Final EIS will be circulated for a 30-day public comment period, after which the University's Board of Regents will determine its adequacy. Notification of the Adequacy Decision will be published in the EQB *Monitor* and sent to area media sources.

March 31, 2008

**MEMORANDUM**

**TO:** Hon. Patricia S. Simmons, Chair  
Hon. Clyde E. Allen, Jr., Vice Chair  
Hon. Anthony R. Baraga  
Hon. Dallas Bohnsack  
Hon. Maureen Cisneros  
Hon. Linda A. Cohen  
Hon. John Frobenius  
Hon. Venora Hung  
Hon. Steven Hunter  
Hon. Dean E. Johnson  
Hon. David Larson  
Hon. David R. Metzen

**FROM:** Mark B. Rotenberg   
General Counsel

**SUBJECT:** Environmental Review of Proposed Sand and Gravel Mining at UMore Park in  
Dakota County, Minnesota

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As you are aware, the University owns nearly 8,000 acres of land in Dakota County commonly known as UMore Park. In December 2006 the Board of Regents voted unanimously to pursue concept master planning for this property. As part of the concept master planning, the University began an aggregate assessment in early September 2007 to identify the location, quality, and quantity of sand and gravel resources on the site. The preliminary results of the aggregate assessment indicate sand and gravel resources in commercially viable amounts. Based on these findings, it is anticipated that the University will mine the sand and gravel in an area that exceeds 1,000 acres over the course of several decades.

Sand and gravel mining projects of this magnitude raise a variety of issues, especially environmental issues. The legislature established the Minnesota environmental review program to avoid or minimize damage to the state's environmental resources caused by public or private actions. It requires that certain projects undergo special review procedures prior to granting approvals or issuing permits. The results of the environmental review do not control the decision

to mine or not. Rather, the review process is intended to assure that decision makers are fully informed about the environmental impacts of the proposed project and have an opportunity to consider ways of reducing or eliminating those impacts.

Under the terms of the resolution accompanying this memorandum, the University would take responsibility for evaluating the environmental impact of sand and gravel mining by taking the steps set out in Minnesota Statutes, Ch. 116D and Minnesota Rules, Ch. 4410.

The ultimate product of the environmental review is an Environmental Impact Statement ("EIS"). The statute provides that the EIS is an "analytical document which describes the proposed action in detail, analyzes its significant environmental impacts, discusses appropriate alternatives . . . and explores methods by which environmental impacts of an action can be mitigated."

State Environmental Quality Board ("EQB") rules also apply in this case. Those rules identify projects for which preparation of an EIS is mandatory. In particular, an EIS is mandatory where development of a facility for the extraction or mining of sand or gravel will excavate 160 or more acres of land to a mean depth of more than ten feet during its existence. The size and quality of the known sand and gravel deposits, and the depth of these deposits as indicated by the assessment now underway, make it clear that this threshold will be exceeded. Where the rules are applicable and an EIS is mandatory, an Environmental Assessment Worksheet ("EAW") must first be prepared. The EAW is used for scoping purposes and determines what alternatives, impacts and issues will be considered and at what level of detail.

The rules provide that the environmental review shall be conducted by the Responsible Governmental Unit ("RGU"). In general, the RGU is the unit of government with the greatest responsibility for approving or supervising the project as a whole. The rules include a specific provision regarding sand and gravel mining, and state that the RGU for such projects shall be the "local governmental unit" unless the project is being carried out by a "state agency," in which case the state agency is the RGU. Because the University is a constitutional arm of the State of Minnesota, it is appropriate for the University to fulfill the RGU's responsibilities in this instance. The University is the proposer of the project and has the principal responsibility for the project. The project will occur on University land and the University will provide project financing, enter into all the necessary contracts, leases or other arrangements required for the mining of the sand and gravel, and secure any necessary regulatory approvals.

As you are aware, the University previously has acted as the RGU for the TCF Bank Stadium Project (where an EIS was prepared) and the NoVA Project (where a discretionary EAW was prepared). In this case, the RGU's major responsibilities will be:

- (a) Completing the EAW and submitting it and a draft "scoping decision document" to the EQB;

- (b) Accepting public comments and responding in writing to them, and conducting a public meeting regarding the scope of the EIS;
- (c) Approving a scoping decision document;
- (d) Preparing a draft EIS;
- (e) Conducting a public informational meeting regarding the draft EIS and accepting and responding to public comments;
- (f) Preparing and distributing a final EIS, and accepting comments regarding it; and
- (g) Making a determination as to the adequacy of the EIS.

To accomplish these tasks, the University will retain experienced environmental, traffic, noise and other consultants. The process will be guided by environmental counsel retained by the Office of the General Counsel.

After consultants have been hired, the entire environmental review process is expected to take approximately 18 months. Because no final decisions may lawfully be made about the project until the environmental issues have been identified and resolved through the review process, the Administration has determined that beginning the analysis this summer is optimal.

As with previous environmental reviews involving TCF Bank Stadium and the NoVA Project, the Board of Regents will play an important role in assuring the adequacy of the environmental review. Soon after the consultants begin their work, it is likely that the required public meeting regarding the scope of the EIS will be held. It is typical for a committee of the governing body of the RGU to conduct this hearing. Sometime after the public meeting, the full Board of Regents will be asked to approve a Final Scoping Decision Document that will guide the consultants in their preparation of the EIS. A second public meeting will be held during the EIS preparation process. This meeting typically takes place before a committee of the governing board, but a different process may be used. After a draft EIS has been completed and public comments have been received and analyzed, a final EIS will be prepared and made available for public comment. The Board of Regents will then be asked to determine whether or not the final EIS is adequate.

As always, please do not hesitate to contact me if you wish to discuss any aspect of this matter.



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Schematic Plans

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
Associate Vice President Michael Perkins  
Associate Vice President Michael Berthelsen

**Purpose:**

policy       background/context       oversight       strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and take action on the schematic plans for the Landcare Services Building project located on the Twin Cities campus.

**Outline of Key Points/Policy Issues:**

This request is for the construction of a new 20,000 gross square foot building and 14,000 square foot yard area to house the University's Facilities Management Landcare Services operation and Facilities Management's maintenance crews that serve the East and West Bank campuses. An existing building on the recently acquired site located at 2613 4<sup>th</sup> Street Southeast will be demolished to provide space for this project.

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 project on the campus also is attached.

**Background Information:**

The Fiscal Year 2010 Capital Budget being presented to the Board of Regents for action this month includes \$5,000,000 for the design and construction of this project.

**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 Landcare Services Building project located on the Twin Cities campus.

**Landcare Services Building  
East Bank Campus  
Project No. 01-198-07-1378, Capital Budget No. TFAC 2806**

**1. Basis for Request:**

The University of Minnesota campus grounds are maintained by Landcare which is a department within Facilities Management (FM). Landcare presents a beautiful, safe and accessible exterior environment to campus users throughout the year. As part of the FM team, they provide efficient, cost effective stewardship of natural and built campus assets. Landcare has been housed in temporary facilities for a number of years: Prior to being relocated to the Ladder Building in 2006 at the corner of University and 23<sup>rd</sup> Avenues SE, Landcare was located in the former Mineral Resources Research Center (now Education Sciences) at 56 East River Road. This project will provide a permanent home for Landcare Services on the East Bank campus

This request is for approval of the design for a new 20,000 square foot building and 14,000 square foot yard area which will house Landcare and FM maintenance crews. The site for the new facility is 2613 4<sup>th</sup> Street Southeast, next to the University's MAST Laboratory. The new facility will also house several Facilities Management general maintenance crews, which currently work out of the Food Operations Building located at 29<sup>th</sup> and Como Avenue. Locating the FM crews in the new facility will create efficiencies by reducing the travel time to the East and West Bank campuses.

**2. Scope of Project:**

- Demolition of Savoie Janitorial Supply Building
- Construct a new two story Landcare Building.
- The building consists of 20,000 gross square feet.
- The outside yard area is 14,000 square feet.
- The ground floor is interior storage and maintenance of trucks, carts and equipment.
- The second floor has offices, a 45-seat muster room, and locker rooms.
- The exterior will be constructed with pre-cast concrete panels similar to the MAST Lab.
- The exterior yard area will be concealed with ornamental fencing.

**3. Conformance with the Master Plan or Precinct/District Plan:**

This project will conform to the Twin Cities Campus Master Plan for the East Gateway District.

**4. Environmental Issues:**

The University has completed Phase I and Phase II environmental studies of the property. The studies indicate potential soil contamination issues. The project has determined the potential cost to dispose of contaminated soils and has budgeted accordingly. Facilities Management Abatement Services will provide asbestos abatement within the existing building.

