



Facilities, Planning & Operations Committee

September 2015

September 10, 2015

1:00 PM - 3:00 PM

West Committee Room, McNamara Alumni Center

FAC - SEP 2015

1. Schematic Designs - Review/Action

Docket Item Summary - Page 4

a. Residence Dining Center Renovation (Duluth Campus)

Project Narrative - Page 5

Project Location Map - Page 7

Presentation Slides - Page 8

b. Bell Museum of Natural History (Twin Cities Campus)

Project Narrative - Page 19

Project Location Map - Page 21

Presentation Slides - Page 22

2. Capital Budget Amendment - Review/Action

Docket Item Summary - Page 38

a. Bell Museum of Natural History (Twin Cities Campus)

Project Narrative - Page 39

Project Location Map - Page 42

3. Long-Range Facility Planning Part 1: Current Practice and Principles

Docket Item Summary - Page 43

Presentation Slides - Page 48

4. Project Components of the President's Recommended 2015 Six-Year Capital Plan - Review

Docket Item Summary - Page 102

Planning Overview - Page 104

Projects Funding Report - Page 110

Projects Description Report - Page 119

5. Project Components of the President's Recommended 2016 State Capital Request - Review

Docket Item Summary - Page 129

Project Summaries - Page 130

6. 2015-2016 Committee Work Plan

Docket Item Summary - Page 142

Draft Work Plan - Page 144

7. Update on Twin Cities Athletic Facilities

Docket Item Summary - Page 148

Presentation Slides - Page 149

8. Information Items

Docket Item Summary - Page 159

a. FY2015 Report on Real Estate Transactions Over \$1,250,000 and/or Over 10 Acres

Transactions Report - Page 161

b. Termination of Purchase Agreement for University Sale of 51.72 Acres, Carver County (Landscape Arboretum)

Transaction Narrative - Page 163

Parcel Map - Page 164

c. Final Project Review: Tate Science and Teaching (Twin Cities Campus)

Project Narrative - Page 165

d. Final Project Review: Residence Dining Center Renovation (Duluth Campus)

Project Narrative - Page 167



BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: Schematic Design

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Pamela Wheelock, Vice President, University Services
Suzanne Smith, Assistant Vice President, Capital Planning and Project Management
Corbin Smyth, Associate Vice Chancellor for Student Life, University of Minnesota
Duluth
Brian Buhr, Dean, College of Food, Agriculture, and Natural Sciences

PURPOSE & KEY POINTS

In accordance with the Board of Regents Policy: *Reservation and Delegation of Authority*, review and approve the Schematic Designs for the following projects:

Residence Dining Center Renovation (Duluth Campus)

This project includes renovation and interior upgrades to 18,632 gross square feet of the Residence Dining Center on the Duluth Campus. The project includes upgrades to the utility infrastructure, interior remodeling, and new furnishings.

Bell Museum (Twin Cities Campus)

The Bell Museum project is an 89,860 gross square foot facility to house a permanent exhibit gallery, traveling exhibit gallery, planetarium (digital domed theater), touch and see room, classrooms, retail/food service, flexible shell space on the first and second levels, basement, administrative and museum support spaces, and site improvements.

The Project Data Sheets address the basis for request, project scope, cost estimate, funding, and schedule and includes a map of each of the projects.

PRESIDENT'S RECOMMENDATION

The President recommends approval of schematic design for the projects listed below, and that the appropriate administrative officers proceed with the completion of the design and construction for these projects:

- Residence Dining Center Renovation (Duluth Campus)
- Bell Museum (Twin Cities Campus)

**Dining Center Renovation
University of Minnesota, Duluth
Project No. 03-552-14-1637**

1. Basis for Request:

The existing 40-year-old facility is inadequate to support current enrollment at UMD as well as the diversity of dietary needs and preferences of the students. The Dining Center Renovation project will increase the servery's efficiency and provide a user-friendly atmosphere. The existing servery has neither space nor electrical capacity for additional equipment, which restricts the Dining Center's ability to offer updated menu items. This project will increase seating capacity and accommodate new equipment and updated culinary concepts to allow for greater flexibility of menus, fresher foods, and faster services. Additionally, this project will include secured access to the Dining Center for student use beyond the servery's hours of operation.

2. Scope of Project:

This project will renovate 18,632 gross square feet of the Residence Hall Dining Center. The project includes upgrades to the utility infrastructure, interior remodeling, and new furnishings. Interior pedestrian flow will be refined, additional seating, and open floor space will better serve the students. A completely redesigned and modern servery and equipment will be installed to include five action stations and a walk-in cooler and dry storage. Two existing meeting rooms will be fully renovated and updated with new multimedia technology.

3. Master Plan:

The project is in compliance with the Duluth campus master plan dated September 2013.

4. Environmental Issues:

Asbestos abatement will be completed as part of the renovation.

5. Cost Estimate:

Construction Cost	\$ 4,735,000
Non Construction Cost	515,000
<hr/>	
Total Project Cost	\$ 5,250,000

6. Capital Funding:

UMD – Student Life	\$5,250,000
<hr/>	
Total Project Funding	\$5,250,000

7. Capital Budget Approvals:

This project was originally included in the FY2015 Capital Budget for \$2,750,000. An additional amount of \$2,500,000 was included in the FY2016 Capital Budget for a total project cost of \$5,250,000.

8. Annual Operating and Maintenance Cost:

There is no significant change to the existing operating cost.

9. Time Schedule:


Design Completion	March 2015
Proposed Construction Completion	August 2016

10. Project Team:


Architect:	Architectural Resources, Inc.
Construction Manager at Risk:	McGough Construction

11. Recommendation:

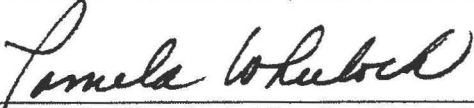
The above described project scope of work, cost, funding, and schedule are appropriate:



Lendley Black, Chancellor



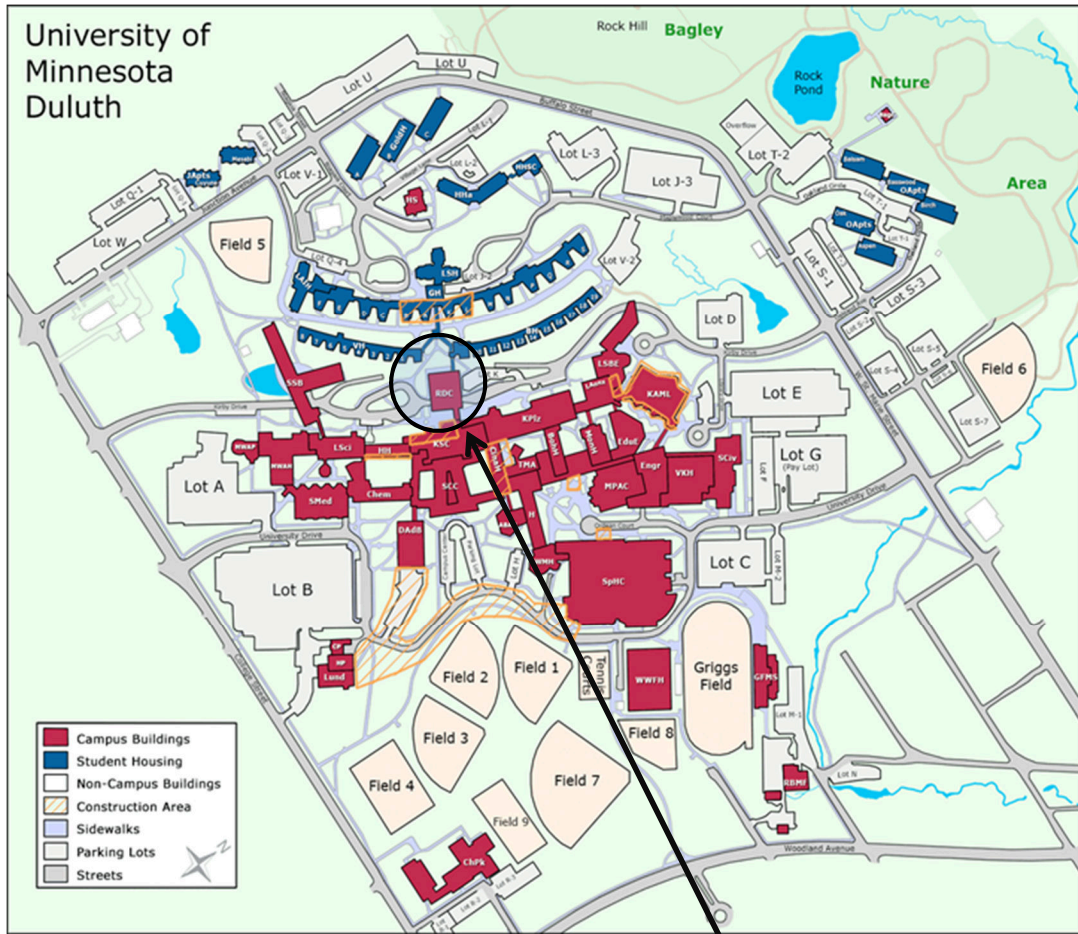
Richard Pfitzenreuter, Vice President and Chief Financial Officer



Pamela Wheelock, Vice President - University Services

Dining Center Renovation
University of Minnesota, Duluth
Project No. 03-552-14-1637

Site Location Map



Residence Hall
Dining Center

Schematic Design: Residence Dining Center Renovation

Duluth Campus

Board of Regents Facilities, Planning, and Operations Committee

September 10, 2015



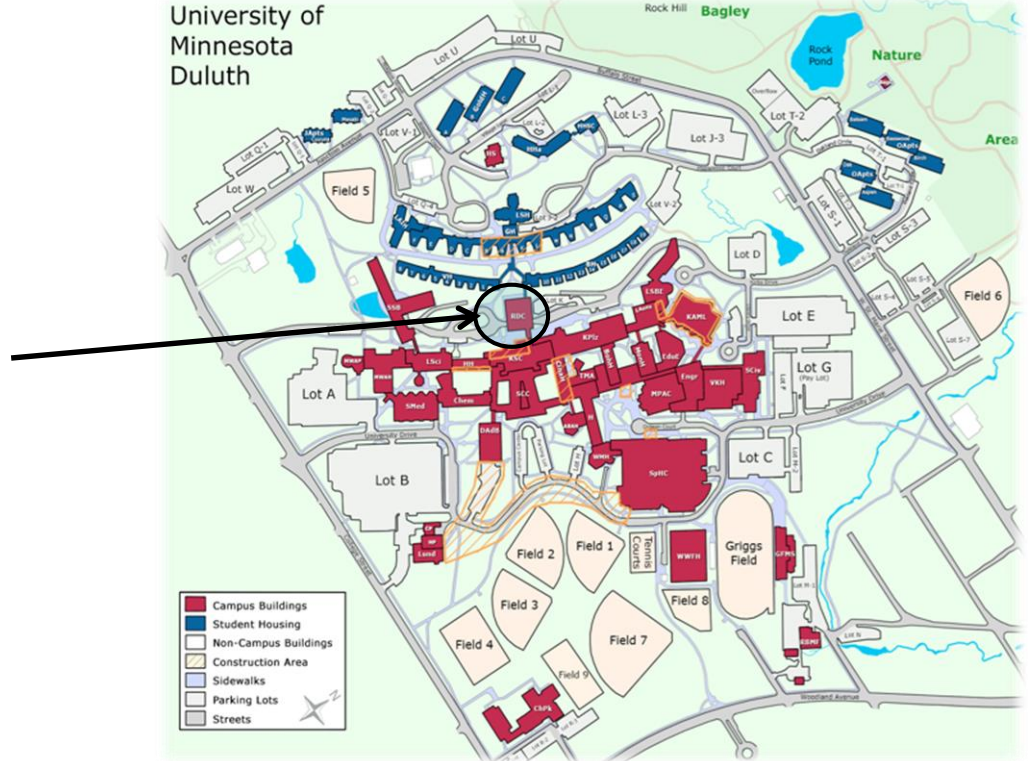
UNIVERSITY OF MINNESOTA

Driven to DiscoverSM



Schematic Design Location Map

Residence Hall
Dining Center

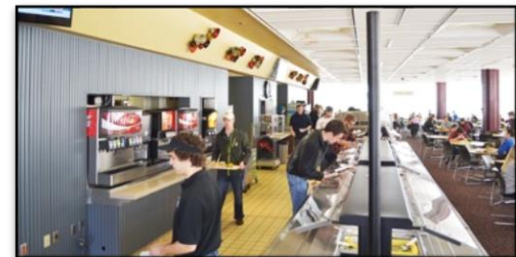




Schematic Design

Project Rationale

- Outdated existing food service stations
- Interior finishes at end of their useful life
- Student desire for a variety food options
- Outdated infrastructure
- Inefficient traffic flow
- Limited seating areas





Schematic Design

Project Description

- Dining Center Renovation: 18,600 sf
 - Addition of five new serving stations
 - Improved queuing areas
 - Additional seating and open floor space
 - Upgrades to utility infrastructure
 - Renovation of existing meeting rooms to include new multimedia technology





Project Description

- Cost Estimate:
 - Construction \$4,735,000
 - Non-Construction 515,000
 - Total Project Cost \$5,250,000

- Capital Funding:
 - UM Duluth – Student Life \$5,250,000
 - Total Approved Project Budget \$5,250,000



Schematic Design

Project Description

- Anticipated Completion:
 - August 2016
- Estimated Annual Operating Costs:
 - No significant increase
- Architect:
 - Architectural Resources, Inc.
- Construction Manager at Risk:
 - McGough Construction





Schematic Design Floor Plan





Schematic Design Floor Plan





Schematic Design Floor Plan





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UniversityofMinn



UMNews

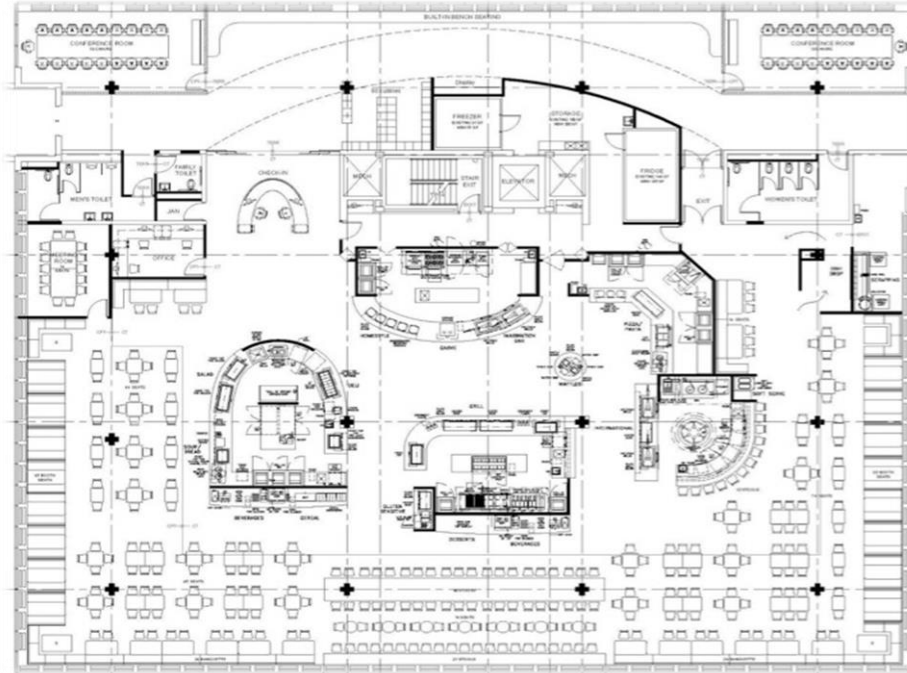


UofMN



Schematic Design

Building Floor Plan



**Bell Museum
University of Minnesota, Twin Cities
Project No. 02-489-15-1409**

1. Basis for Request:

The existing 1940 Bell Museum of Natural History is an aged structure on a congested site whose purpose has been outpaced by evolving concepts and expected visitor interactions within a natural history museum. The new location of the Bell Museum will increase its' visibility and create a new front door to current scientific research on the University's St. Paul Campus. Additionally, the new Bell Museum will improve operational logistics, realign square footage, enhance and increase the visitor experience through enhanced technology, and exciting new content. The facility also will increase K-12 access and adult education related to the STEAM disciplines (science, technology, engineering, arts, and math). This project will rebrand the museum and provide an opportunity to reconnect with the community and expand museum attendance.

2. Scope of Project:

The project is located on a 5 acre site on the southwest corner of Larpenteur and Cleveland Avenues on the St. Paul Campus. The Bell Museum project includes the new construction of an 89,860 gross square foot facility to house a permanent exhibit gallery (incorporating relocated dioramas), traveling exhibit gallery, planetarium (digital domed theater), touch and see room, classrooms, retail/food service, flexible shell space on the first and second levels, basement, and administrative and museum support spaces. Site improvements include burying power lines, parking, pollinator gardens, water reuse ponds, and the potential for additional enhanced educational amenities.

3. Master Plan:

The project is in compliance with the Twin Cities campus master plan dated March 2009.

4. Environmental Issues:

Minimal abatement costs have been identified for the demolition of existing structures.

5. Cost Estimate:

Building Construction Cost	\$43,479,000
Building Non Construction Cost	7,246,000
<hr/>	
Total Building Cost	\$50,725,000
Exhibit Design/ Fabrication Cost	\$10,500,000
Diorama Relocation allowance	3,000,000
<hr/>	
Total Project Cost	\$64,225,000

6. Capital Funding:

University Debt	\$56,900,000
Private Giving	6,000,000
Debt Restructuring	1,325,000
<hr/>	
Total Project Funds	\$64,225,000

7. Capital Budget Approvals:

This project was originally included in the FY2015 Capital Budget. Approval of an FY2016 Capital Budget Amendment for this project has been requested at the September 2015 Regents meeting.

8. Annual Operating and Maintenance Cost:

The annual operating and maintenance cost is estimated at \$705,000.