**5. Cost Estimate:**

Building Construction	\$4,000,000
Non Construction	<u>\$1,000,000</u>
Total	\$5,000,000

**6. Capital Funding:**

University Debt	\$5,000,000
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**7. Capital Budget Approvals:**

This project is included in the Fiscal Year 2010 Capital Budget scheduled to be acted upon by the Regents this month.

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

\$155,000 per year

**9. Time Schedule:**

Complete design	June 2009
Demolition	August 2009
Begin construction	September 2009
Complete construction	May 2010

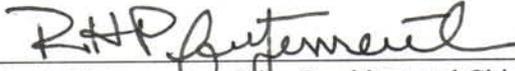
**10. Architect:**

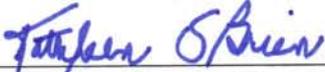
DLR Group

The project will be delivered using the traditional design/bid/build method.

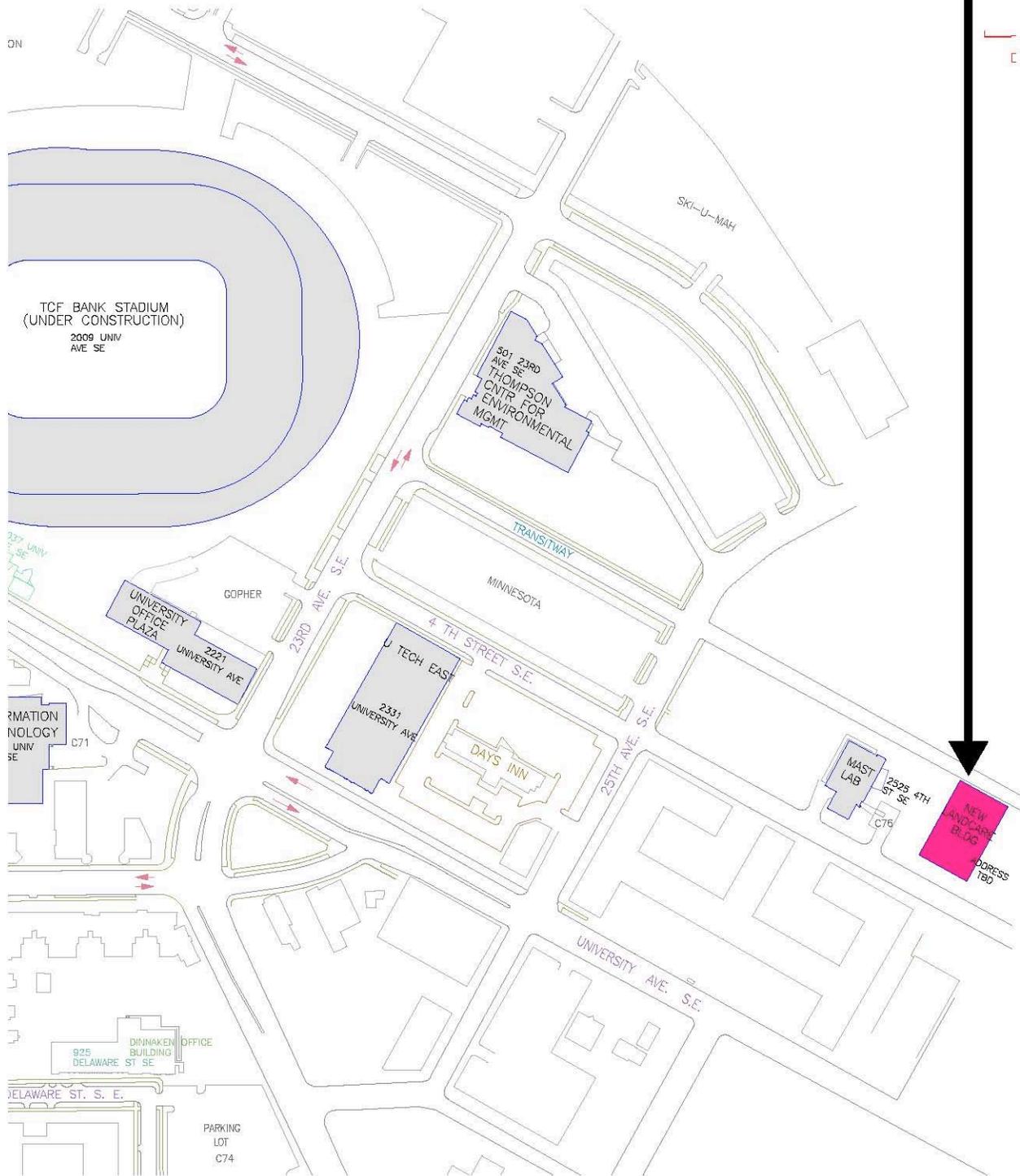
**11. Recommendation:**

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

  
\_\_\_\_\_  
Richard Pfitzenreuter, Vice President and Chief Financial Officer

 5/29/09  
\_\_\_\_\_  
Kathleen O'Brien, Vice President for University Services

# FACILITIES MANAGEMENT LANDCARE FACILITY



## New Landcare Building, Twin Cities Campus



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Real Estate Transaction

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
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 and recommend approval of the following real estate transaction:

- A. Purchase of 1.39 Acres at Oak Street SE and 7<sup>th</sup> Street SE, Minneapolis (Twin Cities campus)

**Outline of Key Points/Policy Issues:**

The details of this transaction and its 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."

The May, 2009 Facilities Committee agenda included an information item on the subject land purchase. Review and action of this transaction is required in June so that this closing can on or before June 19, 2009.

**President's Recommendation for Action:**

The President recommends approval of the following real estate transaction:

- A. Purchase of 1.39 Acres at Oak Street SE and 7<sup>th</sup> Street SE, Minneapolis (Twin Cities campus)

**PURCHASE OF 1.39 ACRES  
AT OAK STREET SE AND 7<sup>TH</sup> STREET SE, MINNEAPOLIS  
(TWIN CITIES CAMPUS)**

**1. Recommended Action**

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the purchase of 1.39 acres at Oak Street SE and 7<sup>th</sup> Street SE, Minneapolis.

**2. Location and Description of the Property**

The subject property is located east of platted Oak Street SE and north of the Lion's Research Building/McGuire Translational Research Facility, Center for Magnetic Resonance Research, and the Medical Biosciences Building now under construction. The property is contiguous to University-owned property on the west and south sides.

The 1.39-acre parcel is a long narrow strip of land, and includes a spur track which dead-ends at both ends of the site.

The legal description of the property:

Parts of Lots 22 and 24, Auditor's Subdivision No. 88, Minneapolis, Hennepin County, Minnesota.

**3. Basis for Request**

This property is required for the Center for Magnetic Resonance Research Renovation and Expansion Project, the first project to be constructed as a part of the Biomedical Research Facilities Program approved by the 2008 legislature.

**4. Details of Transaction**

The owner of the property is the Union Pacific Railroad Company. The price will be \$23.00 per square foot. The University has completed a boundary survey which confirms the parcel size at 60,714 square feet, resulting in a purchase price for the property of \$1,396,422. Closing will occur on or before June 19, 2009. The University will pay cash at closing.

**5. Use of the Property**

Immediately following acquisition, the spur track on the property will be removed. The property will then be used for constructing an addition on the north side of the Center for Magnetic Resonance Research as part of the Center for Magnetic Resonance Research Renovation and Expansion Project.

**6. Environmental**

The University is currently completing a Phase II analysis to confirm the property is in acceptable environmental condition. The property has been submitted into the Minnesota Pollution Control Agency's Voluntary Investigation and Cleanup (VIC) program and all appropriate VIC Program assurances will be requested.

**7. Source of Funding**

The purchase of the property will be funded with University debt.