9. Time Schedule:

Proposed Design Completion	May 2016
Proposed Construction Substantial Completion	August 2017

10. Project Team:

Architect:	Perkins+Will
Construction Manager at Risk:	McGough Construction
Exhibit Designer/ Fabricator:	Gallagher & Associates/ Design & Production

11. Recommendation:

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



Karen Hanson, Senior Vice President for Academic Affairs and Provost



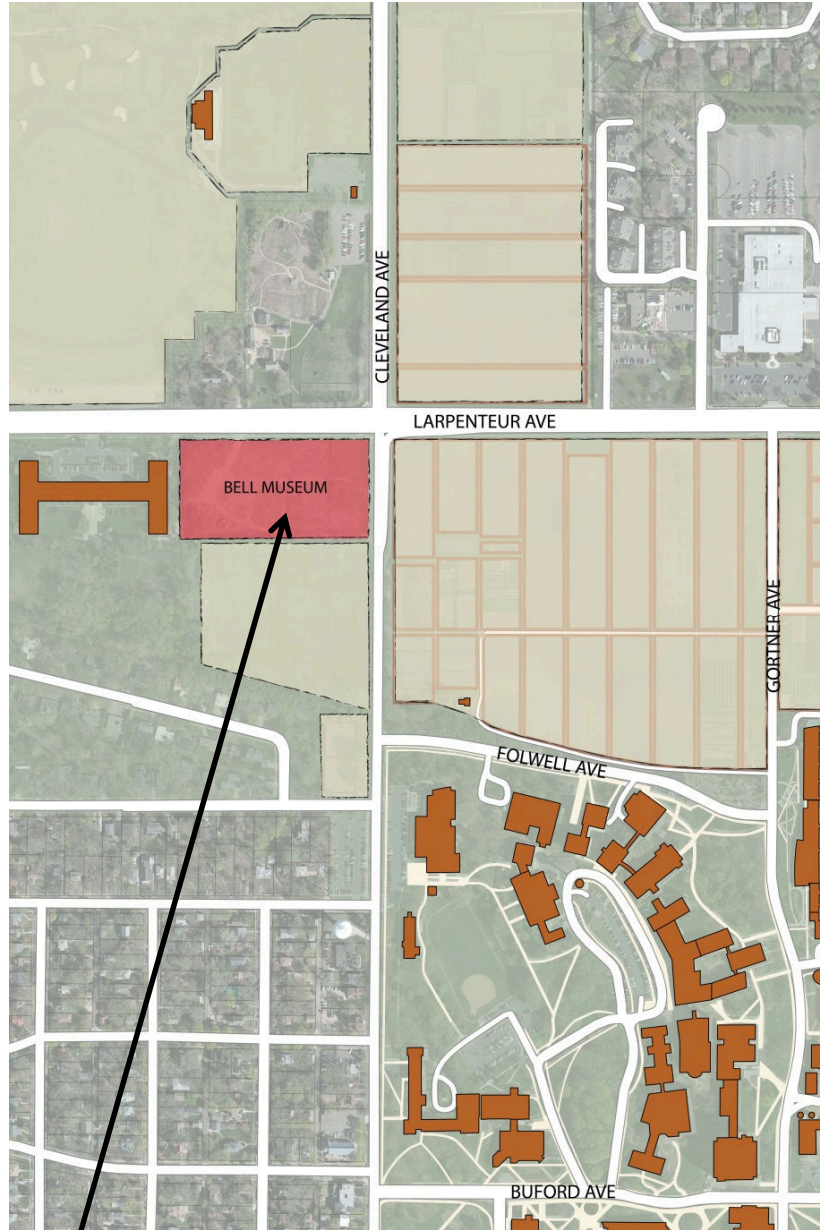
Richard Pfitzenreuter, Vice President and Chief Financial Officer



Pamela Wheelock, Vice President for University Services

**Bell Museum
University of Minnesota, Twin Cities
St. Paul Campus
Project No. 02-489-15-1409**

Site Location Map



Bell Museum



North

Schematic Design: Bell Museum

Twin Cities Campus

Board of Regents Facilities, Planning, and Operations Committee

September 10, 2015



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Schematic Design Location Map

Bell Museum
Project Site





Schematic Design Site Plan





Project Rationale

- Existing 1940 Bell is outdated and outpaced by evolving concepts and expected visitor interactions
- Enhance and increase visitor experience through enhanced technology and interactive exhibits
- Showcase innovative research
- Promote “citizen scientists”
- Increase K-12 access and adult education related to the STEAM disciplines





Schematic Design

Project Rationale



THE UNIVERSE
IS AMAZING



LIFE IS
INTERCONNECTED



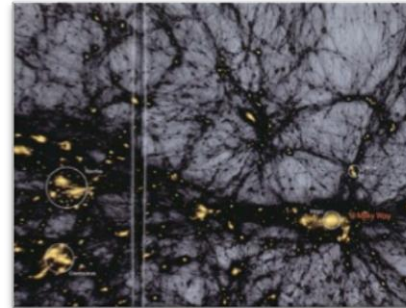
DIVERSITY IS
IMPORTANT



NATURE
CHANGES
OVER TIME

- Exhibits and Dioramas
 - Touchstones to the natural world

- Exhibit Experience Overview:
 - Why is Earth Special?
 - Minnesota – A Special Place
 - The Human Element – Where do I Fit in?





Schematic Design

Project Description

- Bell Museum: 89,860 SF of new construction
 - Permanent and Traveling Exhibit Galleries
 - Touch and See Exhibit
 - 120 Seat Digital Dome Theater (Planetarium)
 - Classrooms
 - Lobby / Event Space
 - Retail / Food Service
 - Administrative and Museum Support Spaces
 - Flexible Shelled Space
 - Surface Parking
 - Outdoor Exhibit Space





Project Description

• Cost Estimate:	
– Building Construction	\$43,479,000
– Building Non-Construction	<u>7,246,000</u>
Subtotal Building Cost	\$50,725,000
– Exhibit Design/ Construction	10,500,000
– Relocation of Dioramas	<u>3,000,000</u>
Total Project Cost	\$64,225,000
• Capital Funding:	
– University Debt	\$ 56,900,000
– Private Giving	6,000,000
– Debt Restructuring	<u>1,325,000</u>
Total Approved Project Budget	\$ 64,225,000



Schematic Design

Project Description

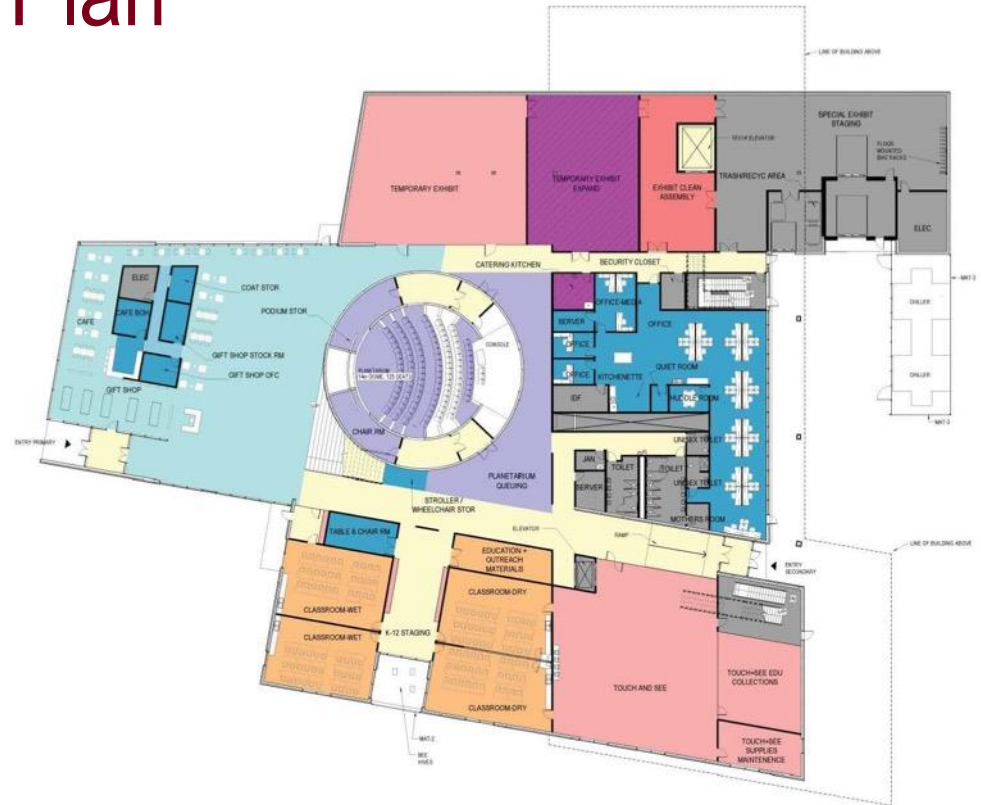
- Anticipated Completion / Open to Public:
 - Summer 2018
- Estimated Annual Operating Costs:
 - \$705,000
- Architect and Exhibit Designer / Fabricator:
 - Perkins+Will
 - Gallagher & Associates
- Construction Manager at Risk
 - McGough Construction





Schematic Design

First Floor Plan



Legend

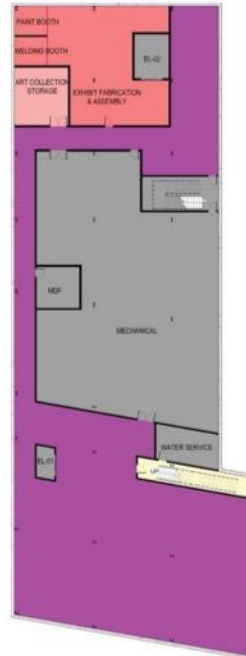
- VISITOR SERVICES
- INTERPRETIVE / EXHIBIT
- INTERPRETIVE SUPPORT
- PLANETARIUM
- PLANETARIUM CIRCULATION
- PUBLIC PROGRAMS EDUCATION
- PUBLIC STAFF
- BUILDING SERVICES
- CIRCULATION
- SHELL SPACE



Schematic Design

Basement and Second Floor

Basement



Second Floor



Legend

- VISITOR SERVICES
- INTERPRETIVE / EXHIBIT
- INTERPRETIVE SUPPORT
- PLANETARIUM
- PLANETARIUM CIRCULATION
- PUBLIC PROGRAMS EDUCATION
- PUBLIC STAFF
- BUILDING SERVICES
- CIRCULATION
- SHELL SPACE



Schematic Design

Building Exterior





Schematic Design

Building Exterior





Schematic Design

Building Exterior





Schematic Design Building Interior





Schematic Design Building Interior



EAST GALLERY SHADOW BOX



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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: Capital Budget Amendment

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Pamela Wheelock, Vice President, University Services
Suzanne Smith, Assistant Vice President, Capital Planning and Project Management
Brian Buhr, Dean, College of Food, Agriculture, and Natural Sciences

PURPOSE & KEY POINTS

In accordance with the Board of Regents Policy: *Reservation and Delegation of Authority*, review and approve an amendment to the FY 2016 Capital Budget for the following project: Bell Museum (Twin Cities Campus).

The Project Data Sheet addresses the basis for request, project scope, cost estimate, funding, and schedule and includes a map of the project.

BACKGROUND INFORMATION

The Bell Museum project is an 89,860 gross square foot facility to house a permanent exhibit gallery, traveling exhibit gallery, planetarium (digital domed theater), touch and see room, classrooms, retail/food service, flexible shell space on the first and second levels, basement, and administrative and museum support spaces. Site improvements include parking, pollinator gardens, water reuse ponds, and the potential for additional enhanced educational amenities.

PRESIDENT'S RECOMMENDATION

The President recommends approval of the following Capital Budget Amendment: Bell Museum (Twin Cities Campus), which amends the FY 2016 Annual Capital Improvement Budget by \$10,525,000 to fund the design and construction of the new Bell Museum.

Bell Museum
University of Minnesota, Twin Cities
Project No. 02-489-15-1409

1. Basis for Request:

The existing 1940 Bell Museum of Natural History is an aged structure on a congested site whose purpose has been outpaced by evolving concepts and expected visitor interactions within a natural history museum. The new location of the Bell Museum will increase its' visibility and create a new front door to current scientific research on the University's St. Paul Campus. Additionally, the new Bell Museum will improve operational logistics, realign square footage, enhance and increase the visitor experience through enhanced technology, and exciting new content. The facility also will increase K-12 access and adult education related to the STEAM disciplines (science, technology, engineering, arts, and math). This project will rebrand the museum and provide an opportunity to reconnect with the community and expand museum attendance.

A Capital Budget Amendment for this project is requested so that the project may proceed. This project was originally included in the FY2015 Capital Budget at \$53,700,000 while fundraising continued to be pursued to reach the planned target of \$57,000,000. Since that time, additional scope to enhance the project's future flexibility has been included. Scope enhancements included approximately 4,000 gross square feet increase to the permanent exhibit gallery and flexible shell space on the first, second, and basement levels.

2. Scope of Project:

The project is located on a 5 acre site on the southwest corner of Larpenteur and Cleveland Avenues on the St. Paul Campus. The Bell Museum project includes the new construction of an 89,860 gross square foot facility to house a permanent exhibit gallery (incorporating relocated dioramas), traveling exhibit gallery, planetarium (digital domed theater), touch and see room, classrooms, retail/food service, flexible shell space on the first and second levels, basement, and administrative and museum support spaces. Site improvements include parking, burying power lines, pollinator gardens, water reuse ponds, and the potential for additional enhanced educational amenities.

3. Master Plan:

The project is in compliance with the Twin Cities campus master plan dated March 2009.

4. Environmental Issues:

Minimal abatement costs have been identified for the demolition of existing structures.

5. Cost Estimate:

Building Construction Cost	\$43,479,000
Building Non Construction Cost	7,246,000
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Total Building Cost	\$50,725,000
Exhibit Design/ Fabrication Cost	\$10,500,000
Diorama Relocation allowance	3,000,000
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Total Project Cost	\$64,225,000

6. Capital Funding:

University Debt	\$56,900,000
Private Giving	6,000,000
Debt Restructuring	1,325,000
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Total Project Funds	\$64,225,000

7. Capital Budget Approvals:

This project was originally included in the FY2015 Capital Budget at \$53,700,000 while fundraising continued to be pursued to reach the planned target of \$57,000,000. Since that time, additional scope to enhance the project's future flexibility has been included (as noted in the Basis for Request above). A Capital Budget Amendment for this project in the amount of \$10,525,000 is requested so that the project may proceed.

8. Annual Operating and Maintenance Cost:

The annual operating and maintenance cost is estimated at \$705,000.

9. Time Schedule:

Proposed Design Completion	May 2016
Proposed Construction Substantial Completion	August 2017

10. Project Team:

Architect:	Perkins+Will
Construction Manager at Risk:	McGough Construction
Exhibit Designer/ Fabricator:	Gallagher & Associates/ Design & Production

11. Recommendation:

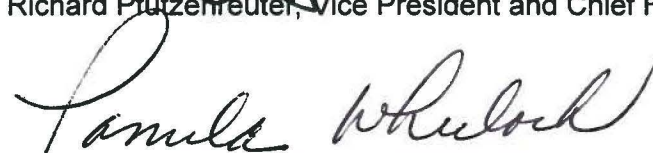
The above described project scope of work, cost, funding, and schedule are appropriate:



Karen Hanson, Senior Vice President for Academic Affairs and Provost



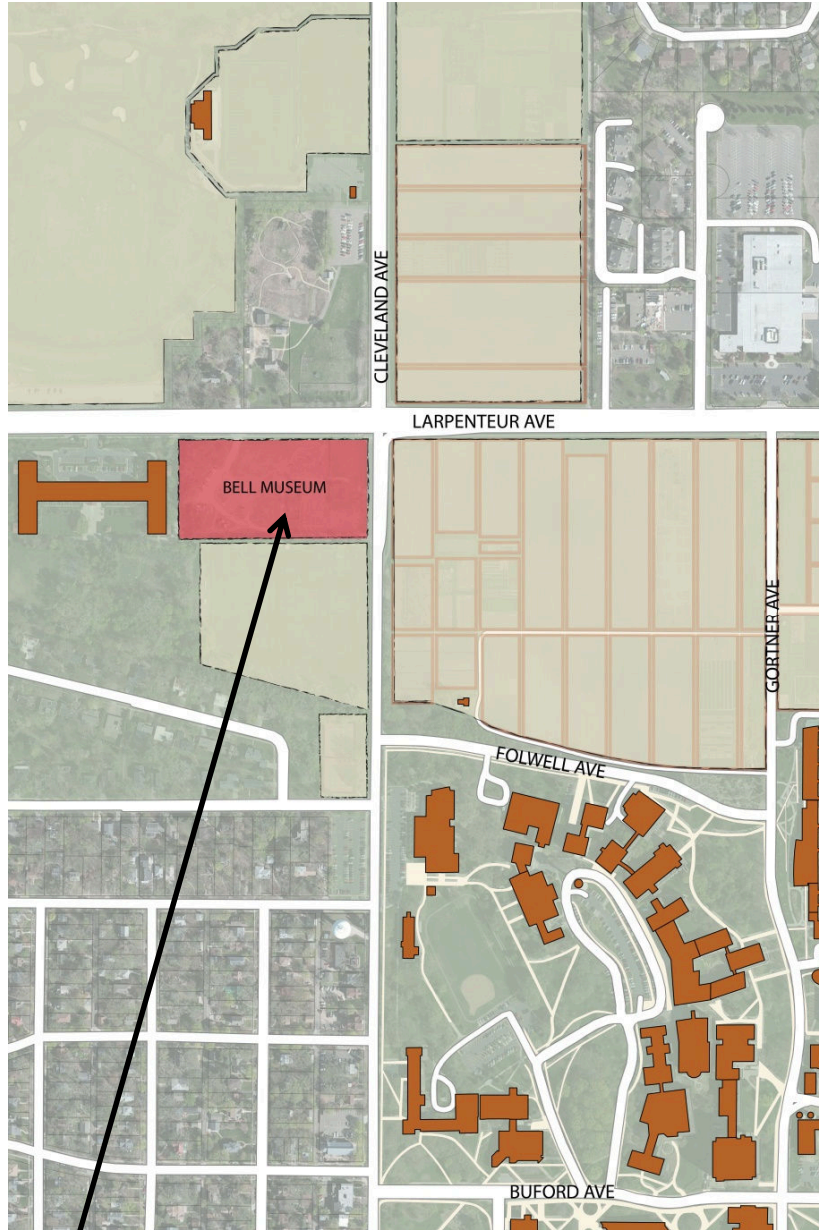
Richard Pfitzenreuter, Vice President and Chief Financial Officer



Pamela Wheelock, Vice President - University Services

**Bell Museum
University of Minnesota, Twin Cities
St. Paul Campus
Project No. 02-489-15-1409**

Site Location Map



Bell Museum



North



BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: Long-Range Facility Planning Part 1: Current Practice and Principles

Review Review + Action Action Discussion

This is a report required by Board policy.

PRESENTERS: Pamela Wheelock, Vice President, University Services
Karen Hanson, Senior Vice President for Academic Affairs and Provost
Michael Berthelsen, Associate Vice President, Facilities Management
Brian Swanson, Assistant Vice President for Finance, University Services

PURPOSE & KEY POINTS

This agenda item is the first of two discussions regarding long-range facility planning at the University of Minnesota. The University delivers its mission via two tools: its people and its space. Facilities are critical components of the University’s overall strategic plan since they are the outcome of enterprise programmatic and business decision-making processes and have a long-term impact on the ability to carry out the institution’s mission and vision.

The purpose of this session is to inform the committee of the process and principles used to guide prioritization/allocation related to the Six-Year Capital Improvement Plan, Annual Capital Budget, and Higher Education Asset Preservation and Replacement list. This item will also review the Facilities Condition Assessment and provide an update on the development of building-by-building plans.

Long-Range Facility Planning

The University engages in long-range campus planning at two levels: Campus Master Planning (including District Planning) and Strategic Facility Planning.

Campus and District Planning

Campus and District Plans provide a framework for the physical environments that incorporate the buildings. Master planning develops the site-specific integration of programmed elements, natural conditions, and constructed infrastructure and systems at the functional, aesthetic, and temporal levels. The nature of the plan will influence, and be influenced by, specific projects. Updates to master plans and district plans involve comprehensive and inclusive processes and occur relatively infrequently.

In 1993, the Board adopted four principles to guide the development of master plans for each of the University’s campuses. The principles are:

1. Create and maintain a distinctive and inspiring vision for the physical development of each campus.
2. Enrich the experience of all who come to campus.
3. Maximize the value of existing physical assets while responding to emerging/changing physical needs.
4. Provide an inclusive, accountable, and timely process for creating and implementing the master plan vision.

The Board approved the current Twin Cities Campus Master Plan in March 2009. This document built on the strengths of prior campus planning. The 2009 Plan was aspirational and intentional about describing intended growth or change areas within and near campus edges. It did not define the specific programmatic changes anticipated across the institution for the ten-year horizon it anticipated. System campus plans are similar in scope, with the Crookston plan adopted in 2010, Duluth in 2013, Morris in 2008, and Rochester in 2014.

As a standalone physical planning tool, the campus master plan has some limitations, primarily because it depicts change at a broad level over a long time frame. To effectively communicate the “big picture” perspective of the future of the campus, staff have developed more detailed knowledge of districts and sub areas of the Twin Cities campus. This work is referenced as District Planning, which has been undertaken collaboratively and been the subject of review and discussion with Board of Regents as various efforts were undertaken over time. Recent efforts include:

- West Bank Arts District, 2000
- Northeast Quadrant District (Saint Paul), 2005
- East Gateway District, 2009
- AHC District, multiple initiatives

Strategic Facility Planning

Strategic Facility Plans identify the type, quantity, and quality of spaces required to fully support the University’s academic and programmatic initiatives. These plans are typically multi-year documents incorporating both an in-depth analysis of existing facilities – including location, capability, utilization, and condition – and an achievable and affordable plan to address the programmatic and business needs of the University. The University’s highest-level strategic facility plan is the Six-Year Capital Plan.

Long-range strategic facility planning begins with the academic planning process. Each year as part of the budget process, vice presidents, chancellors, and deans are asked to identify their most important program priorities and the facility improvements necessary to support them. Through the academic planning process, academic leadership establishes the priorities for each college and campus. Facilities Management simultaneously evaluates the current condition of the buildings and infrastructure that support all academic programs. The capital planning process merges the academic priorities, available financial resources, facility needs, and facility conditions into an institution-level strategic facility plan – the Six-Year Capital Plan – that is reviewed for approval by the Board every year. The Six-Year Plan represents the University’s goals around the condition and competitiveness of its facilities.

In addition to academic priority and facility condition, factors in the long-range strategic facility plan include:

- Financial parameters – The University reviews state economic forecasts, Minnesota Management and Budget debt capacity estimates and financial reports, past trends, and budget instruction documents to help shape the size of the overall capital plan relative to the State bonding bill. The University also projects its debt capacity annually and builds the capital plan in adherence to the debt guidelines expressed in Board of Regents Policy: *Debt Transactions*. Lastly, the University evaluates its capacity to fundraise for specific projects.
- Timing and sequencing of projects – Many capital projects depend upon other capital project “dominoes.” For example, Pillsbury Hall, a future home for College of Liberal Arts programs, cannot be renovated until Earth Sciences are moved out of the building and into a renovated Tate Lab, which in turn had to wait until Physics and Nanotechnology was completed.
- Impact on academic programs (both research and instructional) – The University manages the level of disruption that can be absorbed while still maintaining the operation of its research and teaching. Because the University does not close, renovations require “swing space” for programs to continue to operate and the institution needs to maintain a level of functional classrooms.
- Health, safety, and regulatory requirements – The University needs to maintain the health and safety of all its students, faculty, and staff, regardless of the program. These issues require some projects to be included in the capital plan.
- Geographic distribution – The University is a system with programs and facilities across the State of Minnesota. Plans reflect the need to balance investment across the institution.

Predictability of Planning Environment

In conducting long-range facility planning, the University has variable information on the likely conditions and requirements that will be encountered. Academic priorities and requirements are generally more fluid over time than facility condition priorities and requirements. Academic priorities are routinely adjusted to address changes in enrollment demand, research funding, emerging issues facing the state, new technologies, and new or changing programs.

Facility conditions, on the other hand, generally follow a routine pattern and are thus very predictable and consistent. This variability in the planning knowledge is evident in the University's strategic facility planning. When facility condition priorities change, it is often in response to changes in academic priorities that affect the ability of existing facilities to meet programmatic requirements.

Long-Range Facility Renewal Planning

The Facilities Condition Assessment (FCA) and the evolving Building-by-Building Strategy form the basis of the University's long-range facility renewal planning efforts.

FCA is a comprehensive evaluation of the condition of the University of Minnesota's campus facilities and infrastructure portfolio. The University has instituted the FCA to:

- Create a central repository of facilities needs information.

- Provide the University with a tool for master planning, facilities programming and capital planning, and financial planning and budget forecasting.
- Improve processes, which will assist the administration and the Board with their stewardship responsibilities for the University's physical assets.

University facilities have 29.4 million gross square feet (GSF) including classrooms, research labs, clinics, offices, libraries, performance space, student unions, housing, and utilities. Owning and operating this large and diverse portfolio of facilities is critical to supporting the University's mission of teaching, research, and outreach. Being responsible stewards of this portfolio requires ongoing renewal investments from various sources.

Higher Education Asset Preservation and Replacement (HEAPR) is a foundational source of facility renewal funding but it is not the University's only source of funding. Other state investments in major facility renovation projects assist the University in maintaining its physical plant. In addition, the University invests its own funds through major renewal projects, repair and replacement funds from the operating budget, utility infrastructure renewal projects from self-assessed utility charges, and self-generated auxiliary funds that are reinvested in auxiliary-supported buildings. Furthermore, the University has invested its own funds in the demolition of obsolete facilities as means of avoiding renewal costs altogether.

Facility Condition Strategies

Facility condition needs exceed available resources. The University continues to work toward sustainable solutions that balance funding with needs. As a starting point for finding this balance, the University is in the process of developing a long-range plan for every building in its inventory. This building-by-building strategy is a key component of the University's broader capital investment planning and HEAPR prioritization processes.

Under this initiative, Facilities Management is working to identify needs in each of the University's 916 buildings system-wide, and to classify them as "keep up / catch up," "sustain," or "dispose" based on a combination of factors including facility condition, historic consideration, programmatic relevance, and adaptability. With this information, the University and its campuses, colleges, and departments can plan investments and prioritize projects accordingly. The effort is nearly complete for supported buildings on the Twin Cities campus, and will be expanded to system campuses in the future.

In addition to the building-by-building planning, numerous other strategies are being used to address ongoing facility needs:

- Prioritize renovation of existing space over the creation of net new space.
- Improve the utilization of existing space.
- Demolish or decommission targeted facilities.
- Target individual systems for replacement. Absent sufficient funding to fully renovate facilities, available funds are targeted toward the most critical systems and components to ensure access, safety, reliability, and functionality.
- Maximize energy conservation and implement district utility strategies. Investing in projects that maximize energy conservation and reduce standalone systems reduce the operating burden and help redirect funds toward facility improvement.

BACKGROUND INFORMATION

The Board has received information on or discussed issues related to facility planning at several meetings in the recent past. These include:

- July 2015 - Twin Cities Campus Planning: Housing Strategy and AHC Facilities
- June 2015 - FY2016 Annual Capital Improvement Budget
- June 2015 - Implementing the Master Plan: District Planning
- June 2015 - Information Technology Capital Planning
- May 2015 - The University's Housing Strategy: Twin Cities Campus
- March 2015 - Assumptions and Principles Guiding Long-Range Twin Cities Campus Planning
- February 2015 - Long Range Planning: Balancing Stewardship, Focus, and Growth
- December 2014 - Optimizing the University's Physical Assets: Systemwide Campus Infrastructure
- October 2014 - Planning and Vision for the Rochester Campus
- September/October 2014 - 2014 Six-Year Capital Improvement Plan
- September/October 2014 - 2015 State Capital Request
- September 2014 - Optimizing the University's Physical Assets: Facility Condition Assessment
- June/July 2014 - New Approaches to Neighborhood Engagement
- June 2014 - Maximizing Our Physical Assets (Part III): Facilities Planning and Assumptions
- May/June 2014 - FY2015 Annual Capital Improvement Budget
- May 2014 - Providing a Memorable Student Experience
- February 2014 - Information Technology Planning

Long Range Capital Planning:

Current Practice and Principles, Six-Year Capital Plan, and 2016 Capital Request

Board of Regents Facilities, Planning, and Operations Committee

September 10, 2015



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Agenda

- Long Range Campus Planning
 - Campus Master Plans and District Plans
 - Strategic Facilities Plans
- Setting Priorities
 - Capital Strategy Group
 - Balancing Competing Priorities
 - FCA: Critical Buildings and A Plan for Every Building
 - Role of HEAPR and Repair/Replacement funds
- Implementing the Plan
 - Six Year Plan (themes and projects)
 - 2016 State Capital Request



Long Range Campus Planning

Campus
Master
Plan

District
Plan

Strategic
Facility
Plan

Campus and District Plans

... provide a framework for the physical environments that incorporate the buildings.

Strategic Facility Plans

...identify the type, quantity, and quality of spaces required to fully support the University's current academic and programmatic initiatives.

The University's highest-level strategic facility plan is the Six-Year Capital Plan.



Long Range Campus Planning

Campus and District Plans

... provide a framework for the physical environments that incorporate the buildings.

Today's Focus

Strategic Facility Plans

...identify the type, quantity, and quality of spaces required to fully support the University's current academic and programmatic initiatives.

The University's highest-level strategic facility plan is the Six-Year Capital Plan.



Setting Priorities

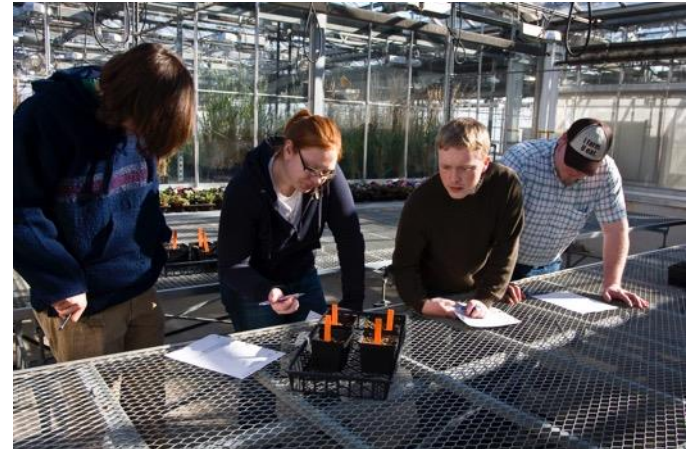
- Capital Strategy Group
- Facility Condition Assessment (FCA)
- Critical Buildings and A Plan for Every Building
- The Role of HEAPR and Repair/Replacement funds





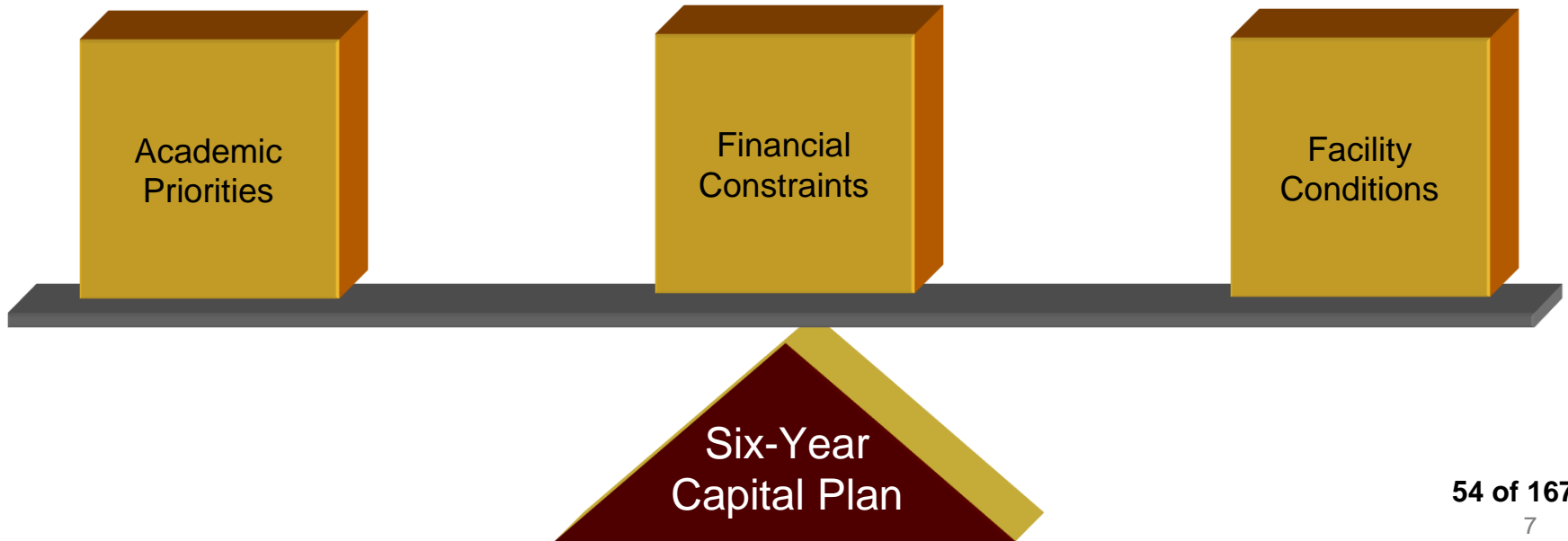
Capital Process Leadership

- The development of the University's overall capital plan is guided by the Capital Strategy Group (CSG)
 - Establish strategic capital goals
 - Integrate academic, physical, and financial planning
 - Prioritize competing requests
 - Review financial parameters
 - Develop a six-year capital plan recommendation to the President
 - Establish capital and space allocation policies (under development)



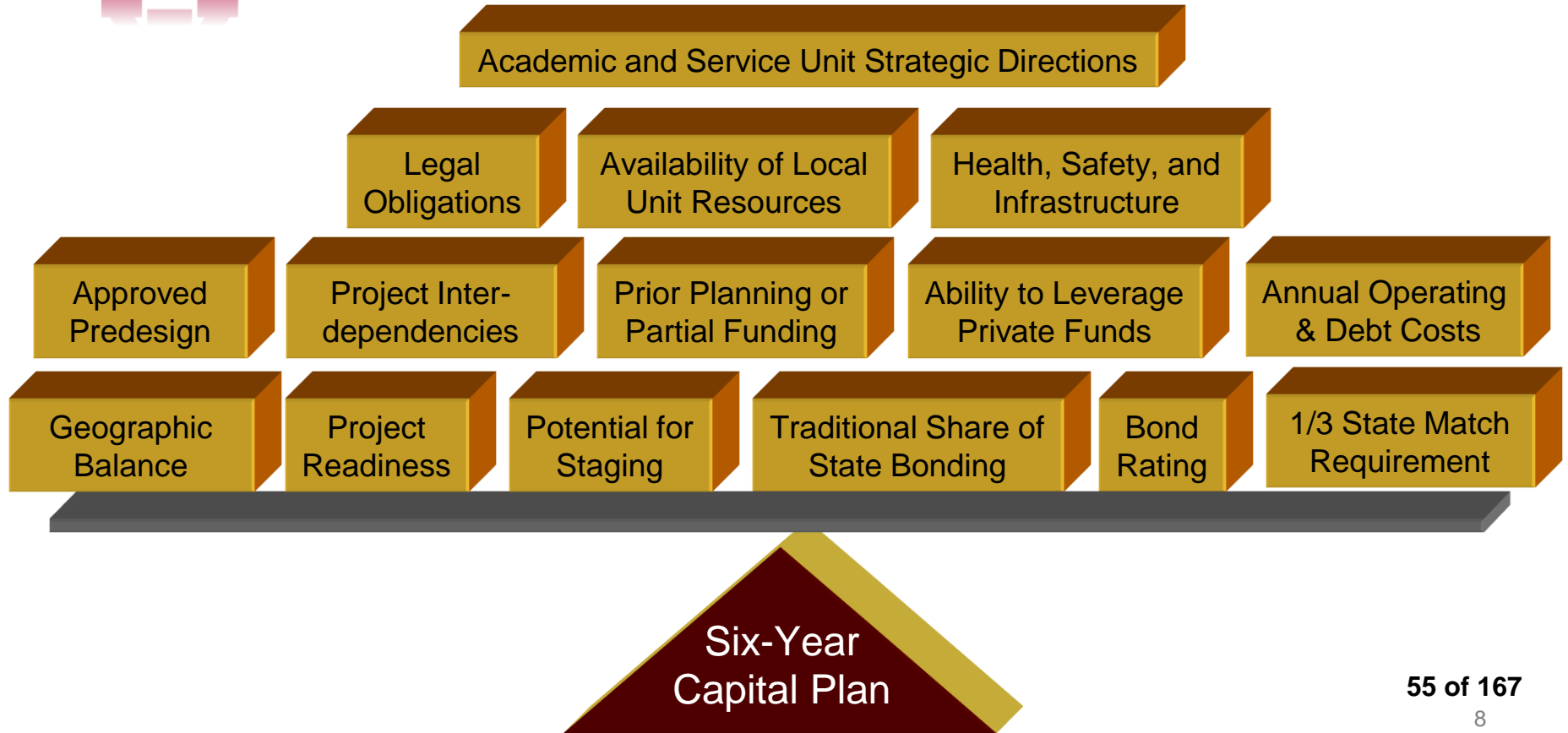


Balancing Competing Priorities





Balancing Competing Priorities





Planning Predictability

- Academic priorities are more fluid in nature
- Facility conditions generally follow a routine pattern
- When facility condition priorities change, it is often in response to changes in academic priorities