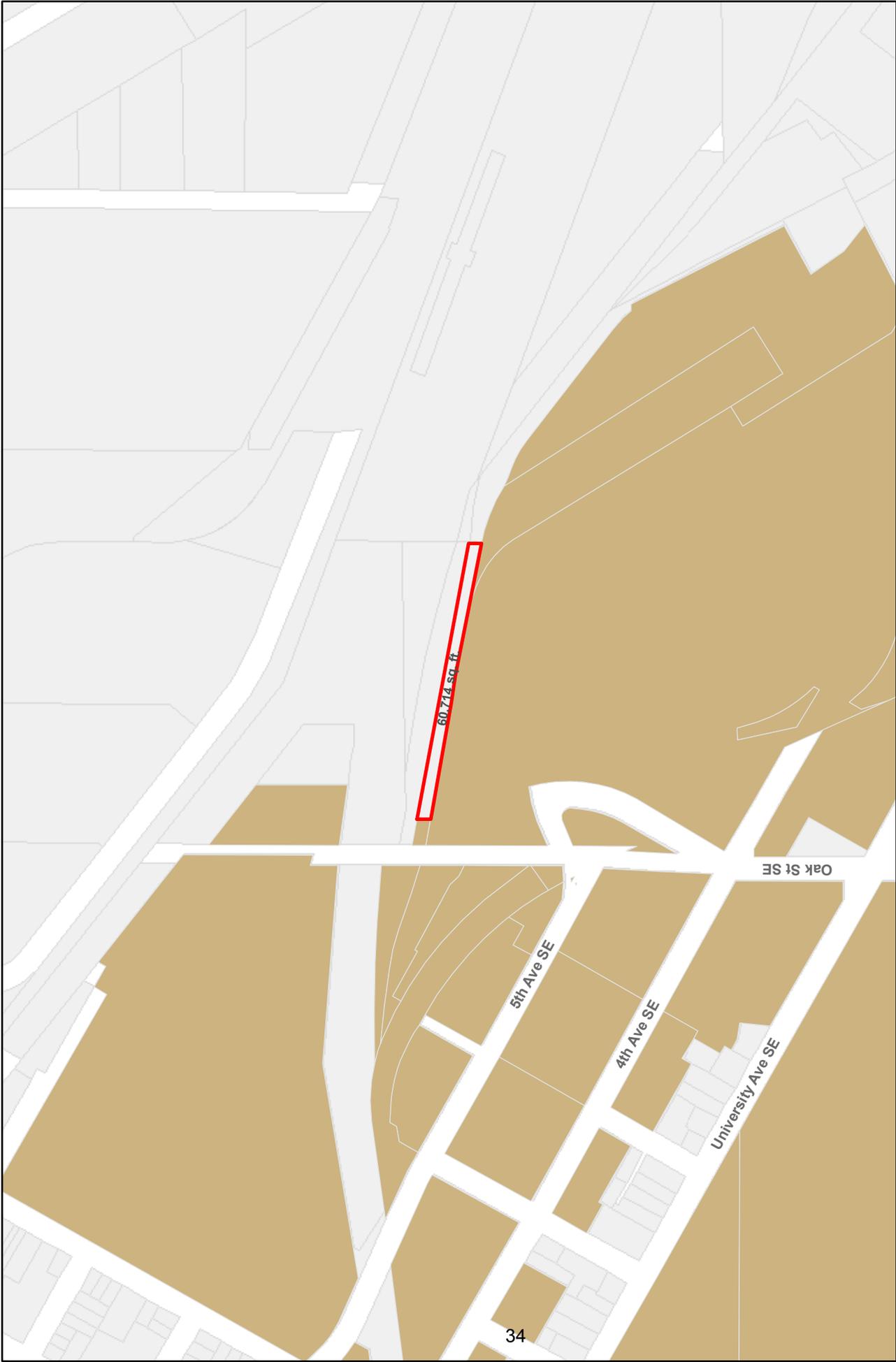
**8. Recommendations**

The above-described real estate transaction is appropriate:

Richard H. Pfitzenreuter 6/1/09  
Richard H. Pfitzenreuter III, Vice President for Finance and CFO

E. Thomas Sullivan 6-1-09  
E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

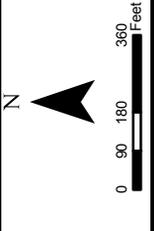
Kathleen O'Brien 5/29/09  
Kathleen O'Brien, Vice President for University Services



**Real Estate Office**  
**University of Minnesota**

**Purchase of**  
**Union Pacific RR Parcel**

- Union Pacific Parcel
- Other University Property



This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Base Data: Real Estate Office  
 MetroGIS, MNDNR, MNDOT



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Music Education Building Deconstruction and Demolition: Resolution

**review**       **review/action**       **action**       **discussion**

**Presenters:** Vice President Kathleen O'Brien  
Associate Vice President Michael Berthelsen

**Purpose:**

**policy**       **background/context**       **oversight**       **strategic positioning**

In accordance with Board of Regents Policies: *Reservation and Delegation of Authority* and *Historic Preservation*, the purpose of this discussion is to review a Resolution directing the deconstruction and demolition the Music Education Building located on the Twin Cities campus.

**Outline of Key Points/Policy Issues:**

The building, constructed in 1888, was vacated in 1996 and placed in a maintenance lay-away state due to multiple fire and life safety code deficiencies and inaccessibility for mobility impaired individuals. Throughout the building's lay-away status, the University has consulted with the Minnesota State Historical Preservation Office in developing and implementing all required preservation research and treatments and reuse analysis. The University has explored several adaptive use options over the past 10 years, but because of the building's lack of physical accessibility, fire and life safety code deficiencies, and small size, finding a financially feasible appropriate program fit has been difficult. In addition to looking for reuse opportunities within the institution; the University has worked closely with local external property management and property developers to find other non-university uses. No financially feasible alternative reuse for the building has been identified. The reuse analysis process included the following:

- Interviews with knowledgeable individuals familiar with the building;
- Meetings with local governmental authorities including the City of Minneapolis local council members, planning and zoning staff, and the Minneapolis Historic Preservation Commission;
- A community Open Forum – invited groups included the University of Minnesota (Student Association, Capital Planning and Project Management, Facilities Management), Neighborhood Groups, City of Minneapolis, Minnesota Historical Society, Minnesota State Historic Preservation Office (SHPO), Preservation Alliance of Minnesota, local media and other interested groups; and
- Follow-up interviews with interested individuals and others who wanted to become a part of the process.

The final draft of the Music Education Building Reuse Study was made available to previously contacted or interested organizations and community groups.

The proposed resolution directing the deconstruction and demolition of the Music Education Building will be presented at the Facilities Committee meeting. Attached are the proposed resolution, the project data sheet which addresses the basis for request, project scope, cost estimate, funding, and schedule, and a map locating the building on campus.

**Background Information:**

The Music Education Building is identified for potential demolition in the Twin Cities Campus Master Plan.

**President's Recommendation for Action:**

The President recommends approval of the resolution related to the deconstruction and demolition of the Music Education Building located on the Twin Cities campus and of the appropriate administrative officers proceeding with the award of contracts for the development of deconstruction and demolition documents and the deconstruction and demolition of the building.

**Music Education Building Deconstruction and Demolition  
East Bank Campus  
Project No. 01-024-06-1829**

**1. Basis for Request:**

The historic Music Education Building (former YMCA) constructed in 1888 is located at 147 Pillsbury Drive Southeast in the historic Old Campus (Knoll) District of the Minneapolis East Bank Campus. Since 1996, the building has been vacant, and has been placed in mothball (lay-away) condition to Secretary of the Interior Standards. Throughout the building's lay-away status the University has consulted with the Minnesota State Historic Preservation Office in developing and implementing all required preservation research and treatments and has invested approximately \$357,000 to "maintain" the building, conduct studies and address environmental issues.

Because of the building's lack of physical accessibility, multiple fire and life safety code deficiencies and small size – about 6,000 gross square feet and at best about 4,700 assignable square feet – finding a financially feasible appropriate program fit has been difficult, although the University has explored several adaptive use options over the past 10 years. The building needs extensive restoration work that falls in the neighborhood of \$2,900,000 or \$483 per gross square foot and would vary depending on the proposed reuse.

University has continued research to identify potential uses for this small building. The potential uses not listed in any order of preference included:

- University classroom or seminar space
- University departmental or student organization office space
- Commercial professional office space
- A Center for Disability Services
- A student commuter lounge
- A student hospitality house
- University guest or VIP alumni lodge
- Scholars housing
- A new hotel on the Peik Gym site that connects to and incorporates the Music Education Building
- Condominiums or time shares focusing on parents of students
- Rental housing
- Commercial bed and breakfast or small hotel
- Ecumenical religious center
- Center for spirituality and healing
- Retreat Center
- Food Service (unique restaurant, coffee/snack shop, etc.)
- Utility infrastructure (electrical substation, chiller plant, etc.)
- Storage
- Continued lay-away state
- Moving the building
- Deconstruction / demolition of the building

In addition to looking for reuse opportunities within the institution; the University has worked closely with local external property management and property developers to find other non-university uses. In each case, building accessibility has required installation of an elevator,

and building codes have required a second exit stair. Financial investments required for these and other required improvements have been deemed excessive by both the University and by private entities who have studied reuse of the property.

The process conducted to analyze the reuse or continued use of this building included the following:

- Interviews with knowledgeable individuals familiar with the Music Education Building.
- Meetings with local governing authorities including the City of Minneapolis local council members, planning and zoning staff, and the Historic Preservation Commission.
- A Community Open Forum – invited groups included the University of Minnesota (Student Association, Capital Planning and Project Management, Facilities Management), Neighborhood Groups, City of Minneapolis, Minnesota Historical Society, Minnesota State Historic Preservation Office (SHPO), Preservation Alliance of Minnesota (PAM), local media and other interested individuals.
- Follow-up interviews with interested individual and others who wanted to become a part of the process.
- The final draft of the Music Education Building Reuse Study was made available to previously contacted or interested organizations and community groups.