Setting Academic Priorities

- Each year Vice Presidents, Chancellors, and Deans are asked to identify their most important program priorities and the facility improvements necessary to support those programs as part of the budget process
- Academic leadership establishes the priorities for each college and campus



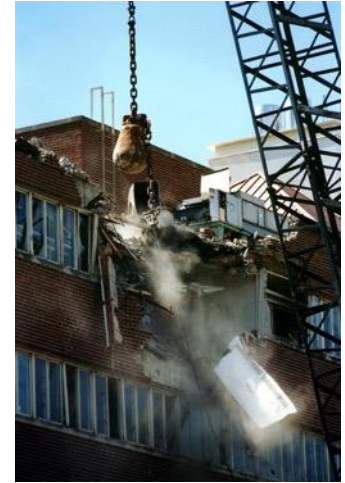
Alignment with 2014 Strategic Plan

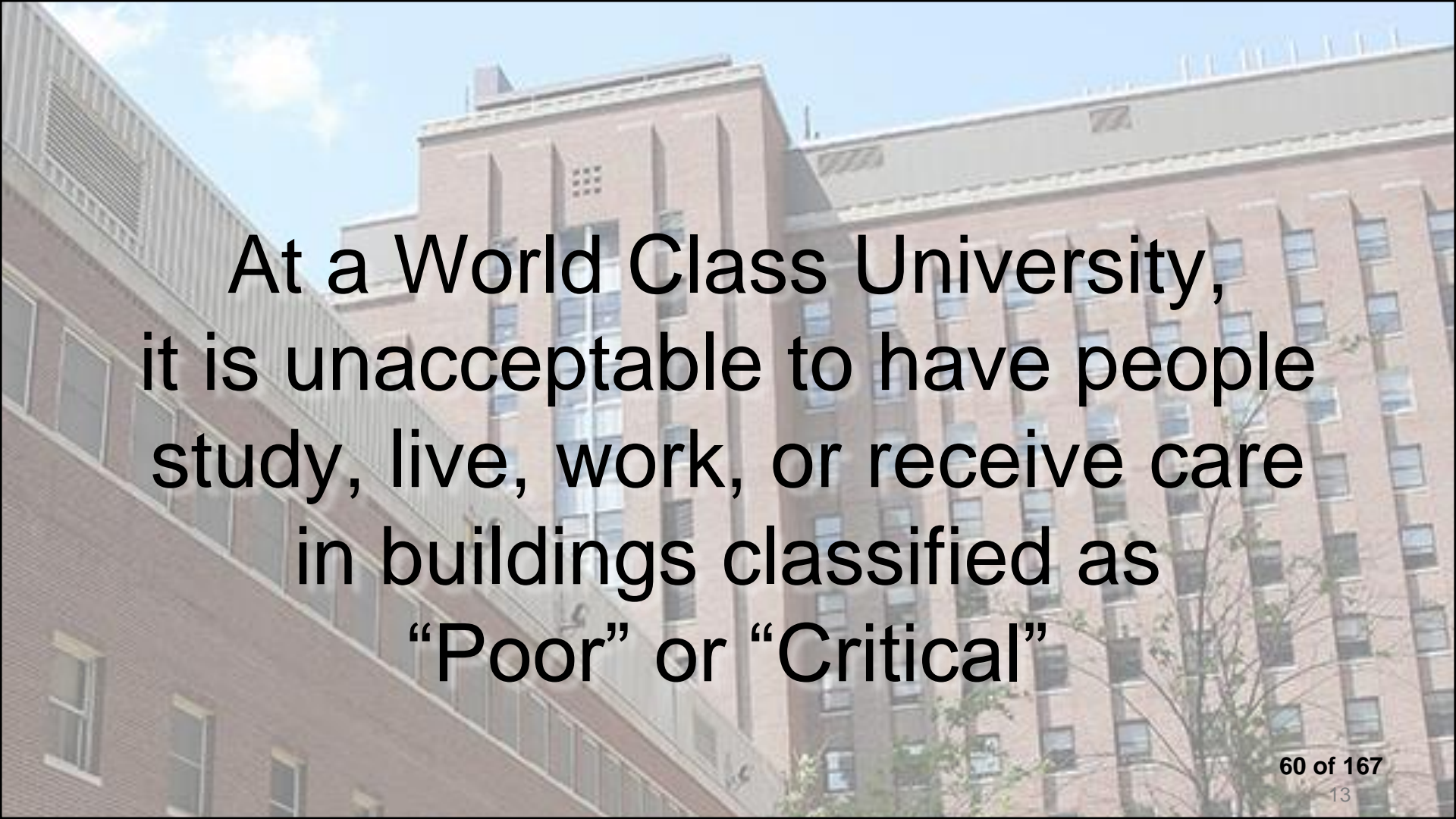
- Build an exceptional University where grand societal challenges are addressed
- Support excellence and, with intention, reject complacency
- Establish a culture of reciprocal engagement, capitalizing on our unique location
- Aggressively recruit, retain and promote field-shaping researchers and teachers



Setting Facility Condition Priorities

- The Facilities Condition Assessment (FCA) and the evolving 'A Strategy for Every Building' form the basis of the University's long-range facility renewal planning efforts
- The University should have as its goal that there be no buildings categorized as FCA Critical





**At a World Class University,
it is unacceptable to have people
study, live, work, or receive care
in buildings classified as
“Poor” or “Critical”**



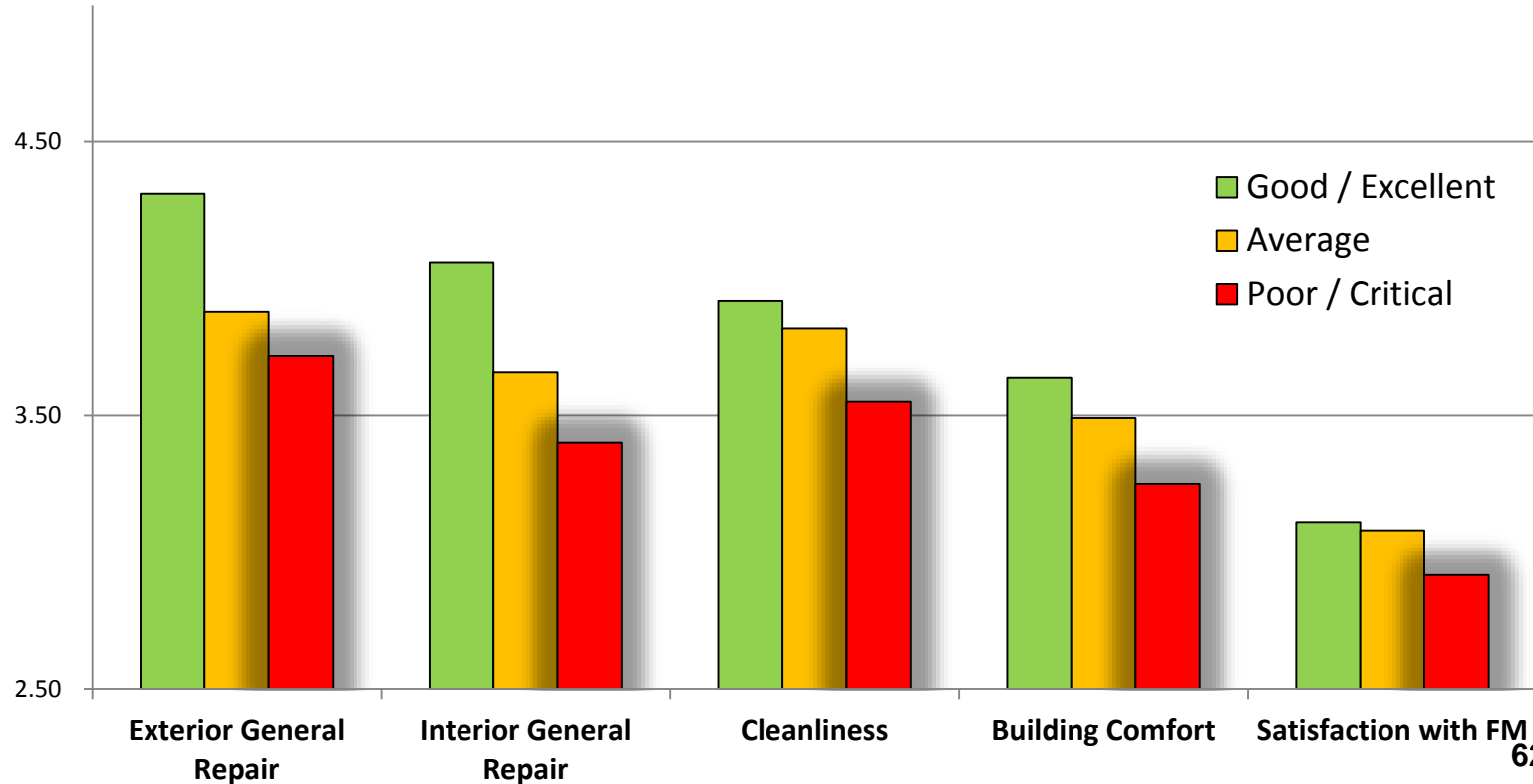
What Are Poor or Critical Buildings?

- **Unsafe**
 - Lack modern life-safety, code and accessibility features
- **Unreliable**
 - Increased risk of outages, leaks, floods
- **Unworkable**
 - Non-existent/inferior climate control, ventilation, lighting, accessibility
 - Timeworn and dated finishes and fixtures
- **Unaffordable**
 - Inefficient operations and space layout
 - Accumulated deficiencies



Occupant Opinion: Poor/Critical Buildings

faculty and staff opinion by condition of building most frequented





Voice of Faculty and Staff - Mayo

- “It is a **disgrace**. It is **HORRID**. It is the **worst building** I have ever seen, especially when you think that patients are cared for here.”
- “It is **hot and miserable** in this building at all times”
- “Mayo building is a **depressing** environment.”
- “We have **cockroaches!**”
- “The windows are so old that the wind blows straight on through in the winter leaving the rooms very **drafty and cold**.”
- “The building is a 2/10 compared to others on campus. **Not a good representation** of our university for visiting faculty.”
- “the building in general is **not a suitable work environment**.”
- “everything is **so run down** in general that I'm not sure what the solution is.”

Goal:
Reliable, modern
infrastructure
systems



Goal:
Welcoming,
attractive public
spaces



Goal:
State of the Art
labs, clinics, and
classrooms





Campus Condition

Campus	Total GSF ¹	Estimated Replacement Value ²	Projected 10-Year Needs ²	10 Year Needs/Replacement Value = (FCNI)	GSF Poor / Critical
Twin Cities	22,826,438	\$9,236,975,678	\$3,117,364,074	0.34	7,012,467
Duluth	3,240,317	\$1,044,807,064	\$296,293,561	0.28	315,516
Morris	993,166	\$378,289,450	\$142,455,211	0.38	297,559
Crookston	683,533	\$295,554,513	\$62,390,385	0.21	47,570
ROCs	1,632,818	\$258,148,141	\$59,357,295	0.23	58,648
TOTALS	29,376,272	\$11,213,774,846	\$3,677,860,526	0.33	7,731,760

¹ Total Gross Square Feet. Excludes Rochester Campus. Does not include parking ramp decks.

² Figures include all formally assessed facilities plus actual or modeled values for non-assessed facilities less than 5 years old.



Companion Metrics

FCNI + 'Poor or Critical' square feet

Year	FCNI	GSF Poor / Critical
2013	0.34	7,346,175
2014	0.32 (-6%)	7,511,645 (+2.3%)
2015	0.33 (+3%)	7,731,760 (+2.9%)
3 Year Trend	-3%	+5%

What's going on here?

- **New construction** reduces FCNI while Poor/Critical SF increases
- **Major remodels** concentrate investment in limited SF



Where are we Most at Risk?

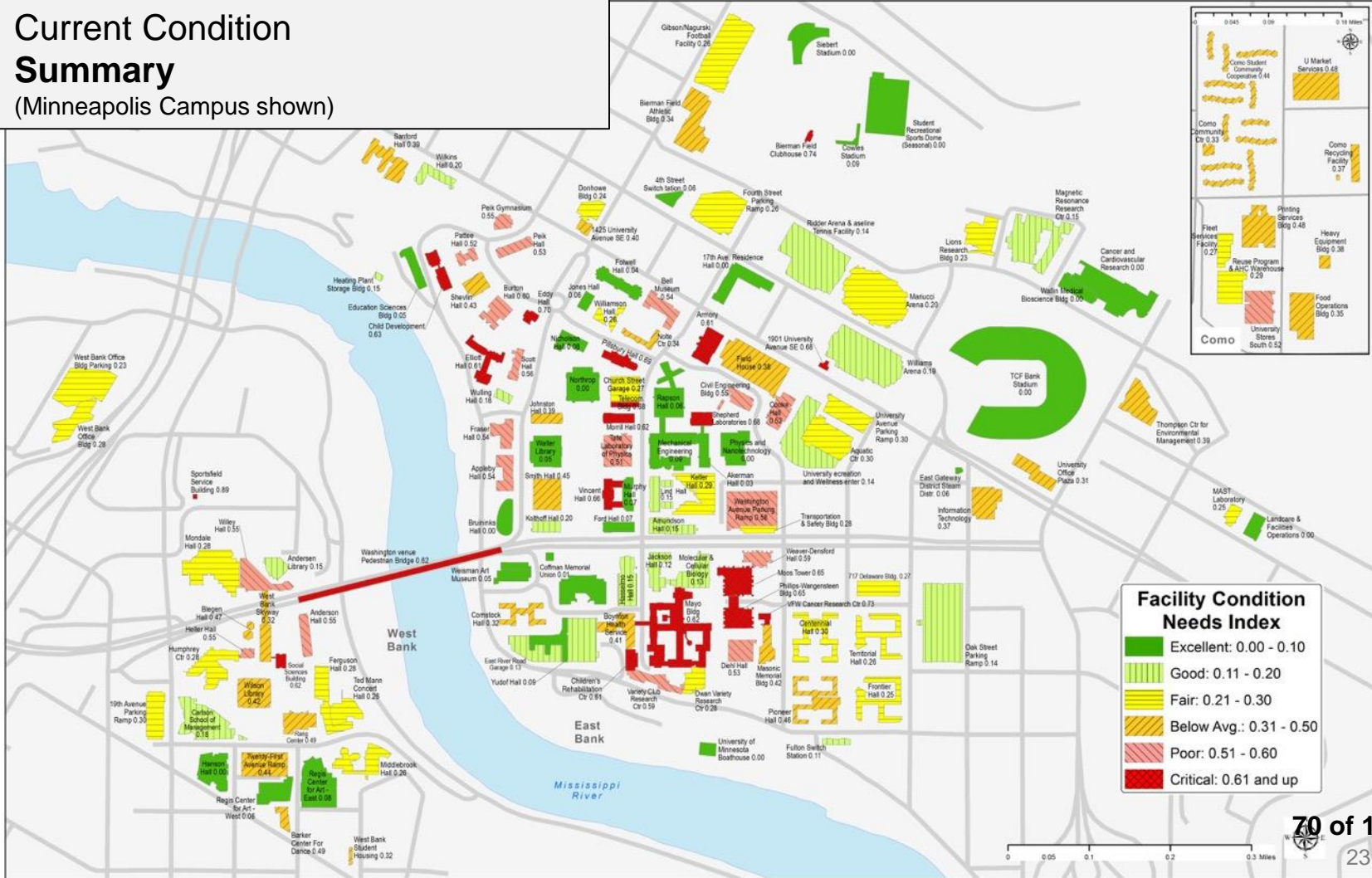
Building Type	% Poor / Critical	Representative Buildings
Medical	59% ¹	Mayo, VFW
Office	44%	Morrill, Fraser
Ag and Biological Science	42%	Biosci Tower, Alderman
Classroom	26%	Peik, Anderson
Arts and Design	25%	McNeal
Science and Engineering	13% ²	Shepherd, Civil
Residential	13%	Commonwealth

¹ Mayo represents ~20%; PWB, Moos, Weaver-Densford represent ~30%; 9% all other Poor/Critical Medical facilities

² 23% before Tate renovation (underway through 2016)

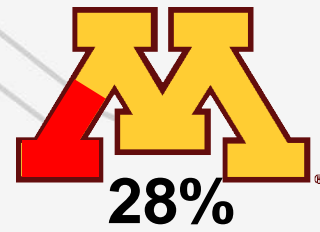
Current Condition Summary

(Minneapolis Campus shown)

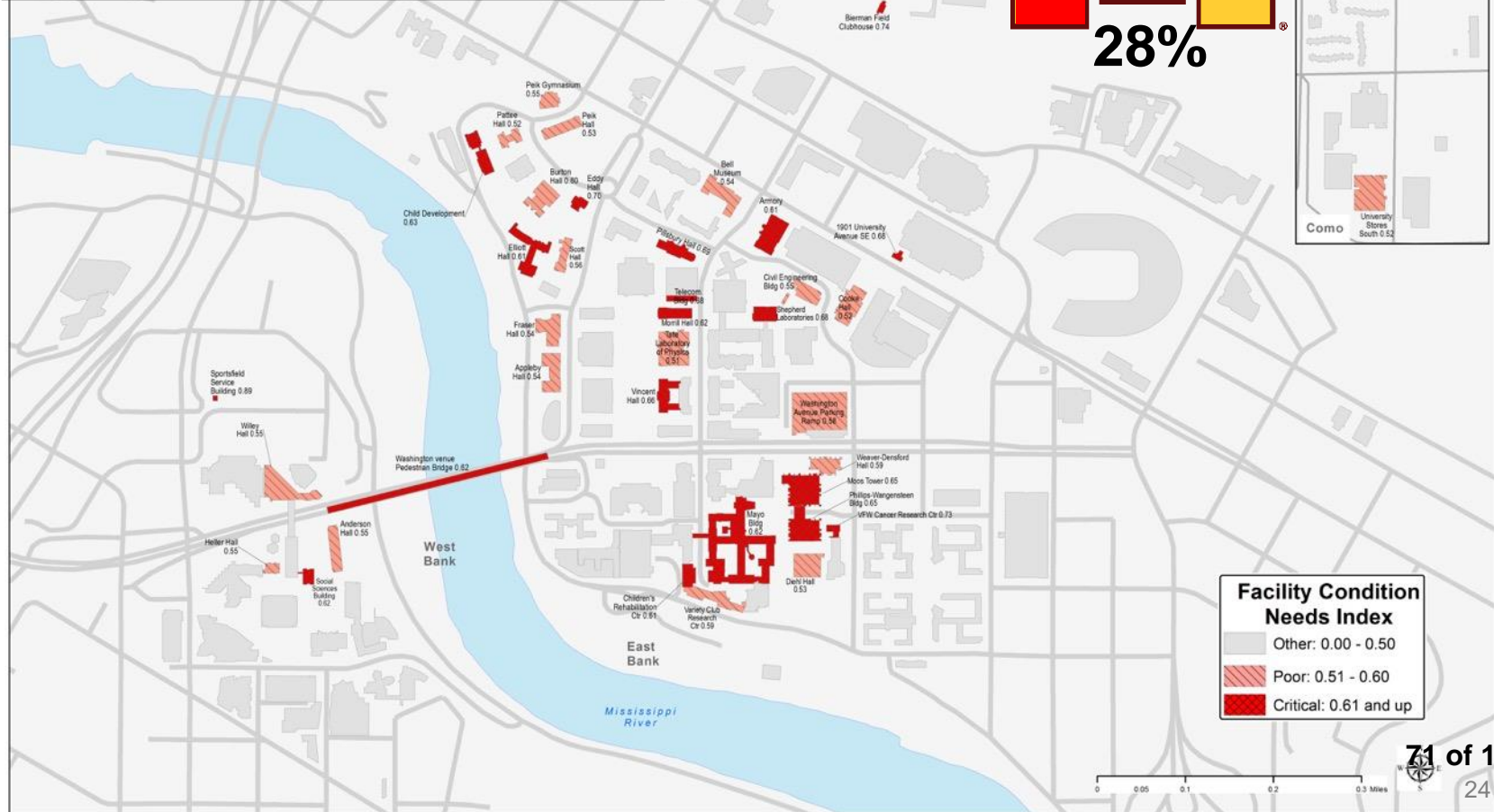


Current Condition Poor and Critical

-Enterprise figures (Minneapolis Campus shown)



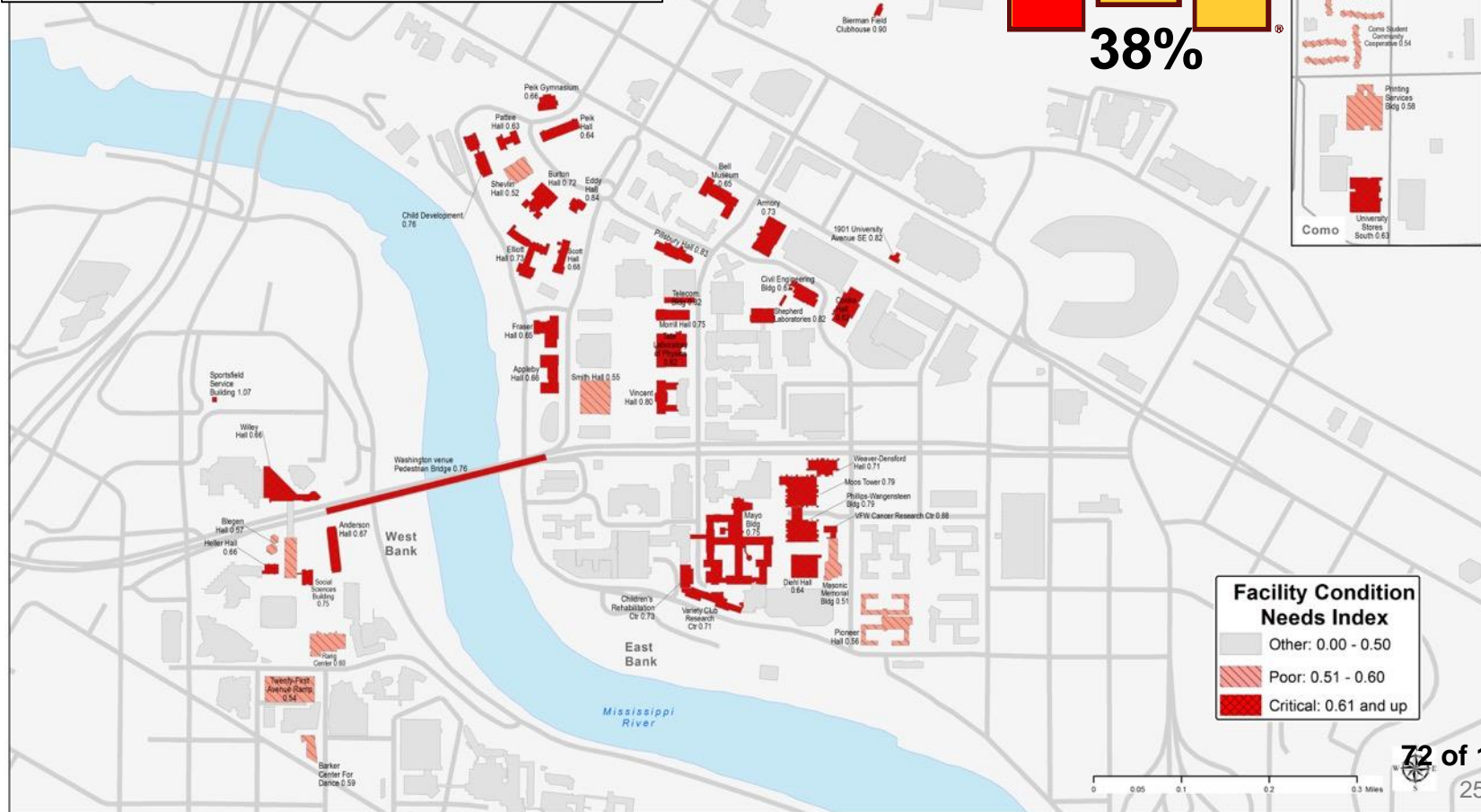
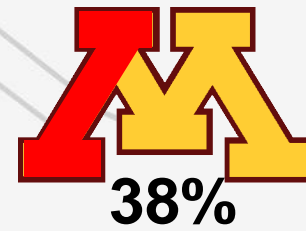
28%



Projected 2025 Condition

Poor and Critical

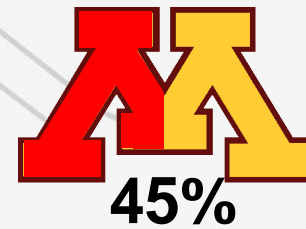
-Enterprise figures (Minneapolis Campus shown)



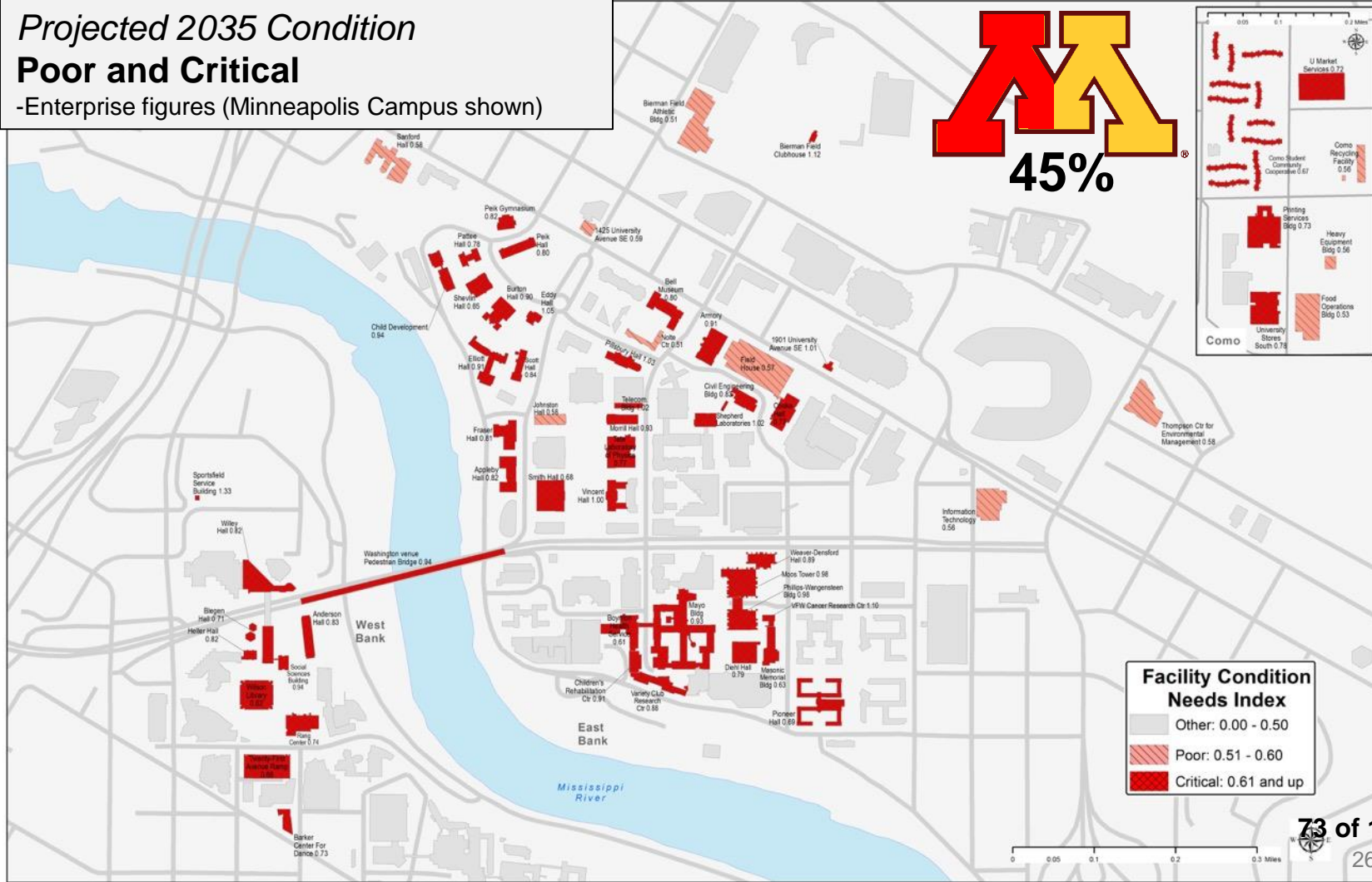
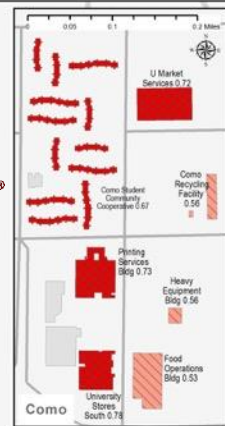
Projected 2035 Condition

Poor and Critical

-Enterprise figures (Minneapolis Campus shown)



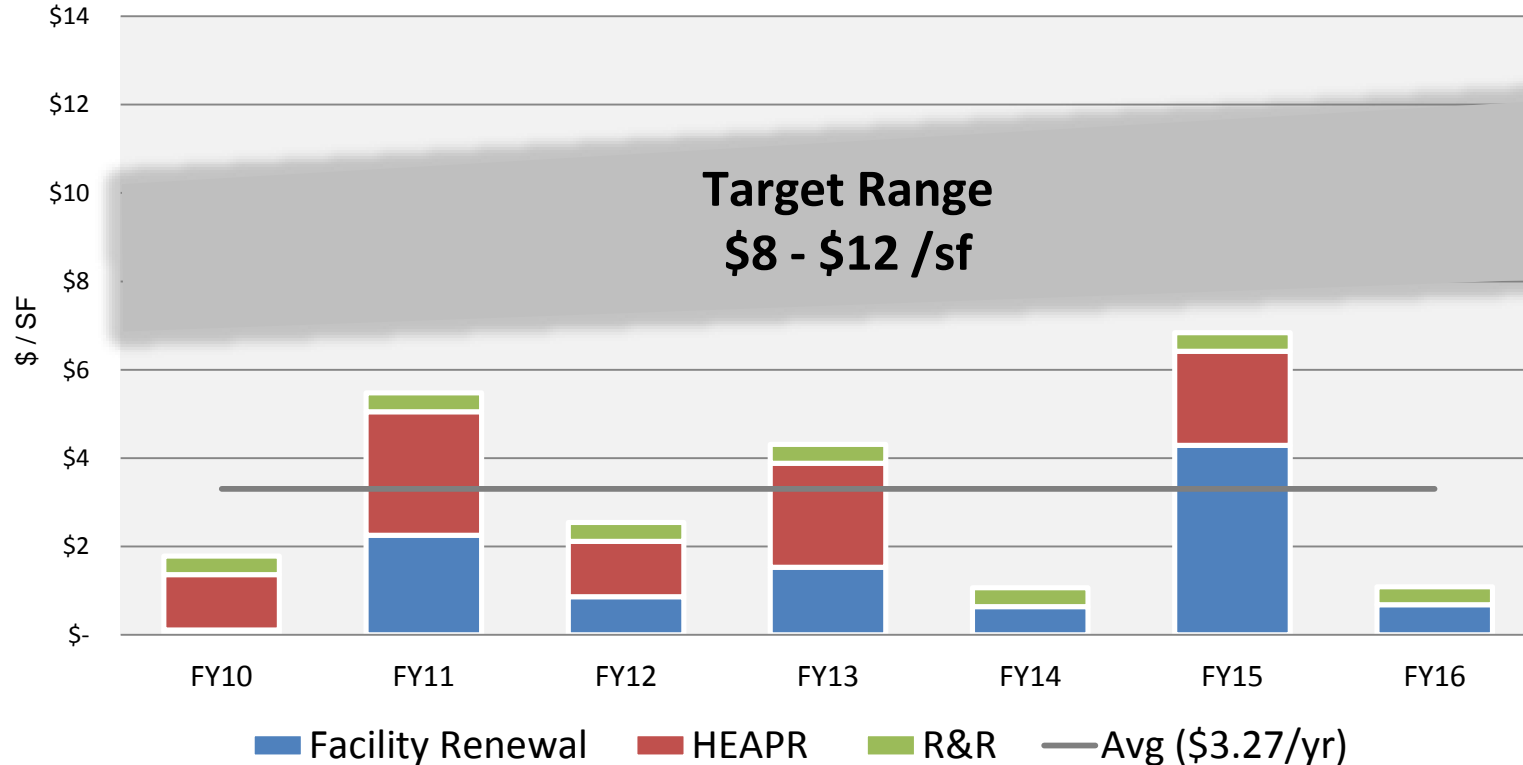
45%





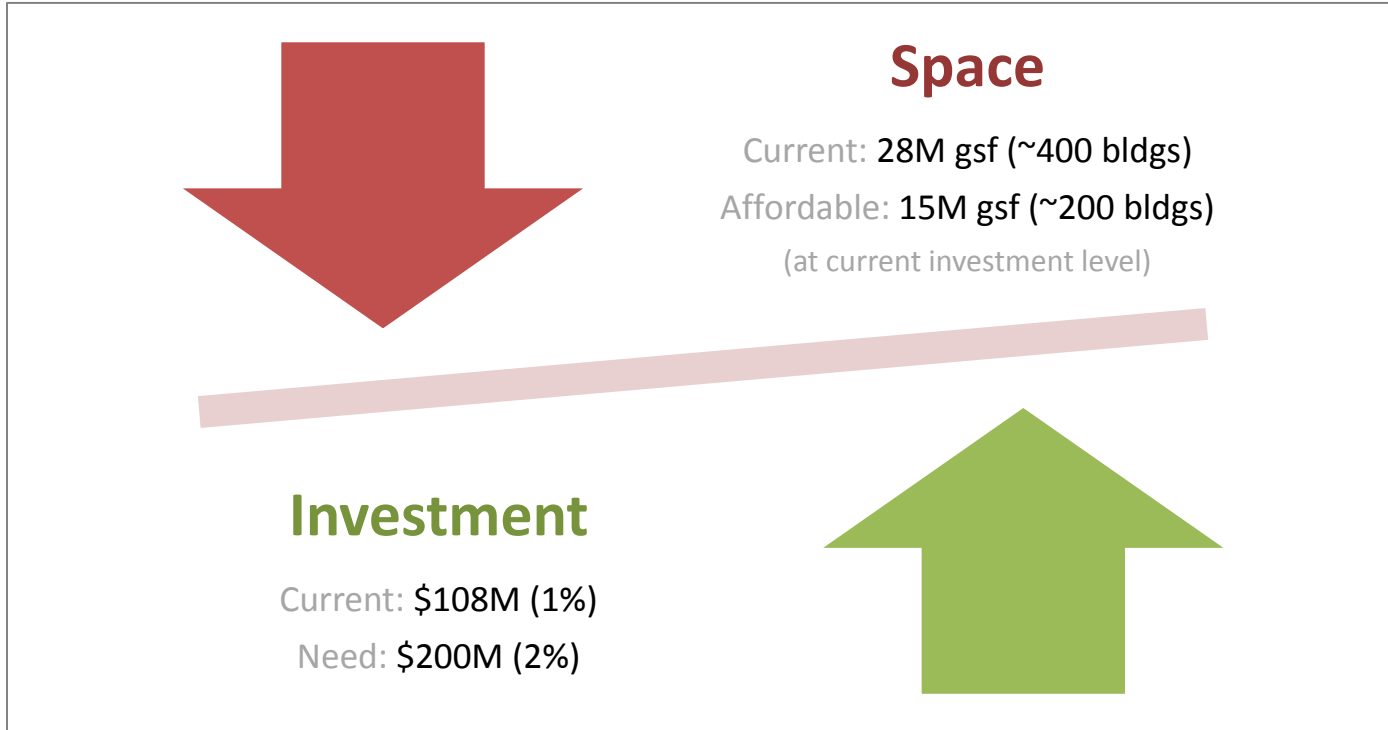
Facility Investment vs. Target

Enterprise Supported





Charting a Path



A combination of space reduction and increased investment in renewal is likely needed.