A brief history of the building:

- 1888 Student Christian Association Building (SCA) is dedicated on June 6, University enrollment is 491 students, up from 164 in 1884
- 1889 YMCA begins to rent space in the building
- 1895-1896 SCA ceases to exist as a student organization; YMCA continues some SCA activities and lease the building
- 1911 Regents take control of the building on March 3, and rename it the University Association Building.
- 1914 YMCA rift with Board of Regents over religious issues; YMCA moves out of the building.
- 1914-1915 President Vincent presents the building to the Music Department as a Christmas present
- 1926 Child Welfare Department occupies building
- 1947 Renovation of building for Music Education program is begun, including construction of the enclosed stair on the south elevation,
- 1997 Building is vacated and put in lay-away status

## **2. Scope of Project:**

- Deconstruction and demolition of Music Education Building
- Salvage useable sandstone and leaded glass windows (other material not salvageable due to previous renovations)
- Reroute utilities and restore utility services to adjacent buildings.
- Landscape restoration and historic interpretive mitigation.

**3. Conformance with the Master Plan or Precinct/District Plan:**

The Master Plan identifies the Music Education Building as a candidate for demolition.

**4. Environmental Issues:**

All hazardous materials have been removed from the Music Education Building by a licensed abatement contractor.

**5. Cost Estimate:**

Building Deconstruction/Demolition	\$208,500
Utility rerouting and reconnecting, and sitework	50,000
Non Deconstruction/Demolition (structural, re-use, environmental, historic, deconstruction studies & plans)	<u>173,500</u>
Total	\$ 432,000

**6. Capital Funding:** University Funds – Repair & Replacement Funds \$ 432,000

**7. Annual Operating and Maintenance Cost and Source of Revenue:** Reduction of \$ 16,000

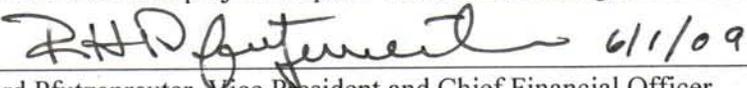
**8. Time Schedule:**

- Complete design – June 2009
- Begin Demolition – October 2009
- Removal Complete – November 2009
- Site Restoration Complete – May 2010

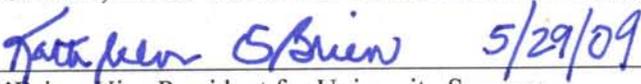
**9. Architect:** Miller Dunwiddie Architecture

**10. Recommendation:**

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

 6/1/09  
 \_\_\_\_\_  
 Richard Pfitzenreuter, Vice President and Chief Financial Officer

 6-1-09  
 \_\_\_\_\_  
 E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

 5/29/09  
 \_\_\_\_\_  
 Kathleen O'Brien, Vice President for University Services



## **REGENTS OF THE UNIVERSITY OF MINNESOTA**

### **RESOLUTION RELATED TO MUSIC EDUCATION BUILDING DECONSTRUCTION AND DEMOLITION**

**WHEREAS**, the historic Music Education Building (former YMCA) constructed in 1888 has been vacant and in lay-away condition to Secretary of the Interior Standard since 1996; and

**WHEREAS**, the University has conducted a process to analyze the reuse or continued use of the building, which included:

- Interviewing knowledgeable individuals;
- Meeting with local governmental authorities including the City of Minneapolis local council members, planning and zoning staff, and the Historic Preservation Commission;
- Holding a community open forum where the following were invited: neighborhood groups, City of Minneapolis, Minnesota Historical Society, Minnesota State Historic Preservation Office (SHPO), Preservation Alliance of Minnesota; and
- Providing a final draft of the reuse study to previously contacted and interested organization and community groups; and

**WHEREAS**, the University has studied alternative uses for the building including University uses (classroom and seminar rooms, offices, student commuter lounge, utility infrastructure, storage), Housing or Hospitality (guest housing, alumni hospitality and lodging, scholars housing, small hotel, condominiums), Religious Related Uses (ecumenical religious center, center for spirituality and healing, retreat center), Commercial Uses (office space, food service, housing or hospitality); and

**WHEREAS**, due to the building's lack of physical accessibility, multiple fire and life safety code deficiencies, and small size (6,000 gross square feet), finding a financially feasible appropriate program fit has not been possible; and

**WHEREAS**, the University has invested approximately \$357,000 to conduct the above reference activity and to maintain the lay-away status since 1996 and has estimated the cost to restore the building for occupation at approximately \$2,900,000 or \$483 per gross square feet; and

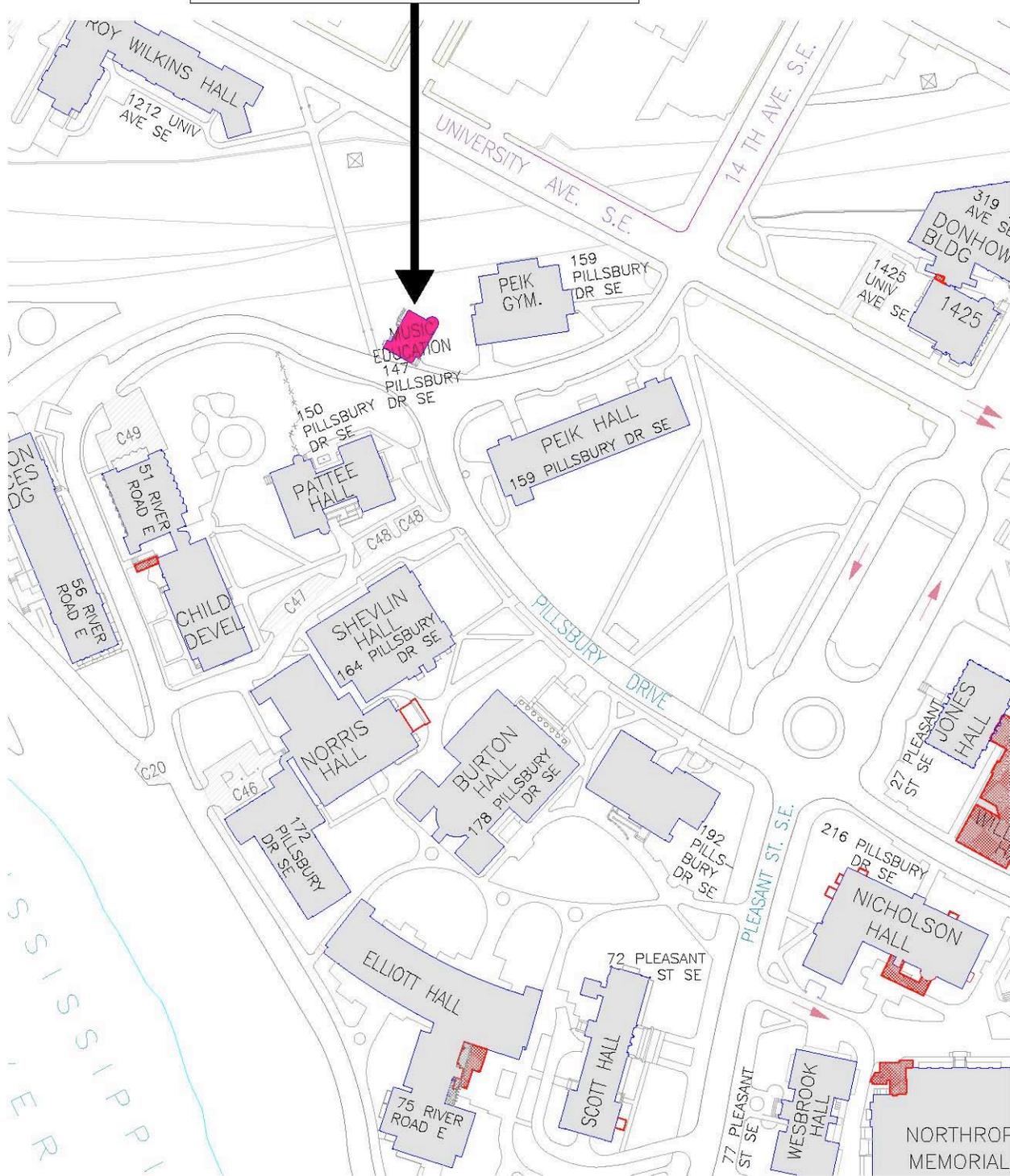
**WHEREAS**, the 2009 Twin Cities Master Plan has identified the Music Education Building as a candidate for demolition.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Regents recognize the historically significant nature of the Music Education Building; and

**BE IT FURTHER RESOLVED**, that the Board of Regents agrees the administration has analyzed and exhausted all reasonable options for a financially feasible reuse of the Music Education Building; and

**BE IT FURTHER RESOLVED**, that the Board of Regents concurs with the administration's recommendation to deconstruct and demolish the Music Education Building on the Twin Cities Campus.