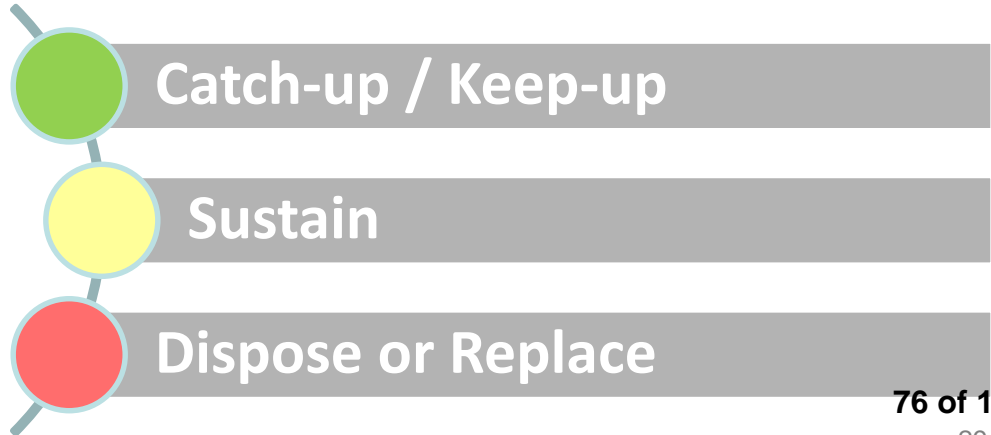
A Plan for Every Building

STAGE 1

Criteria Range	Condition (FCNI)	Renovation Cost (\$ per GSF)	Operations & Maint. Costs	Energy Demand (kBtu)	Space Efficiency	Historical Value (NHRP Status)	Code Rating (Deficiency Extent)
High / Poor	Critical	>\$200	>110%	>110%	Worst	None	0-Serious
↑	Poor	\$125-\$199					1-Major
Mid	Fair	\$75-\$124	95% to 110%	95% to 110%		Steward	2-Moderate
↓	Good	\$25-\$74					3-Minor
Low / Good	Excellent	<\$25	<95%	<95%	Best	Listed or Eligible	4-Not Significant

STAGE 2

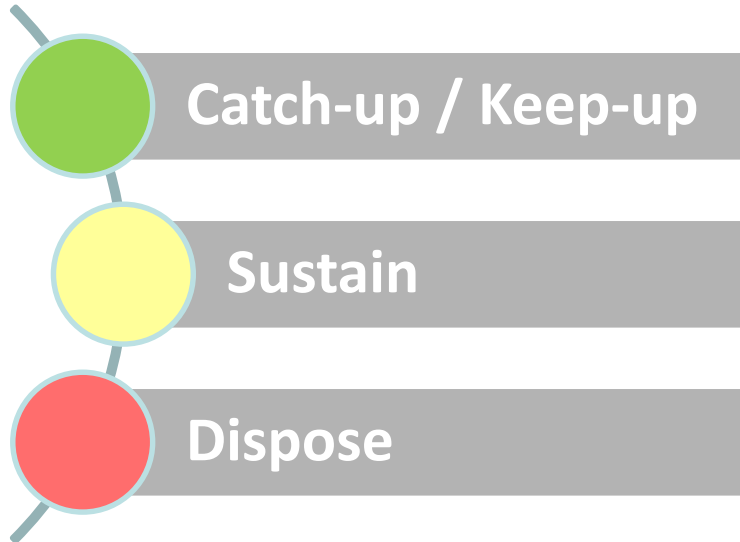
- Adaptability
- Master Plan Fit
- Image/Aesthetics
- Site Use
- Program Impact
- Economics





Investment Strategy

Strategic planning redirects 25% more to the right facilities



Chasing Needs (status quo)	Strategic 10 Year Plan
70% of resources 84% of space	↑
15% of budget 9% of space	↓
15% of budget 7% of space	↓



The Role of HEAPR





Project Selection

- Projects selected from the list of HEAPR-eligible FCA identified needs
- The Plan for Every Building identifies high deficiency, high priority buildings
- Staff on each campus review/recommend projects
- Consideration is given to efficiencies gained from timing of other planned investments
- All projects are reviewed for statutory eligibility

PRIORITIES

- 1.
- 2.
- 3.





Implementing the Plan

- Six Year Capital Plan
 - Themes
 - Projects

- 2016 State Capital Request



2015 Six Year Capital Plan



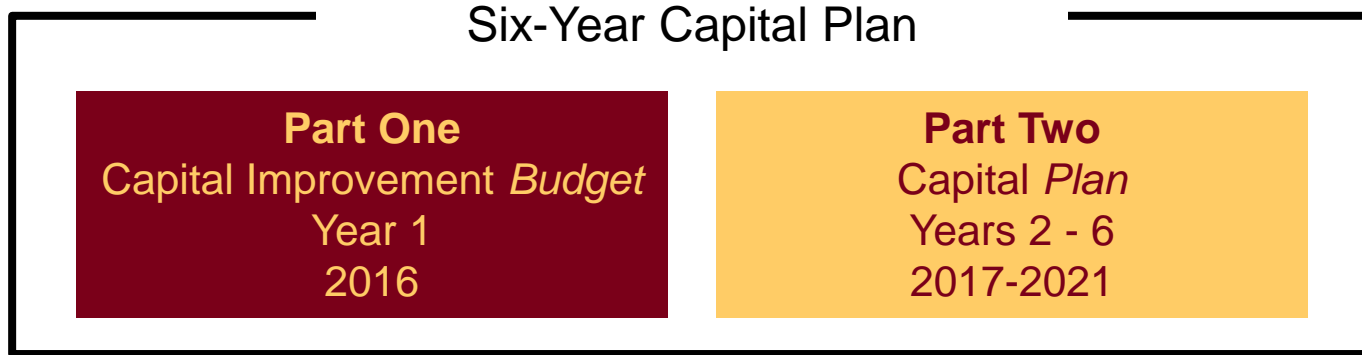
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What is the Six-Year Capital Plan?

- Board of Regents Policy directs the administration to develop a capital budget with a “six-year time horizon, updated annually”





Six Year Plan Objectives

- Advance strategic plan priorities
- Enhance the campus-based experience
- Align projects with available revenue sources
- Increase utilization and functionality of physical assets
- Complete capital investment sequences
- Reduce total campus square footage



Strategic Emphasis

- Renovate or Remove FCA Critical buildings
- Advance the Health Sciences
- Modernize Saint Paul campus research laboratories
- Expand capacity in STEM programs





Plan Elements

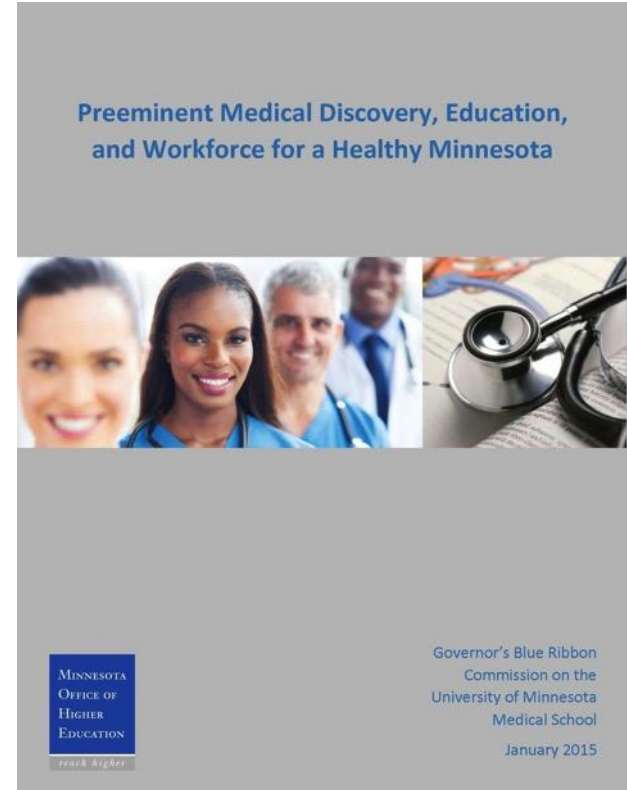
- Renovate / Remove FCA Critical Buildings
 - HEAPR
 - Plant Growth/Greenhouse
 - Pillsbury Hall
 - Child Development
 - 10 Church (current Bell Museum)
 - Critical Facilities renewal placeholders





Plan Elements

- Advance the Health Sciences
 - Phase I: Health Science Education
 - Phase II: Clinical Science
 - Phase III: Mayo





Plan Elements

- Modernize Saint Paul Campus Research Laboratories
 - Academic and Student Experience Investments
 - Saint Paul Interdisciplinary Laboratory
 - Flexible labs designed to support interdisciplinary research for three colleges
 - Critical Building Renovation





Plan Elements

- Expand Capacity in STEM programs
 - Duluth: Chemistry and Advanced Materials Science Building (CAMS)
 - Academic and Student Experience Investments (system)
 - Undergraduate Teaching Laboratory Facility
 - Chemistry Research Laboratory Investment





Anticipated Demolitions Resulting from Complete Capital Sequences

- Biological Sciences Greenhouse
- VFW Building
- Masonic Hospital
- Mayo Memorial Building
- Institute of Child Development
- Agronomy Seed House /
Farm Crops Field House
- Seed Storage North and South



if sequences are completed,
more than 1 million square feet could be demolished



Other Projects Under Consideration

- The projects on this list:
 - are insufficiently developed in terms of their programmatic needs at this time
 - are key investments based on collegiate and academic priorities
 - may need further definition and/ or development before they advance
- This list of investments should be considered as upcoming capital projects

2016 State Capital Request



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Timeline

- September
 - Board of Regents review of the 2016 State capital request
- August - October
 - State capital bonding tours
- October
 - Board of Regents approval of the 2016 State capital request
- January
 - Governor's capital investments recommendation
- March
 - Legislature reconvenes
- May - June
 - Board of Regents action on FY2017 capital budget



Financial Summary

		Request (dollars in millions)			
Location	Project	Total	State	U of MN	
SYSTEM	HEAPR	\$100.0	\$100.0	\$0.0	
UMD	Chemistry and Advanced Materials Science	\$40.8	\$27.2	\$13.6	
UMTC	AHC Phase I: Health Science Education Facility	\$100.0	\$66.7	\$33.3	
UMTC	Plant Growth Research Facility	\$6.6	\$4.4	\$2.2	
SYSTEM	Academic and Student Experience Investments	\$24.0	\$16.0	\$8.0	
UMTC	Pillsbury Hall Renovation	\$33.0	\$22.0	\$11.0	
		Total:	\$304.4	\$236.3	\$68.1

Higher Education Asset Preservation and Replacement (HEAPR)

Systemwide

\$100,000,000 project funds

\$100,000,000 state share



Project Description

- *HEAPR funds maximize and extend the life of the University's existing inventory of buildings and facilities, sustaining prior U of M and State building investments.*
- *Individual projects fall into one of four categories: health and safety, utility infrastructure, building systems, energy efficiency.*

Project Rationale

- The University's mission will be compromised without continued, sustained investment in buildings and infrastructure.
- Strategic investments targeted to mission critical buildings will improve energy efficiency and reduce long term operating cost.
- This project was identified in each year of the Six Year Plan.

Chemistry and Advanced Materials Science Building

Duluth campus

\$40,750,000 project funds

\$27,167,000 state share



Project Description

- *This request is for funds to construct, furnish and equip a new science and engineering laboratory building on the Duluth campus.*
- *This project will construct approx. 51,000 sf of research labs, instructional labs, teaching space, offices, and meeting space for the Swenson College of Science and Engineering.*

Project Rationale

- Current facilities are not appropriate for renovation of instrument-rich, intensive use research activity. However, some of the current spaces can be renovated for less intensive uses.
- A new building located close to Chemistry and other Life Sciences based activity will advance leading research and interdisciplinary teaching.
- This project was included in the 2014 state capital request and received an appropriation of \$1,500,000 for predesign and design.

AHC Phase I: Health Science Education Facility

Twin Cities campus

\$100,000,000 project funds

\$66,667,000 state share



Project Description

- *This request is to complete design, renovate, construct, furnish, and equip education facilities to meet the needs of the Medical School and AHC.*
- *This project will modernize and expand the University's medical and health science learning facilities including classrooms, simulation centers, collaboration space, and an advanced biomedical library.*

Project Rationale

- Aging facilities undercut the competitiveness of academic programs.
- Changes in health care delivery call for a full integration of health education, research, and clinical care.
- The health of Minnesota families and the economic vitality of the state depends on access to well-trained health providers and innovative health discoveries.

Plant Growth Research Facility

Twin Cities campus

\$6,600,000 project funds

\$4,400,000 state share



Project Description

- *This request for funds to design, construct, furnish, and equip an addition to the plant growth facilities on the Saint Paul campus and to demolish the existing Biological Sciences greenhouse.*
- *This project will provide a new 12,000 square foot greenhouse addition to the Plant Growth Facilities for the Biological Sciences Conservatory*

Project Rationale

- Leadership in teaching and research must be strengthened by replacing obsolete facilities.
- STEM education requires a living plant collection where extremes of diversity and adaptation may be studied.
- The Biological Sciences Conservatory houses one of the most diverse plant collections in the upper Midwest, with over 1,200 species of plants.
- This project was included in the 2014 and 2015 state capital requests.

Academic and Student Experience Investments

Systemwide

\$24,000,000 project funds

\$16,000,000 state share



Project Description

- *This request is for funds to make targeted strategic investments in teaching, research and student experience spaces on the Crookston, Duluth, Morris, and Twin Cities campuses.*
- *Project funds will be allocated as follows:*
 - *\$4 million to Crookston*
 - *\$4 million to Duluth*
 - *\$4 million to Morris*
 - *\$12 million to Twin Cities*

Project Rationale

- The University must provide modern, technology-rich classrooms in order to optimize teaching and learning and to attract the best and brightest students.
- Updated facilities are critical to attract and retain top faculty and students and to obtain competitively awarded research grants.

Pillsbury Hall Renovation

Twin Cities campus

\$33,000,000 project cost

\$22,000,000 state share



Project Description

- *This request is for funds to predesign, design, renovate, furnish, and equip historic Pillsbury Hall on the Minneapolis campus.*
- *This project will renovate nearly 60,000 gross square feet for classrooms, assembly space, and alternative workplace office space.*

Project Rationale

- Pillsbury Hall is once of the oldest and most iconic buildings on campus and is listed on the National Register of Historic Places.
- The building is no longer suited to modern science and engineering research and teaching.
- Renovation for English, teaching, and other functions will strengthen adjacencies among humanities programs engaged in preparing students for 21st century careers.
- This project was included in the Six Year Plan in 2016.



Next Steps

- Approval of the Six-Year Capital Plan and 2016 Capital Request by Board of Regents in October 2015
- University forwards its 2016 Capital Request to the State



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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: Project Components of the President’s Recommended 2015 Six-Year Capital Plan

Review **Review + Action** **Action** **Discussion**

This is a report required by Board policy.

PRESENTERS: Pamela Wheelock, Vice President, University Services
Karen Hanson, Senior Vice President for Academic Affairs and Provost

PURPOSE & KEY POINTS

The President’s recommended Six-Year Capital Plan (Capital Plan) includes major capital improvements planned for fiscal years 2016-2021. The Capital Plan includes projects to be funded with state capital support as well as planned major projects funded by the University through a combination of University debt obligations, local unit resources, fundraising, and public/private partnerships.

Year 1 of the Capital Plan (2016) outlines the projects that the University will be submitting to the State of Minnesota for consideration during the 2016 legislative session.

The committee will review the principles and priorities that guide development of the Capital Plan. The Finance Committee will review the financial components of the plan.

BACKGROUND INFORMATION

Board of Regents Policy: *Board Operations and Agenda Guidelines* requires a Six-Year Capital Plan that sets priorities and direction for ongoing academic and capital planning efforts. It directs the administration to conduct capital planning with a “six-year time horizon, updated annually.” This annual capital planning process is completed in two parts:

- Part I is the six-year capital plan, which is updated annually and identifies capital projects approved to proceed with preliminary project planning but not authorized to proceed with design and construction. It is approved by the Board of Regents each year in October.
- Part II is the annual capital improvement budget, which authorizes the completion of design and construction projects with approved financing and schematic design, consistent with Board policies. It is approved by the Board of Regents each year in June.

PRESIDENT'S RECOMMENDATION

The President recommends that the Board approve the University of Minnesota Six-Year Capital Plan for fiscal years 2016-2021.

Overview

The *2015 Six-Year Capital Plan* for the University of Minnesota establishes the University's capital requests to be submitted to the State for consideration; sets priorities and direction for continued capital project and academic planning efforts; identifies the impact of additional University debt; assigns responsibility for capital fundraising; and forecasts additional building operational costs. The plan is updated on an annual basis, and approved by the Board of Regents.

The President's recommended *2015 Six-Year Capital Plan* includes:

- 2016 state capital request
- Future state capital requests for 2017 through 2021
- Major projects scheduled to be financed with University resources during the period FY2016 through FY2021

Capital Process Leadership

The development of the University's overall capital improvements plan is guided by the Capital Strategy Group (CSG) convened by the Vice President University Services. The CSG includes:

- Senior Vice President for Academic Affairs and Provost
- Vice President, Health Sciences and Medical School Dean
- Vice President, Research
- Vice President, University Services
- Vice President and Chief Financial Officer
- Special Assistant to the President, Government and Community Relations (ex officio)

This group recommends a capital plan to the President, and the President recommends a plan for review and approval by the Board of Regents. Other system and campus executives are included and consulted as the need arises.

The role of this group is to provide overall leadership and strategy development for institutional capital issues, including:

- Establishing strategic capital goals for the institution
- Integrating academic planning with physical and financial planning
- Prioritizing competing requests for capital funding
- Reviewing the financial parameters of the overall capital plan
- Developing a six-year capital plan recommendation to the President
- Establishing capital and space allocation policies (under development)

The routine management of capital process and project issues is addressed by the Capital Oversight Group (COG) which includes the Senior Vice President for Academic Affairs and Provost, Vice President for University Services, and the Vice President and Chief Financial Officer. This group is charged with coordinating routine activities associated with the University's capital planning, capital budget approvals, financing, communications, and construction activities.

Planning Process

Long-range strategic facility planning at the University of Minnesota begins with the academic planning process. Each year Vice Presidents, Chancellors, and Deans are asked to identify their most important program priorities and the facility improvements necessary to support those programs as part of the budget process. Through the academic planning process, academic leadership establishes the priorities for each college and campus. Facilities Management simultaneously evaluates the current condition of the buildings and infrastructure that support all academic programs. The capital planning process merges the academic priorities, available financial resources, facility needs, and facility conditions into specific project proposals.

Although many projects have both academic and organizational value, the projects that demonstrate both a programmatic urgency and implementation readiness are advanced for further analysis in the six-year timeframe. Other factors analyzed before projects are placed in the capital plan include:

- *Financial parameters* - The University reviews state economic forecasts, Minnesota Management and Budget debt capacity estimates and financial reports, past trends, and budget instruction documents to help shape the size of the overall capital plan relative to the State bonding bill. The University also projects its debt capacity annually and builds the capital plan in adherence to the debt guidelines expressed in Board of Regents policy. Lastly, the University evaluates its capacity to fundraise for specific projects.
- *Timing and sequencing of projects* – Many capital projects depend upon other capital project “dominoes.” For example, Pillsbury Hall, a future home for College of Liberal Arts programs, cannot be renovated until Earth Sciences are moved out of the building and into a renovated Tate Lab, which in turn had to wait until Physics and Nanotechnology was completed.
- *Impact on academic programs (both research and instructional)* – The University manages the level of disruption that can be absorbed while still maintaining the operation of its research and teaching. Because the University does not close, renovations require “swing space” for programs to continue to operate and the institution needs to maintain a level of functional classrooms.
- *Health, safety, and regulatory requirements* – The University needs to maintain the health and safety of all its students, faculty, and staff, regardless of the program. These issues require some projects to be included in the capital plan.
- *Geographic Distribution* – The University is a system with programs and facilities across the State of Minnesota. Plans reflect the need to balance investment across the institution.

The resulting plan, shown in tabular form on *Attachment 2*, advances the University’s highest capital priorities while retaining flexibility in support of emerging strategic initiatives. In the case of the Six-Year Capital Plan, it is important to note that many of the investments in later years are targeted to programs with academic strategic value. Specific programmatic details remain to be determined as the project is developed.

The capital improvement plan is built around four primary stages of project development, including a) Proposal/Project Definition; b) Planning and Feasibility; c) Resource Acquisition; and d) Implementation (Design and Construction). Projects included in the Six-Year Capital Plan are eligible to begin predesign, an exploratory process rooted in design and cost estimating that results in physical solutions to space and facility problems. Projects in the Six-Year Capital Plan that require State funding are submitted to the State for consideration during the bonding process. Projects are eligible to begin fundraising once the predesign process is substantially complete.

Fully funded projects with completed predesign documents are approved by the Board of Regents in the Annual Capital Improvement Budget. Approved projects are then implemented by Capital Planning and Project Management with other key partners such as Facilities Management.

Project Costs

Project costs included in the Six-Year Capital Plan are order-of-magnitude estimates only because programming and predesign studies for each project have not been completed. Projections are based on square foot costs recently experienced with comparable building and space types at the University, applied to the estimated square footage of each project. Project costs are represented in 2015 dollars; the 2016 projects have been escalated to midpoint of construction as required for submission to the State as part of the University's capital request. Beyond the 2016 year, cost escalation for inflation has not been included because of the uncertainty of construction inflation. When programming is completed and predesign studies are prepared for projects at the appropriate time, based on their position within the Six-Year Capital Plan, more accurate cost figures will be inserted into the plan when it is updated annually.

Areas of Focus for the 2015 Six-Year Capital Plan

The 2015 Six-Year Capital Plan is largely a continuation of previously expressed priorities updated to reflect the outcome of the 2015 capital request to the State.

The 2015 Six-Year Capital Plan was designed to further the following objectives:

- Advance strategic plan priorities
- Enhance the campus-based experience
- Align projects with available revenue sources
- Increase utilization and functionality of physical assets
- Complete capital investment sequences
- Reduce total campus square footage

The University completed a strategic plan for the Twin Cities campus since the adoption of the 2014 Six-Year Plan. The plan articulated a new, inspirational vision: “[to] be preeminent in solving the grand challenges of a diverse and changing world.” In pursuit of this vision, the University will:

- Leverage its breadth and depth to capitalize on its exceptional students, faculty, staff, and location to generate and disseminate new knowledge and insights

- Create an educated populace able to identify, understand, and solve demanding problems
- Leverage divergent paths of knowledge and creativity to address grand challenges
- Partner with communities and the people of the State of Minnesota to benefit the common good

To this end, the University is advancing four broad goals, each with related strategies and tactics:

- *Goal 1 - Build an exceptional University where grand societal challenges are addressed.*
- *Goal 2 - Support excellence and, with intention, reject complacency.*
- *Goal 3 - Establish a culture of reciprocal engagement, capitalizing on our unique location.*
- *Goal 4 - Aggressively recruit, retain, and promote field shaping researchers and teachers.*

These objectives are the foundation of a long term capital plan that balances programmatic needs against facility condition related needs, distributes opportunity geographically throughout the University system, and completes in-process capital investment sequences.

Four key initiatives designed to advance strategic plan goals are embedded in the updates to the Six-Year Capital Plan.

- Removal of buildings rated as *Critical* by the Facility Condition Assessment (FCA) - Currently, about one third of the buildings (7.7 million square feet) on the Twin Cities campus alone are rated critical or poor in the FCA. Still, students study and live in those buildings, staff work in those buildings, faculty office in those buildings, and patients receive care in those buildings. This is in conflict with our goal of being an “exceptional University”. This plan puts a strong emphasis on fixing or replacing some of our worst buildings. Higher Education Asset Preservation and Replacement (HEAPR) funding remains at the core of this strategy. Proposed investments involving Pillsbury, Child Development, Mayo Building, Biological Sciences Greenhouse, and several yet to be selected critical facilities are all designed to advance this strategic goal.

A key component of the University’s broader capital investment planning and HEAPR prioritization processes is the development of a building-by-building strategy. Under this initiative, Facilities Management is working to identify needs in each of the University’s 916 buildings, and to classify them as “keep up / catch up”, “sustain”, or “dispose” based on a combination of factors including facility condition, historic consideration, programmatic relevance, and adaptability. With this information, the University and its colleges and departments can plan investments and prioritize projects accordingly. The effort is nearly complete for supported buildings on the Twin Cities campus, and will be expanded to system campuses at a future date.

- Advancing the Health Sciences – This plan proposes three large investments in improving the educational and clinical research spaces for the Medical School and the other colleges of the Academic Health Center (AHC). Phase I and II involve renovation and improved utilization of existing space in the AHC plus some new construction for an integrated Health Sciences Education Facility and the construction of a new Clinical

Sciences Facility envisioned in the \$10 million of funding provided to the University by the State as an outcome of the 2015 session. A proposed Phase III would seek modern replacement space for programs currently housed in the Mayo Building, a complex of individual former hospital buildings constructed between 1920 and 1950 that are well past their useful life. The goal of this sequence of projects is to make significant progress towards the University's goal of decommissioning the Mayo Building while advancing the quality and capability of the University's health science programs in education, research, and clinical care.

- Modernizing St. Paul campus research laboratories – In the 2013 Six-Year Capital Plan the University identified a need to invest in St. Paul campus research laboratories and outlined a sequence of renovation, new construction, and decommissioning actions that focused on the needs of the College of Food, Agricultural, and Natural Resource Sciences (CFANS), the College of Veterinary Medicine (CVM) and the College of Biological Sciences (CBS). Leadership on the St. Paul Campus identified a need for facilities capable of supporting research to address the challenges of determining how safe, affordable, nutritious food can be provided for 9 billion people over the next 40 years while ensuring environmental sustainability, strengthening economic stability, and promoting public health.

The State provided funding to replace the Veterinary Isolation Facility in the 2015 session. The University is again requesting funds in 2016 to replace the obsolete and FCA critical Biological Sciences Greenhouse. Additional requests for FCA critical facility replacement and renovation projects are included in 2018 and 2020.

- Expanding capacity in STEM programs – Student demand for Science, Technology Engineering, and Math (STEM) programs as well as State performance measures related to STEM degrees has increased the need for additional laboratory facilities. Chemistry is a core component of most STEM programs and an inadequate supply of chemistry labs is restricting the University's ability to meet demand and move students through the necessary course sequences. The University received design funding for the UMD Chemistry and Advance Materials Science building in 2014 and has included the balance of the project on the 2016 Capital Request. The Plant Growth Research Facility and Academic and Student Experience Investment program in the 2016 Capital Request make investments in STEM related teaching and research laboratories on the UMC and UMTC campuses. The Six-Year Capital Plan also includes funding on the Twin Cities Campus for an Undergraduate Teaching Laboratory Facility (2018) and a Chemistry Research Facility (2020).

Project Descriptions

Project descriptions can be found in Attachment 3.

The Six-Year Capital Plan (Attachment 2) also contains a list of *Other Projects Under Consideration*. These facility needs were identified through the Six-Year Capital Planning process as important investments based on collegiate and administrative unit priorities. The potential projects identified on the list are not sufficiently developed in terms of their

programmatic scope, funding or cost to be placed into a specific year of the plan, however they are expected to further refine their planning over the near term and the Board of Regents should expect further discussion or proposal(s) advancing to them for consideration.

2015 Six Year Capital Plan
Project Funding Report

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

Definitions

Proposal: Projects in this stage represent preliminary conceptual ideas regarding program need and related capital requirements. Local units normally identify these ideas as part of the compact process. Projects do not have permission to begin predesign or fundraising without administrative approval from the Capital Oversight Group.

Planning and Feasibility: Projects in this stage have been determined to be an institutional priority and have been approved to begin predesign activities. Financial feasibility, including the completion of a fundraising feasibility study with the University of Minnesota Foundation, is assessed at this stage.

Resource Aquisition: Projects in this stage have an approved pre-design document and have been approved to actively seek funds.

Project Costs

Project costs included in the Six-Year Capital Plan are order-of-magnitude estimates. Projections are based on square foot costs recently experienced with comparable building and space types at the University, applied to the estimated square footage of each project. Programming and predesign studies are prepared for projects at the appropriate time to determine more accurate cost figures.

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

2016

Stage: Resource Acquisition

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
398	HEAPR	Systemwide	\$100,000	\$100,000	\$0
410	Chemistry and Advance Materials Science	UMD	\$39,750	\$26,500	\$13,250
408	AHC Phase I: Health Science Education Facility	UMTC	\$100,000	\$66,667	\$33,333
447	Plant Growth Research Facility	UMTC	\$6,600	\$4,400	\$2,200
466	Academic and Student Experience Investments	Systemwide	\$24,000	\$16,000	\$8,000
411	Pillsbury Hall Renovation	UMTC	\$33,000	\$22,000	\$11,000
			\$303,350	\$235,567	\$67,783
		FY Total:	\$303,350	\$235,567	\$67,783
		Running Total:	\$303,350	\$235,567	\$67,783

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

2017

Stage: Planning & Feasibility

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
401	HEAPR	Systemwide	\$50,000	\$50,000	\$0
415	Contemporary Learning and Collections	UMTC	\$40,000	\$26,700	\$13,300
449	TBD	Systemwide	\$36,000	\$24,000	\$12,000
			\$126,000	\$100,700	\$25,300
		FY Total:	\$126,000	\$100,700	\$25,300
		Running Total:	\$429,350	\$336,267	\$93,083

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

2018

Stage: Planning & Feasibility

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
399	HEAPR	Systemwide	\$100,000	\$100,000	\$0
403	St. Paul Interdisciplinary Laboratory	UMTC	\$46,000	\$30,667	\$15,333
441	AHC Phase II: Clinical Science Facility	UMTC	\$100,000	\$66,667	\$33,333
455	Child Development Replacement	UMTC	\$21,000	\$14,000	\$7,000
452	Research and Outreach Center Investments	ROCs & Stations	\$6,000	\$4,000	\$2,000
451	Undergraduate Teaching Laboratory Facility	UMTC	\$42,000	\$28,000	\$14,000
			\$315,000	\$243,334	\$71,666
FY Total:			\$315,000	\$243,334	\$71,666
Running Total:			\$744,350	\$579,601	\$164,749

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

2019

Stage: Proposal

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
402	HEAPR	Systemwide	\$50,000	\$50,000	\$0
448	10 Church Street SE Repurposing	UMTC	\$39,000	\$26,000	\$13,000
468	Critical Facilities Renewal	UMTC	\$45,000	\$30,000	\$15,000
			\$134,000	\$106,000	\$28,000
		FY Total:	\$134,000	\$106,000	\$28,000
		Running Total:	\$878,350	\$685,601	\$192,749

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

2020

Stage: Proposal

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
446	HEAPR	Systemwide	\$100,000	\$100,000	\$0
414	Academic Priority	UMR	\$45,000	\$30,000	\$15,000
454	AHC Phase III: Mayo	UMTC	\$90,000	\$60,000	\$30,000
456	Chemistry Research Laboratory Investment	UMTC	\$30,000	\$20,000	\$10,000
457	St. Paul Critical Building Renovation	UMTC	\$50,000	\$33,300	\$16,700
			\$315,000	\$243,300	\$71,700
		FY Total:	\$315,000	\$243,300	\$71,700
		Running Total:	\$1,193,350	\$928,901	\$264,449

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

2021

Stage: Proposal

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
467	HEAPR	Systemwide	\$50,000	\$50,000	\$0
470	TBD	Systemwide	\$45,000	\$30,000	\$15,000
			\$95,000	\$80,000	\$15,000
		FY Total:	\$95,000	\$80,000	\$15,000
		Running Total:	\$1,288,350	\$1,008,901	\$279,449

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Funding Report

Under Consideration / Evaluation

Stage: Proposal

University Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
461	Admissions Welcome Center	UMTC	\$0	\$0	\$0
459	Pioneer Hall Renovation or Replacement	UMTC	\$0	\$0	\$0
418	Superblock Dining Replacement	UMTC	\$0	\$0	\$0
425	Washington Ave Bridge and Plaza	UMTC	\$0	\$0	\$0
			\$0	\$0	\$0
		FY Total:	\$0	\$0	\$0
		Running Total:	\$1,288,350	\$1,008,901	\$279,449

2015 Six Year Capital Plan
Project Description Report

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

Definitions

Proposal: Projects in this stage represent preliminary conceptual ideas regarding program need and related capital requirements. Local units normally identify these ideas as part of the compact process. Projects do not have permission to begin predesign or fundraising without administrative approval from the Capital Oversight Group.

Planning and Feasibility: Projects in this stage have been determined to be an institutional priority and have been approved to begin predesign activities. Financial feasibility, including the completion of a fundraising feasibility study with the University of Minnesota Foundation, is assessed at this stage.

Resource Aquisition: Projects in this stage have an approved pre-design document and have been approved to actively seek funds.

Project Costs

Project costs included in the Six-Year Capital Plan are order-of-magnitude estimates. Projections are based on square foot costs recently experienced with comparable building and space types at the University, applied to the estimated square footage of each project. Programming and predesign studies are prepared for projects at the appropriate time to determine more accurate cost figures.

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

398 HEAPR

Vice President: Systemwide

Campus: Systemwide

Facility: Systemwide

Total Cost: \$100,000

Description: This request is for funds used system-wide to maximize and extend the life of the University's existing physical plant. Individual projects will fall into one of four broad categories – Health and Safety, Building Systems, Energy Efficiency, and Utility Infrastructure. The system-wide HEAPR advisory committee makes recommendations on individual projects to the Vice President for University Services using data from the Facility Condition Assessment and Building Code Deficiency Report. HEAPR funds do not require a one-third University funding match. Funding for the HEAPR program is included each year in the legislative request.

RRC: Systemwide

RRC Contact: Wheelock, P.

Year: 2016

Stage: Resource Acquisition

403 St. Paul Interdisciplinary Laboratory

Vice President: Academic Affairs

Campus: UMTC

Facility: New Facility

Total Cost: \$46,000

Description: This project will construct a new interdisciplinary research laboratory building for the College of Biological Sciences (CBS), College of Food, Agricultural, and Natural Resource Sciences (CFANS), and College of Veterinary Medicine (CVM). The new facility will accommodate principal investigators in fields such as plant pathology, animal infectious diseases, microbial systems, synthetic biology, and fungal evolution. This project was included in the University's 2014 capital request.

RRC: Academic Affairs

RRC Contact: Hanson, K.

Year: 2018

Stage: Planning & Feasibility

408 AHC Phase I: Health Science Education Facility

Vice President: Health Sciences

Campus: UMTC

Facility: Academic Health Center

Total Cost: \$100,000

Description: This project will renovate, modernize and expand the University's medical and health sciences learning facilities. Facility planning work funded during the 2015 session is underway and will guide the final facility solution to be presented during the 2016 session. Active learning environments and student-instructor interaction across disciplines, which are the future state of education in academic health, requires different space than what exists today. New education and learning facilities will include classrooms, simulation centers, small group rooms, an advanced technology-rich biomedical library and student services and community amenities.

RRC: Health Sciences

RRC Contact: Jackson, B.

Year: 2016

Stage: Resource Acquisition

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

410 Chemistry and Advance Materials Science

Vice President: Duluth Campus

Campus: UMD

Facility: New Facility

Total Cost: \$39,750

Description: This project will construct approximately 51,000 square feet of research laboratories, instructional laboratories, teaching space, offices, and meeting space for the Swenson College of Science and Engineering on the Duluth Campus. The building is conceived as three stories with a mechanical and electrical penthouse. The research laboratory space, consisting of flexible wet and dry labs with adequate utilities, environmental controls and modern safety accommodations, will serve the needs of evolving research and teaching pedagogy. This project was included in the 2014 capital request and received funding for predesign and design services.

RRC: Swenson College of Science and Engineering

RRC Contact: Black, L.

Year: 2016

Stage: Resource Acquisition

411 Pillsbury Hall Renovation

Vice President: Academic Affairs

Campus: UMTC

Facility: Pillsbury Hall

Total Cost: \$33,000

Description: This project will completely renovate Pillsbury Hall, replacing obsolete science facilities with modern, flexible non-laboratory teaching, learning, and research spaces for College of Liberal Arts' humanities programs including the Department of English (which teaches nearly 6,000 students per year). The renovated space is anticipated to be divided approximately equally between classroom- and assembly-type space to support multiple modes of learning and alternative workplace office space. At nearly 60,000 gross square feet, the renovation is expected to maintain an equivalent amount of space when complete. The rehabilitation of Pillsbury Hall is expected to be consistent with the Secretary of the Interior's Standards for Preservation.

RRC: College of Liberal Arts

RRC Contact: Hanson, K.