# MUSIC EDUCATION BUILDING



**Music Education Building,  
Twin Cities Campus**



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Board of Regents Policy: Eminent Domain

review       review/action       action       discussion

**Presenters:** Deputy General Counsel William Donohue

**Purpose:**

policy       background/context       oversight       strategic positioning

To review proposed changes to Board of Regents Policy: *Eminent Domain*

**Outline of Key Points/Policy Issues:**

Amendments are proposed to Board of Regents Policy: *Eminent Domain*, as part of the Board Office's ongoing policy review process. The proposed amendments are to replace references to specifically cited law and named Board policy with general references to "applicable law" and "Board of Regents policies." This avoids possible inconsistencies in the event of changes to legal citations or policy names in the future.

**Background Information:**

Board of Regents Policy: *Eminent Domain* was first adopted in 1988 and last amended in March 2005.

**President's Recommendation for Action:**

The President recommends adoption of the proposed amendment to Board of Regents Policy: *Eminent Domain*.



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS POLICY**

Page 1 of 1

**Financial**

**EMINENT DOMAIN**

**Adopted:** February 8, 1957

**Amended:** November 12, 2004

**DRAFT** for review June 11, 2009

**EMINENT DOMAIN**

In exercise of its power of eminent domain, the Board of Regents (Board) shall comply with applicable law ~~Minnesota Statutes, Chapter 117~~. Before an eminent domain proceeding is initiated, the Board shall authorize the action and, by appropriate resolution, determine public purpose and necessity for the acquisition of the land. Decisions with respect to settlement and with respect to payment of or appeal from the award of the commissioners shall be made consistent with Board of Regents policies ~~Policy: *Legal Claims and Settlements*~~.



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Semi-Annual Capital Planning & Project Management Report

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
Associate Vice President Michael Perkins

**Purpose:**

policy       background/context       oversight       strategic positioning

In accordance with Board of Regents Policy: *Board Operations and Agenda Guidelines*, to present the June 11, 2009, Capital Planning and Project Management Capital Improvement Budget Semi-Annual Report.

**Outline of Key Points/Policy Issues:**

This report includes projects in process that have been approved in the Capital Budget and where the Regents have approved the Schematic Plans. The report highlights progress performed, challenges encountered in delivering the project scope of work within the approved budget and schedule.

**Background Information:**

In accordance with the Board of Regents Calendar, the Semi-Annual Capital Planning and Project Management Report is presented in the spring and in the fall to provide performance information to inform the consideration of the annual capital budget and the 6-year capital plan.

# Capital Planning & Project Management

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Capital Improvement Budget  
Semi-Annual Report  
June 11, 2009

## 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
- Promoting targeted business professional vendor participation
- Support University of Minnesota sustainability initiatives

Initiatives:

- Best Value Procurement "Pilot Project" continues
- Revised performance forms created to incorporate professional development goals for staff
- Roll-out of Project Management Information System
- Implementation Unifier: Electronic Project Management Information System

CPPM Teams:

- CPPM has organized itself into the following Team structure:
  - Academic Health Center
  - Provost
  - President / Administration
  - System Academic Administration, Athletic, Student Services, Out State
  - Business Services

## Twin Cities Campus

### Bell Museum of Natural History



**Description:** 71,000 square feet building on the North West corner of the St. Paul campus used to collect, preserve, prepare, display, and interpret the state's diverse animal and plant life for scholarly research and teaching and for public appreciation, enrichment and enjoyment.

Project Executive: Justin Grussing      Project Manager: Matt Stringfellow  
A & E Firm: ESG/Thorbeck      Contractor: JE Dunn  
Budget: \$36,100,000  
Schedule: Dependent upon Funding

- All building design elements are now complete and design development documents have been completed
- Construction Manager has developed the preliminary Guaranteed Maximum Price for construction
- Funding - future State Capital Request and gifts
- Not funded in 2008 or 2009 request

### Carlson School of Management Repurposing

**Description:** Several programmatic units will relocate to Hanson Hall when it opens in the Spring of 2008, creating opportunities for repurposing space in the current facility to provide better service for students, improve security, expand the executive education facilities and co-locate scattered departments

Project Executive: Justin Grussing      Project Manager: Paul Oelze  
A & E Firm: RSP Architects      Contractor: McGough  
Budget: \$10M  
Schedule: Fall 2009

- All building design elements are now complete
- Construction will be completed in six phases
- Construction is in the final phase
- **The project is on schedule and within budget**

## Center for Magnetic Resonance Research Expansion (16.4 T Magnet)



**Description:** Expansion and renovation of the Center for Magnetic Resonance Research. It will incorporate the nation's highest field strength (16.4) tesla magnetic resonance system for lab primate and human biological research.

Project Executive: Gary Summerville    Project Manager: Kevin Ross  
A & E Firm: RSP Architects    Contractor: M A Mortenson  
Budget: \$11,040,000 (\$2,040,000 Const  
+ \$9,000,000 Magnet)  
Schedule: Summer 2009

- Construction is in process
- **The project is within budget. The schedule is delayed due to complications in fabrication of the magnet; however, completion is still scheduled for Summer 2009.**

## Center for Magnetic Resonance Research Expansion



**Description:** Expansion of research magnet space is accompanied by corresponding office space expansion for staff and researchers. Laboratory and storage space is expanded to support research on site. Patient facilities are expanded and provided in close proximity to main entry lobby. Additional vivarium space is planned. Expanded office and seminar space is relocated to the second level expansion to support a second level link between all precinct research buildings.

Project Executive: Gary Summerville    Project Manager: Kevin Ross  
A & E Firm: RSP Architects    Contractor: M A Mortenson  
Budget: \$53,200,000  
Schedule: Fall 2010

- Funded as a part of the Bio-Medical Bonding Authority
- Design Development drawings issued for review
- Guaranteed maximum price and schedule due June 1<sup>st</sup>
- Executed purchase agreement for property received



### 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 facility will provide space for the Center for Memory Research & Care, Neuroscience

Department, the Immunology Center and Bio-Safety Level-3 Laboratory Suits.

<b>Project Executive:</b>	Gary Summerville	<b>Project Manager:</b>	Kevin Ross
<b>A &amp; E Firm:</b>	Perkins & Will	<b>Contractor:</b>	Kraus Anderson
<b>Budget:</b>	\$79.3M		
<b>Schedule:</b>	December 2009 – Completion		

- Project includes the development of utility infrastructure to serve the East Gateway District including the construction of a small building to provide access to the utility tunnel system and infrastructure
- Construction began in April 2007 for the infrastructure and in January 2008 for the Medical Biosciences Building
- Construction continues
- **The project is on schedule and within budget**

### Science Teaching & Student Services



**Description:** An innovative, flexible science teaching and learning environment, which will support technology-rich and hands-on, interactive science instruction in addition to providing a consolidated student services center for front-line academic and transactional services that cannot be effectively handled on-line, such as academic counseling and career counseling.

<b>Project Executive:</b>	Justin Grussing	<b>Project Manager:</b>	Hines
<b>A &amp; E Firm:</b>	KPF & HGA	<b>Contractor:</b>	McGough
<b>Budget:</b>	\$72.5M		
<b>Schedule:</b>	Fall 2010 – Completion		

- Funding is a part of the 2008 State Capital Appropriation and 2009 Capital Budget
- Demolition of the existing building started in January 2009.
- Construction of new building is in progress. Sub-structure is complete, concrete structure in underway.
- **Project is within budget and the schedule**

## St Paul Utility Building and Electrical Switch Gear



**Description:** The existing St Paul electrical switch gear does not have adequate capacity to support the primary electrical services required by the St Paul campus and additional chillers and cooling towers. In order to continue the development of the St Paul campus chilled water facility; building space is needed to house additional electrical switch gear, chillers and cooling towers and associated mechanical and electrical equipment Under ground piping is needed to connect this second chilled water plant to the pipe distribution system and additional electrical ductbanks are needed to feed the new electrical switch gear and to distribute electrical service to the St Paul campus.

Project Executive: Gary Summerville  
A & E Firm: Sebesta Blomberg  
Budget: \$17,486,000  
Schedule: Fall 2009 - Completion

Project Manager: Roger Wegner  
Contractor: Adolfson & Peterson

- Underground piping and electrical ductbank completed
- Building is essentially enclosed
- Electrical switch gear being installed
- **Project scope of work is within budget and schedule**

## Weisman Art Museum Addition



**Description:** The project includes adding four galleries to the southeast corner of approximately 5,950 gross square feet and studio space to the north of approximately 2,200 gross square feet. Mechanical and electrical modifications are included as well as moving the sidewalk to the north further north to provide space for the studio addition.

Project Executive: Gary Summerville  
A & E Firm: Gehry Partners & HGA  
Budget: \$14,155,000  
Schedule: Fall 2011

Project Manager: LaSalle Group  
Contractor: J E Dunn

- Schematic Design approved May 2009
- Design Development in process
- **Project is within budget and the schedule**

## Duluth Campus

### Chester Park School Renovation, UMD

**Description:** Chester Park School is approximately 56,040 square feet and was formerly used as an elementary school. The original school was built in 1927 and an addition was built in 1967. The University purchased the property in June 2006 and is renovating the facility to meet the needs of the college of education, music department and sea grant programs. All restrooms in the building will be upgraded to be accessible to meet current codes.

Project Executive:	Gary Summerville	Project Manager:	John Rashid
A & E Firm:	Architectural Resources	Contractor:	Max Gray Construction
Budget:	\$5,400,000		
Schedule:	December 2008 - Completion		

- **The project as presented to the Regents is completed and the building is occupied.**

### Civil Engineering



**Description:** The construction is approximately 33,300 gross square feet and wraps around the northwest and northeast sides of the Voss-Kovach Hall and is being designed to achieve LEED Silver certification.

<b>Project Executive:</b>	Gary Summerville	<b>Project Manager:</b>	John Rashid
<b>A &amp; E Firm:</b>	Stanius Johnson	<b>Contractor:</b>	Stahl Construction
<b>Budget:</b>	\$15M		
<b>Schedule:</b>	January 2010 - Completion		

- Funded as a part of the 2008 State Appropriation & 2009 Capital Budget
- Exterior building structure complete, windows are being installed, mechanical and electrical in process, interior walls are in process
- **The project is within budget and on schedule**

## Morris Campus



### Bio-Mass / District Heating 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:** Oliver Real Estate  
**A & E Firm:** HGA    **Contractor:** Knutson Construction  
**Budget:** \$8,956,000  
**Schedule:** Summer 08 – Completion

- System testing and commissioning in process
- The research nature of this project required skills beyond that required of a typical construction project
- **The project construction has been completed, however, the facility has not achieved operations as expected and additional funding will be required to make the facility operational.**



### Community Services Building Renovation

**Description:** The project includes the complete interior architectural, mechanical, and electrical renovation of the Community Services Building. The building consists of approximately 18,000 gross square feet and will provide approximately 11,800 square feet of space assignable to programmatic functions.

**Project Executive:** Gary Summerville    **Project Manager:** Paul Oelze  
**A & E Firm:** Meyer, Scherer & Rockcastle    **Contractor:** J E Dunn  
**Budget:** \$7.5M  
**Schedule:** Fall 2009 - Completion

- Funded as a part of the 2008 State Appropriation & 2009 Capital Budget
- Construction is in process.
- **The project is within budget and on schedule**

# Crookston Campus

## Centennial Hall II, Crookston Campus



**Description:** Construction of a 53,422 gross square foot two-story, 128-bed apartment style student housing facility that consists of two wings, each with 16 two-bedroom/4-bed units, which are connected with a two-story link. The link includes a first floor classroom/seminar space, recreation and lounge areas, guest studios and two two-bedroom units on the second level. A single story gathering/coffee/dining space is also included at the northwest end of the north wing. Centennial Hall II will be LEED® certified. The project includes sustainable design features including low flow plumbing fixtures that will decrease water usage by 30%, upgraded windows that will daylight 97% of spaces, NSF-140 Platinum carpet with the highest recycled content in the industry, salvaged cabinet hardware, and integration of green building education into University curriculum.

**Project Executive:** Gary Summerville

**Project Manager:** Tim Norton UMC & Sebesta Blomberg

**A & E Firm:** Michael J Burns, Moorhead

**Design Builder:** Community Contractors, Grand Forks, ND

**Budget:** \$10,600,000

**Schedule:** Fall 2009

- Construction in process: Exterior completely enclosed, cabinets installed, painting in process,
- **Project is within budget and the schedule**

## Research and Outreach Centers

### Ash River, Minnesota

#### NOvA Project Phase I Road and Site Work



**Description:** Upgrade 3.5 miles of existing logging road. Clear and grub the site, excavate rock for containment basin and prepare for construction of the detector enclosure. Install rock anchors, concrete floor and side walls at face of cut rock excavation to prepare the site for the construction of the Far Detector Building.

**Project Executive:** Justin Grussing

**Project Manager:** Matt Stringfellow

**A & E Firm:** Burns & McDonnell

**Contractor:** Adolfson & Peterson / Hoover

**Budget:** \$15,395,000

**Schedule:** Winter 2010

- Design complete.
- Funded from the American Recovery and Reinvestment act through a grant from Fermilab and the U.S. Department of Energy.
- Construction start anticipated to be June 1, 2009.
- **Project is on schedule and within budget**

### North Minneapolis



#### Urban Research & Outreach Center

**Description:** The University acquired the Penn Plymouth Shopping Center located at 2001 Plymouth Avenue North in 2008 for rehabilitation to house its first Urban Research and Outreach/Engagement Center to house community/university partnership programs and the UROC staff. The project is the complete renovation of this 21,000 square feet shopping center that was originally constructed in 1976.

**Project Executive:** Mike Denny & Gary Summerville

**Project Manager:** Legacy Management Company

**A & E Firm:** Urban Design Perspectives, Mpls

**Contractor:** Stahl Construction

**Budget:** \$3,700,000

**Schedule:** Fall 2009

- Construction in process  
**Project is within budget and the schedule**

# Northwest Research and Outreach Center, Crookston

## Maintenance/Farm Research Operations Center



**Description:** The current farm operations facility, constructed in 1971, does not accommodate the changes made in crop and animal research and the outreach mission of NWROC. Academic positions have been added; dairy herd and beef feedlots have increased in size; and the number of acres operated to support crop and livestock research has increased. The number of vehicles needed to carry out the NWROC mission has increased and the farm equipment has increased in size. The new facility will be equipped to facilitate the maintenance and operations needs of the NWROC.

Project Executive:	Gary Summerville	Project Manager:	Oliver Real Estate Comstock
A & E Firm:	Foss Architects, Moorhead, MN	Contractor:	Construction, Fergus Falls, MN
Budget:	\$2,000,000		
Schedule:	Spring 2009 – Substantial Completion		

- Construction Progress
  - The shell and interior liner panel is substantially complete
  - The geothermal in-floor heating system and electrical will be completed and initially tested for operation by June 3<sup>rd</sup>.
  - The exterior drive lanes and concrete aprons are delayed approximately 7 working days due to wet, heavy soils not drying
- **The project scope of work is within budget and schedule.**

## West Central Research and Outreach Center, Morris

### Administration Building Addition and Remodeling



**Description:** The existing Administration Building at the WCROC constructed in 1972 no longer has the capacity needed for the programs housed in the building. In addition to the WCROC programs, a Regional Extension Center has been integrated into the WCROC facility. The existing building is also in need of upgrading to address a variety of code and deferred maintenance issues. The core of what occurs at the WCROC still lies in animal husbandry, crop production, and horticulture. However, it has embraced environmental and social issues, realized the importance of economics in all program areas, and developed a regional horticultural garden and a new endeavor named the University of Minnesota Renewable Energy Research and Demonstration Center.

Project Executive: Gary Summerville      Project Manager: Oliver Real Estate  
A & E Firm: JLG Architects      Contractor: JE Dunn  
Budget: \$3,300,000  
Schedule: Fall 2009 - Completion

- Construction Progress
  - The exterior cedar siding has been removed and repair/replacement is in process
  - Interior demolition is complete
  - Foundation walls for the new addition complete
- **The project is within budget and on schedule.**

### Wind to Hydrogen



**Description:** The University of Minnesota Morris will construct a globally unique research and demonstration facility to foster the development of wind, hydrogen, and other renewable energy sources. To store wind energy, electricity is converted to hydrogen by electrolysis of water and stored in compressed gas cylinders. When demand calls, the hydrogen is burned in an internal combustion engine to run a generator. The facility will provide researchers opportunities to measure efficiencies and optimize the system.

Project Executive: Gary Summerville      Project Manager: Oliver Real Estate  
A & E Firm: Sebesta Blomberg      Design/Builder: To be determined  
Budget: \$3.75M

- Schematic plans approved by the Regents
- Project as planned is significantly over budget (approx. 73%)
- The project is being scaled down to fit the budget
- The project delivery method will be changed from Construction Manager at Risk to Design / Build
- The research nature of this project requires skills beyond that required of a typical construction project
- **In response to a Request for Design / Build proposals, the University received one proposal from a Minnesota based industrial engineering / construction firm. Capital Planning and Project Management with the Office of the General Council, The Office for Technology Commercialization and Sponsored Projects Administration are working to complete the design/build contract and the licensing agreement. Until these documents are finalized the project is on hold.**



## UNIVERSITY OF MINNESOTA BOARD OF REGENTS

### Facilities Committee

June 11, 2009

**Agenda Item:** Issues related to: Preliminary 2010 State Capital Request

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien

### Purpose:

policy       background/context       oversight       strategic positioning

The State of Minnesota requires all state agencies, local governments, and the University of Minnesota to submit their "Preliminary Capital Requests" in June for consideration by the Governor and the legislature in preparation for the 2010 legislative session.

The purpose of the committee discussion is to provide additional detail regarding projects included in the 2010 capita request. Project descriptions are included in the docket materials for the full Board of Regents.

### Outline of Key Points/Policy Issues:

The Preliminary 2010 Capital Request is reflective of the following planning 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; and
  - 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 the safety, renewal, preservation, and restoration objectives and are aligned with the priorities of the University's academic plan and master plan.
4. Give preference to projects that create flexible space, improve space utilization, and 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 the Regents sustainability policies.

### Background Information:

In May 2008, the Board of Regents last updated the University's Six-Year Capital Improvements Plan for 2009 - 2014. The Preliminary 2010 State Capital Request has been modified from the current six-year plan to reflect priorities that emerged from the strategic positioning process and current budget situation.



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Consent Report

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien

**Purpose:**

policy       background/context       oversight       strategic positioning

**Outline of Key Points/Policy Issues:**

There are no consent items this month.

**Background Information:**



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Facilities Committee**

**June 11, 2009**

**Agenda Item:** Information Items - **REVISED**

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien

**Purpose:**

policy       background/context       oversight       strategic positioning

Provide the Board of Regents with information on the following items:

1. Plans to demolish the following buildings:
  - a. Eddy Hall Annex Demolition & Eddy Hall Restoration/Accessibility Improvements, Twin Cities East Bank Campus
  - b. Tandem Accelerator, Twin Cities East Bank Campus
2. The final project review for Center for Magnetic Resonance Research (CMRR) Renovation and Expansion

**Outline of Key Points/Policy Issues:**

***Eddy Hall Annex Demolition & Eddy Hall Restoration/Accessibility Improvements, Twin Cities East Bank Campus***

The Eddy Hall Annex project includes the documentation, demolition, and restoration of the impacted west side of Eddy Hall to support the removal of the metal structured Annex located on the west side of Eddy Hall. The attached project data sheet provides additional information. A map locating the Eddy Hall Annex on the campus also is provided.

***Tandem Accelerator Building Demolition, Twin Cities East Bank Campus (East River Flats)***

The Tandem Accelerator Facility has been underutilized since the 1970's when the use of the Van de Graaff tandem accelerator machine was discontinued. In the aftermath of the 35W bridge collapse the building was totally vacated and a pre-design study completed to verify reuse/repositioning the building for research activity. The pre-design study projected a cost of \$11,000,000 and it was determined the building in this location does not warrant an investment of \$11,000,000 for future use. The attached project data sheet provides additional information. A map locating the Tandem Accelerator on the campus also is provided.

***Final Project Review – CMRR Renovation and Expansion***

According to Board of Regents Policy: *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 9, "The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts." The project information sheet for the CMRR Renovation and Expansion is attached.

**Background Information:**

Information items are intended to provide the Board of Regents with information needed for them to provide their oversight responsibilities. 61

**Eddy Hall Annex Demolition & Eddy Hall Restoration/Accessibility Improvements  
 Minneapolis East Bank Campus  
 Project No. 01-001-09-1483, Capital Budget (HEAPR)**

**1. Basis for Request and Scope of Project:**

This project (Project) includes documentation, demolition and restoration plans to support removal of the metal structured Annex located on the west side of Eddy Hall. Eddy Hall (c.1881) is the oldest building on the Twin Cities Campus, and is listed on the National Register of Historic Places as part of the Old Campus Historic District. This Project includes forensic examination, deconstruction documents, recordation documentation, and restoration plans to support removal of the metal structured Annex (constructed in 1966) located on the west side of Eddy Hall. Restoration Plans and a Historic American Buildings Survey (HABS) Level II recordation and documentation will be completed in accordance with National Park Service guidelines. Photo documentation to HABS standards will be included. All Project Work will meet Secretary of the Interiors Standards with Guidelines for the Treatment of Historic Properties, and will include consultation with the Minnesota State Historic Preservation Office.

The project also will include work necessary to meet current building code requirements for accessibility, and fire/life safety. Significant restoration to the existing building's west facade, and adjacent west site (once the metal Annex building has been removed) will be included. Project work will be coordinated with that of other consultants working for the U of M (Storm Water Management planning, Landscape mitigation planning, Utilities planning and others as required).

Additional forensic analysis of the overall Eddy Hall building masonry, fenestration, and roofing systems is also being performed with phased restoration costs estimated for restoration that can be accomplished through multiple phases/projects.

Eddy Hall: 31,701 Gross Square Feet  
 Annex Building: 4,981 Gross Square Feet

**2. Cost Estimate:**

Demolition Cost	\$ 97,000
Building Restoration Cost	251,000
Building Code Upgrades	195,000
Non Construction Cost	167,000
Project Cost	\$710,000

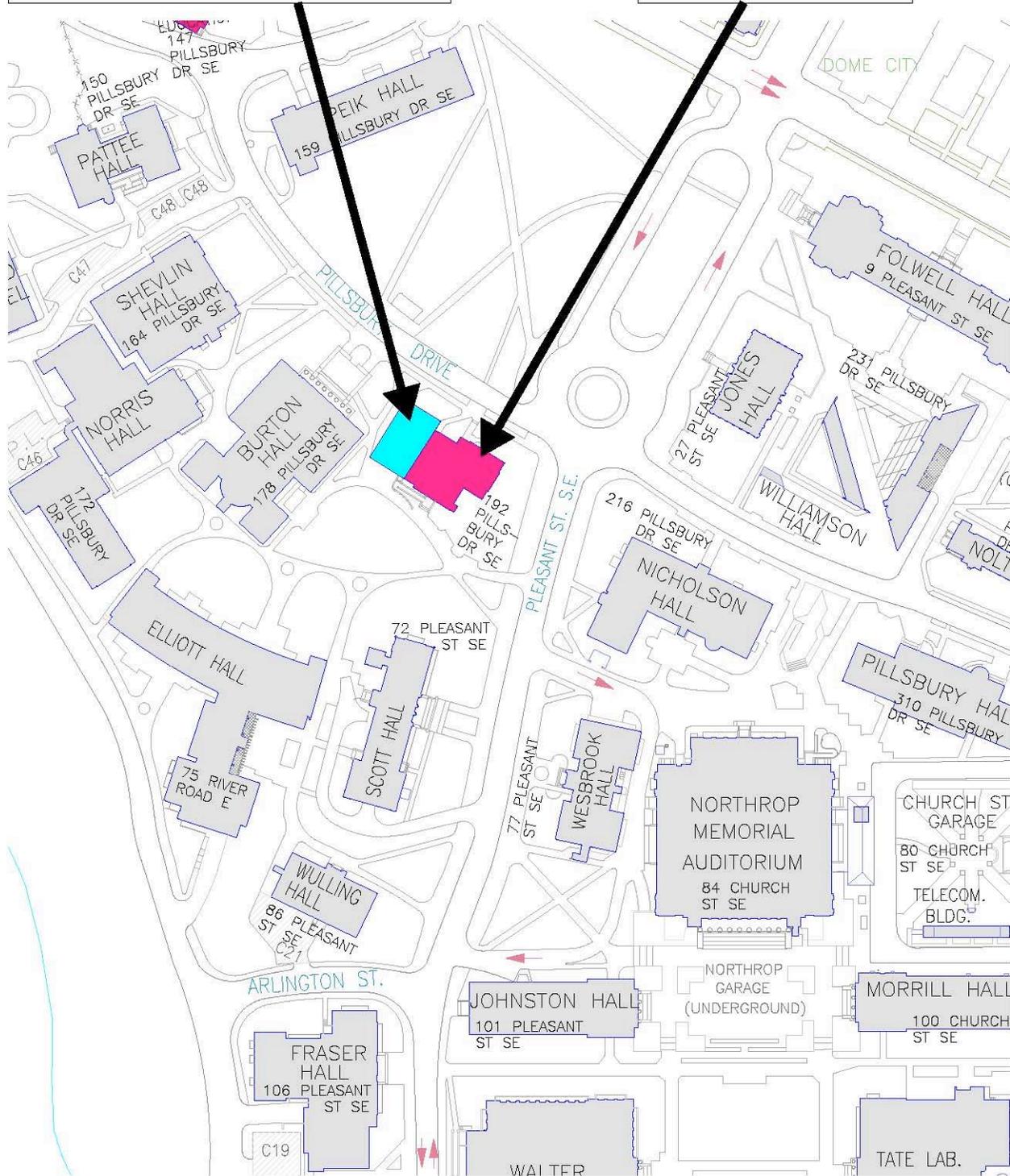
**3. Time Schedule:**

Complete Demolition Design	June 2009
Complete Bidding	July 2009
Begin Demolition	August 2009
Complete Demolition	September 2009
Complete Site Mitigation	November 2009

**4. Architect:** Collaborative Design Group

**EDDY HALL ANNEX**

**EDDY HALL**



**Eddy Hall,  
Twin Cities Campus**

**Tandem Accelerator Building Demolition  
Minneapolis East Bank Campus  
Project No. 01-118-08-1168, Capital Budget (HEAPR)**

**1. Basis for Request and Scope of Project:**

This project (Project) is to demolish the Tandem Accelerator Building located at 830 East River Flats. The 32,000 gross square foot building was originally constructed in 1964 to house the Van de Graaff tandem accelerator machine which is a very large complicated electrostatic linear proton particle accelerator that was constructed for DOE nuclear research at the time. Use of this machine was discontinued in the late 1970's and the building was essentially vacated with a majority of the contents and equipment in the building simply left as is in place. The Center for Interdisciplinary Applications in Magnetic Resonance research lab moved into the building in the early 1980's and occupied a small portion of the building. The majority of the building remained unused.

In the aftermath of the 35W bridge collapse the building was totally vacated and a pre-design study completed to reuse/reposition the building for research activity at a cost of \$11 million dollars. This building in this location does not warrant an investment of \$11 million dollars to reposition it for future use. The building is ready for deconstruction of the linear accelerator and general demolition. All hazardous materials including potentially radioactive machine parts and SF6 Gas will be removed from the building by licensed abatement contractors.

**2. Cost Estimate:**

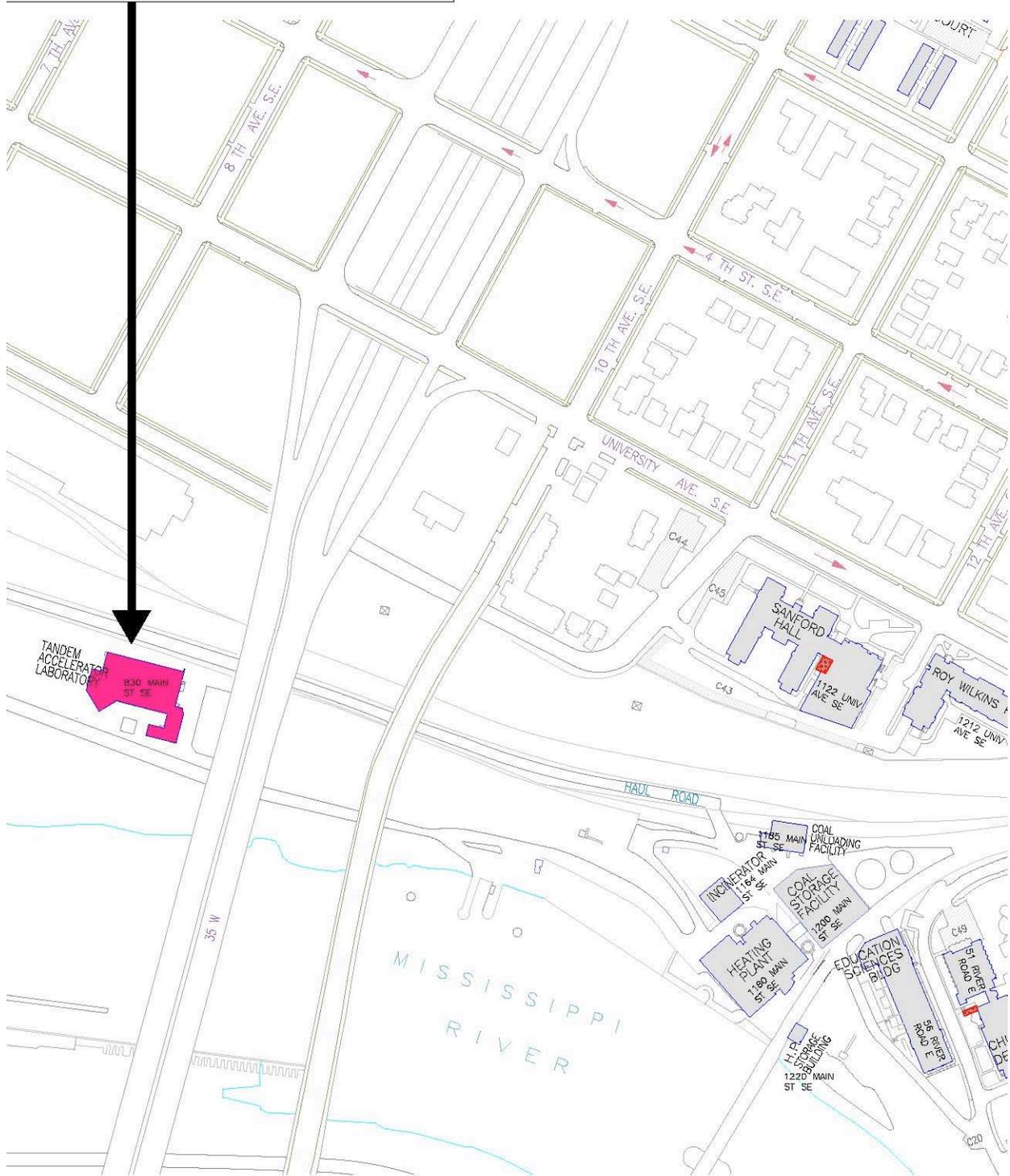
Deconstruction/Demolition Cost:	
Accelerator Decommissioning/Deconstruction	\$ 270,000
Building Demolition / Site Remediation	500,000
Hazardous Material Abatement	180,000
Non Deconstruction/Demolition Cost including contingencies	<u>390,000</u>
Project Cost	\$ 1,340,000

**3. Time Schedule:**

Complete Demolition Design	Fall 2009
Complete GMP	Fall 2009
Begin Demolition	Winter 2009/2010
Complete Demolition	Summer 2010

**4. Architect: TBD**

# TANDEM ACCELERATOR LABORATORY



**Tandem Accelerator Laboratory,  
Twin Cities Campus**

**University of Minnesota  
Final Review of Capital Projects over \$5 Million  
Center for Magnetic Resonance Research (CMRR) Renovation and Expansion  
Project Number 01-180-08-1687**

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**Policy Summary:**

According to Board of Regents Policy *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 9, "The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts."

**Project Summary:**

CMRR provides state-of-the-art instrumentation, expertise, and infrastructure to carry out biomedical research utilizing the unique capabilities provided by ultra-field magnetic resonance imaging and magnetic resonance spectroscopy methodology. This is the first building funded from the Biomedical Research Facility Program approved by the 2008 legislature. The project consists of a two story 61,750 gross square foot addition, renovation of 7,920 square feet of the existing 40,800 gross square foot building, a new building entry orientated on the corner of 6<sup>th</sup> Street and 21<sup>st</sup> Avenue, a skyway to the Medical Biosciences Building, and extension of 21<sup>st</sup> Avenue to provide service access. Exterior building materials consist of brick, clear anodized aluminum window systems with lightly tinted glazing and buff tone cast stone accents consistent with other building in the East Gateway District: McGuire Translational Research Facility, Medical Biosciences Building, and TCF Bank Stadium.

**Board of Regents Approval Summary:**

Six-Year Plan: May 2007 as a part of the 2007 Six-Year Plan  
 Capital Budget: June 2008 as a part of the FY2009 Capital Budget  
 Schematic Plans: March 2009

**Project Team:**

Architect/Engineer Team: RSP Architects  
 Construction Manager: M A Mortenson Construction

**Project Budget:**

Funding Identification	Total
State of Minnesota	\$ 39,900,000
University of Minnesota	13,300,000
Total	\$ 53,200,000

**Project Schedule:**

Begin Construction: Summer 2009  
 Substantial Completion: Fall 2010

**Consistency of project with approved scope, schedule and budget:**

Yes     No