Year: 2016

Stage: Resource Acquisition

414 Academic Priority

Vice President: Rochester Campus

Campus: UMR

Facility: New Facility

Total Cost: \$45,000

Description: The project will create academic space for the growing UMR student community. Master plan projections indicate that the campus is expected to be outgrown its existing facilities by 2020 prompting the need for additional dedicated academic space. The proposed building will include space to support active, collaborative, and adaptive learning environments, space for student laboratories, space for faculty/student interaction, and space that is open and adaptable.

RRC: Academic Affairs

RRC Contact: Lehmkuhle, S.

Year: 2020

Stage: Proposal

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

415 Contemporary Learning and Collections

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$40,000

Description: This project will address the collections needs of multiple colleges and the University Libraries by providing space for storage, preservation, regeneration, and characterization of essential resources that support research across the University system. Project planning will include an analysis of options to reconfigure stack space into areas that will engage faculty and students and support contemporary learning and scholarship.

RRC: Academic Affairs

RRC Contact: Hanson, K.

Year: 2017

Stage: Planning & Feasibility

418 Superblock Dining Replacement

Vice President: University Services

Campus: UMTC

Facility: New Facility

Total Cost: \$0

Description: This project will construct a new consolidated dining facility for the four residence halls in the superblock. The two existing facilities are under-sized and not capable of providing the level of food service expected by today's students. A consolidated facility will result in additional operational efficiencies.

RRC: Housing & Residential Life

RRC Contact: Scheich, L.

Year: Under Consideration / Evaluation

Stage: Proposal

425 Washington Ave Bridge and Plaza

Vice President: University Services

Campus: UMTC

Facility: Washington Avenue Bridge

Total Cost: \$0

Description: This project will restore or replace the Washington Avenue Bridge pedestrian enclosure and address circulation, sightlines, aesthetics and functionality of the Washington Avenue Bridge plaza area as a gathering place and event space.

RRC: Facilities Management

RRC Contact: Berthelsen, M.

Year: Under Consideration / Evaluation

Stage: Proposal

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

441 AHC Phase II: Clinical Science Facility

Vice President: Health Sciences

Campus: UMTC

Facility: Academic Health Center

Total Cost: \$100,000

Description: The Clinical Science Facility is the second of a three phased investment strategy in Academic Health Center facilities as defined by the 2015 Six Year Capital Plan. The facility will be designed to support clinical research and education that promotes new innovative models of care which are patient-centered, team-based, and which facilitate collaboration across the health professions. Specific program requirements and facility needs will be determined during strategic and predesign planning for the Academic Health Center in 2016-2017.

RRC: Health Sciences

RRC Contact: Jackson, B.

Year: 2018

Stage: Planning & Feasibility

447 Plant Growth Research Facility

Vice President: Academic Affairs

Campus: UMTC

Facility: Plant Growth Facilities-West

Total Cost: \$6,600

Description: This project will provide a new 12,000 square foot greenhouse to the Plant Growth Facilities for the Biological Sciences Conservatory to replace and demolish the existing Biological Sciences Greenhouse on the St. Paul campus. The new greenhouse will be built similar to the neighboring structures, but will include aspects specific to the plant collection requirements. While the existing Plant Growth Facilities are set up for agricultural experimentation, the new greenhouse will be a specialized unit that serves the related educational missions necessary to ensure the State's agricultural future. Upon completion, plant specimens and program activities currently housed in the existing Biological Sciences Greenhouse will be moved to the new facility and the old greenhouse will be demolished.

RRC: Academic Affairs

RRC Contact: Hanson, K.

Year: 2016

Stage: Resource Acquisition

448 10 Church Street SE Repurposing

Vice President: Academic Affairs

Campus: UMTC

Facility: 10 Church Street SE

Total Cost: \$39,000

Description: 10 Church Street is an FCA critical facility in a high visible and prominent public location. Following the completion of the new Bell Museum on the St. Paul campus, this project will renovate the existing facility to support the academic mission of the University.

RRC: Academic Affairs

RRC Contact: Hanson, K.

Year: 2019

Stage: Proposal

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

449	TBD		
<i>Vice President:</i>	Systemwide	<i>RRC:</i>	Systemwide
<i>Campus:</i>	Systemwide	<i>RRC Contact:</i>	Multiple
<i>Facility:</i>	Systemwide	<i>Year:</i>	2017
<i>Total Cost:</i>	\$36,000	<i>Stage:</i>	Planning & Feasibility
<i>Description:</i>	This project will support strategic investments in programmatic needs in multiple facilities that are not suitable candidates for whole building renovations. Investments will be advanced that are focused on learning spaces and student support services. This project will be a continuation of the proposed Strategic Facility Investments for the 2016 bonding bill.		

451	Undergraduate Teaching Laboratory Facility		
<i>Vice President:</i>	Academic Affairs	<i>RRC:</i>	Academic Affairs
<i>Campus:</i>	UMTC	<i>RRC Contact:</i>	Hanson, K.
<i>Facility:</i>	New Facility	<i>Year:</i>	2018
<i>Total Cost:</i>	\$42,000	<i>Stage:</i>	Planning & Feasibility
<i>Description:</i>	This project will provide state-of-the-art, energy efficient teaching laboratories, student collaboration spaces, and classrooms for teaching undergraduate chemistry laboratory courses. The new laboratories will replace and improve upon outdated facilities currently spread throughout multiple locations (including faculty research laboratories) in Smith and Kolthoff Halls. Adequate laboratory space is a limiting factor in the University's ability to meet the demand for STEM related programs.		

452	Research and Outreach Center Investments		
<i>Vice President:</i>	Systemwide	<i>RRC:</i>	Systemwide
<i>Campus:</i>	ROCs & Stations	<i>RRC Contact:</i>	Buhr, B.
<i>Facility:</i>	Systemwide	<i>Year:</i>	2018
<i>Total Cost:</i>	\$6,000	<i>Stage:</i>	Planning & Feasibility
<i>Description:</i>	This program will fund a variety of projects at the Research and Outreach Centers across the state.		

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

454 AHC Phase III: Mayo

Vice President: Health Sciences

Campus: UMTC

Facility: Academic Health Center

Total Cost: \$90,000

Description: This project will complete the three phased series of investments in the Academic Health Center facilities south of Washington Avenue. The proposed Phase III would seek to construct new modern replacement space for programs currently housed in the Mayo Building, a complex of individual former hospital buildings constructed between 1920 and 1950 that are well past their useful life. The goal of this sequence of projects is to make significant progress towards the University's goal of decommissioning the Mayo Building while advancing the quality and capability of the University's health science programs. Mayo is an FCA critical facility.

RRC: Health Sciences

RRC Contact: Jackson, B.

Year: 2020

Stage: Proposal

455 Child Development Replacement

Vice President: Academic Affairs

Campus: UMTC

Facility: New Facility

Total Cost: \$21,000

Description: This project will replace the FCA critical and functionally obsolete Child Development building with new offices, seminar rooms, and research facilities for the Institute of Child Development, as well as state-of-the-art facilities for the Shirley G. Moore Laboratory School. The new building will provide a modern, adaptable environment to support innovative programmatic applications, translating current research and theory into best practices.

RRC: College of Education and Human Development

RRC Contact: Quam, J.

Year: 2018

Stage: Planning & Feasibility

456 Chemistry Research Laboratory Investment

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$30,000

Description: This project will renovate the antiquated teaching labs in Smith and Kolthoff Halls to state-of-the-art energy efficient research space needed for new faculty in the chemistry department. The project will improve lab bench, equipment and research support spaces and create opportunity for more specialized research experimentation. It will accommodate a greater number of faculty and graduate assistants needed to support the growing undergraduate enrollment in Chemistry.

RRC: College of Science and Engineering

RRC Contact: Crouch, S.

Year: 2020

Stage: Proposal

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

457 St. Paul Critical Building Renovation

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$50,000

Description: This project will renovate a facility in critical condition on the St. Paul campus.

RRC: College of Food, Agricultural and Natural Resource Sciences

RRC Contact: Buhr, B.

Year: 2020

Stage: Proposal

459 Pioneer Hall Renovation or Replacement

Vice President: University Services

Campus: UMTC

Facility: TC Campus

Total Cost: \$0

Description: This project will explore options meeting the facility renewal needs of Pioneer Hall.

RRC: Housing & Residential Life

RRC Contact: Scheich, L.

Year: Under Consideration / Evaluation

Stage: Proposal

461 Admissions Welcome Center

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$0

Description: This project will explore options for consolidating freshman, transfer and international student admissions into a single more publicly accessible location.

RRC: Academic Affairs

RRC Contact: Hanson, K.

Year: Under Consideration / Evaluation

Stage: Proposal

UNIVERSITY OF MINNESOTA

2015 Six Year Capital Plan - Project Description Report

466 Academic and Student Experience Investments

Vice President: Systemwide

Campus: Systemwide

Facility: Systemwide

Total Cost: \$24,000

Description: This request is for funds to make targeted strategic investments in modernizing existing teaching, research, outreach and student support spaces on the University's Duluth, Morris, Crookston and Twin Cities campuses. Similar to appropriations for laboratory renovations in 2008 and 2010, this request is intended to update individual spaces that will not otherwise be improved through whole building renovations. Funds will be allocated to each campus to advance high priority projects focused on learning spaces, student support services and research laboratories.

RRC: Systemwide

RRC Contact: Multiple

Year: 2016

Stage: Resource Acquisition

468 Critical Facilities Renewal

Vice President: Systemwide

Campus: UMTC

Facility: Systemwide

Total Cost: \$45,000

Description: This project will be defined in a future plan when the status of previous legislative funding requests are known. The project will be selected to address a critical FCA condition facility. Currently, about one third of the buildings (7.7 million square feet) on the Twin Cities campus alone are rated critical or poor in the FCA. Still, students study and live in those buildings, staff works in those buildings, faculty office in those buildings, and patients receive care in those buildings. This is unacceptable situation for an "exceptional University".

RRC: Systemwide

RRC Contact:

Year: 2019

Stage: Proposal

470 TBD

Vice President: Systemwide

Campus: Systemwide

Facility: System Campuses

Total Cost: \$45,000

Description: This project will be defined in a future plan when the status of previous legislative funding requests are known.

RRC: Systemwide

RRC Contact: Multiple

Year: 2021

Stage: Proposal



BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: Project Components of the President's Recommended 2016 State Capital Request

Review **Review + Action** **Action** **Discussion**

This is a report required by Board policy.

PRESENTERS: Pamela Wheelock, Vice President, University Services

PURPOSE & KEY POINTS

Board of Regents Policy: *Reservation and Delegation of Authority* requires the Board to approve the University's legislative capital request before it is submitted for consideration by the Governor and the Legislature.

The 2016 request contains six projects:

1. Higher Education Asset Preservation and Replacement (HEAPR) funds
2. Chemistry and Advanced Materials Science Building (Duluth Campus)
3. Health Science Education Facility (Twin Cities campus)
4. Plant Growth Research Facility (Twin Cities campus, St. Paul)
5. Academic and Student Experience Investments (Systemwide)
6. Pillsbury Hall Renovation (Twin Cities campus)

The Plant Growth Research Facility, replacing the current Biological Sciences greenhouse, was included in the University's 2014 and 2015 legislative capital requests but was not funded. The Chemistry and Advanced Materials Science Building was awarded \$2.25 million in funds in the 2014 legislative session for pre-design and design. The University received \$10 million in the 2015 session for pre-design and design of the Health Sciences Education Facility.

BACKGROUND INFORMATION

In June 2015, the committee received information about the Preliminary 2016 Capital Request. In October 2014, the Board of Regents approved the 2015 State Capital Request.

PRESIDENT'S RECOMMENDATION

The President recommends approval of the 2016 State Capital Request.

Project Summaries

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Higher Education Asset Preservation and Replacement

At a Glance

Campus:	Systemwide	2016 Total Funds:	\$100,000
Priority:	1	State Request Funds:	\$100,000
Total Project Cost:	\$100,000	University Funds:	\$0

Project Summary: This request is for funds to renew existing campus facilities and infrastructure in accordance with Minnesota Statutes, section 135A.046.

Project Description

The purpose and use of Higher Education Asset Preservation and Replacement (HEAPR) funds is defined in statute 135A.046 Asset Preservation and Replacement. Funds are intended to preserve and renew existing campus facilities by funding five kinds of projects: Accessibility, Building Systems (e.g. exterior envelope, mechanical, and electrical systems), Energy Efficiency, Health and Safety (e.g. hazardous material abatement, building code compliance), and Infrastructure. HEAPR funds are used throughout the University of Minnesota system. Funds are allocated to campuses and research stations based on facility need and overall quantity of space. The University regularly reports on the status of its HEAPR funding to Minnesota Management and Budget and the Legislature.

Project Rationale

HEAPR funds are essential in supporting the teaching, research, and service mission of the University. The University's mission will be compromised without continued, sustained reinvestment in buildings and infrastructure. The University's capital budget principles emphasize investment in existing facilities and infrastructure to extend useful life and to ensure the health, safety, and well-being of building occupants. Individual projects to be funded with HEAPR have been identified and prioritized through the University's Facility Condition Assessment (FCA) process. The FCA is a comprehensive systemwide evaluation of the condition of the University of Minnesota's campus facilities and infrastructure portfolio. FCA data is used to triage existing buildings into those that need long-term investments, those that need short-term investments, and those where no investment is required, in alignment with academic priorities.

HEAPR funds are used throughout the University of Minnesota system and are allocated to campuses and research stations based on facility need and overall space. They are essential in supporting the teaching, research, and service mission of the University. Funds keep people safe and make the campuses accessible for all Minnesotans. The value of the State's past investments is maximized by extending the functionality and useful life of existing buildings. HEAPR dollars are flexible, allowing the University to respond quickly to emergencies and to respond to unique opportunities. Regulatory compliance items, e.g. elevators, storm water and building codes, and other projects that are generally smaller than traditional capital request projects are funded with HEAPR allocations. These projects move faster, put people to work quicker, and provide different firms an opportunity to participate in design and construction at the University. HEAPR projects are green, since renewing an existing facility is more sustainable than new "green" construction.

Previous Appropriations for this Project

The University includes HEAPR in each capital request. The University received \$50 million in 2012, no appropriation in 2013, \$42.5 million in 2014 and no appropriation in 2015.

Current Project Status

Varies by project

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Chemistry and Advanced Materials Science Building

At a Glance

Campus:	U of M - Duluth Campus	2016 Total Funds:	\$39,750
Priority:	2	State Request Funds:	\$26,500
Total Project Cost:	\$42,000	University Funds:	\$13,250

Project Summary: This request is for funds to construct, furnish and equip a new science and engineering laboratory building on the Duluth campus.

Project Description

This project will construct approximately 51,000 square feet of research laboratories, instructional laboratories, teaching space, offices, and meeting space for the Swenson College of Science and Engineering on the Duluth Campus. The building is conceived as three stories with a mechanical and electrical penthouse. The research laboratory space, consisting of flexible wet and dry labs with adequate utilities, environmental controls and modern safety accommodations, will serve the needs of evolving research and teaching pedagogy.

Project Rationale

The Duluth campus is committed to supporting programs that work to expand the State's Science, Technology, Engineering, and Math (STEM) workforce, in addition to creating an inclusive campus climate through curricula and programs that prepare all students to be successful contributing members of diverse and global communities. Scholarship and research, both basic and applied, are foundations for new discoveries and knowledge, and for economic growth.

The proposed new chemistry and materials science facility will provide much needed new facilities for the Department of Chemistry and Biochemistry and advance an emergent Material Science and Engineering program. The campus has a need for additional upper division or advanced instructional labs in which students receive training on modern instrumental, experimental, and computational techniques. To accomplish this, laboratories need to have both student work spaces and instructional support areas. As new faculty are hired due to retirements in the next 5-10 years, larger and more instrument-rich research programs will be established requiring more research space.

Attracting high quality students in the STEM fields, as well as excellent faculty, who seek a collaborative environment to conduct leading-edge research and teach in interdisciplinary areas, will lead to increased external funding, economic growth and competitiveness, and greater technology- and knowledge- transfer to the state and region. The new research and education programs in material science and engineering will certainly broaden the impact that UMD and the Swenson College of Science and Engineering have on regional and local industries. To achieve these outcomes the campus needs modern laboratory space and rooms with specialized uses (instrument rooms, cold rooms, autoclave room, etc).

The existing Chemistry building was the first building constructed at UMD in 1948, and was not designed to be dedicated to Chemistry. Utility infrastructure is outdated, frequently in need of repair, and cannot support 21st century science. This building has numerous deficiencies including a lack of adequate eyewashes and showers, lack of chemical storage space, rusty and poorly ventilated under the hood storage, very old and poorly designed labs, lack of adequate wall space for chemical storage cabinets and gas cylinders, lack of adequate supply of wall or bench mounted electrical outlets, and water leaks. In addition, assessments have noted corroded gas lines and gas valves, poor air handling systems, and an elevator which is often out of service. Many of these have the potential to compromise the health and safety of building occupants.

Previous Appropriations for this Project

The University received an appropriation of \$1.5 million in 2014 to predesign and design a new facility to meet the research and undergraduate instruction needs of the Swenson

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Chemistry and Advanced Materials Science Building

College of Science and Engineering on the Duluth campus. 2014 total funding was \$2.25 million.

Current Project Status

Schematic Design In Progress

UNIVERSITY OF MINNESOTA

Legislative Capital Request

AHC Phase I: Health Sciences Education Facility

At a Glance

Campus:	U of M - Twin Cities Campus	2016 Total Funds:	\$100,000
Priority:	3	State Request Funds:	\$66,667
Total Project Cost:	\$100,000	University Funds:	\$33,333

Project Summary: This request is for funds to complete design, renovate, construct, furnish and equip education facilities to meet the needs of the Medical School and Academic Health Center on the Twin Cities campus.

Project Description

This project will renovate, modernize and expand the University's medical and health sciences learning facilities. Facility planning work funded during the 2015 session is underway and will guide the final facility solution to be presented during the 2016 session. Active learning environments and student-instructor interaction across disciplines, which are the future state of education in academic health, requires different space than what exists today. New education and learning facilities will include classrooms, simulation centers, small group rooms, an advanced technology-rich biomedical library and student services and community amenities .

The legislative and executive commitment in the 2015 session to address aging and obsolete facilities with a major new investment in health education facilities will increase utilization, flexibility and focus on the interdisciplinary approaches will help a renewed vibrant academic clinical environment, innovation and ground-breaking programs.

Project Rationale

The University is home to Minnesota's only public medical school in addition to health science schools for dentistry, public health, pharmacy, nursing and veterinary medicine. The University's Academic Health Center (AHC) offers 62 accredited professional degrees, educates 6,400 students, and plays a key role in educating Minnesota's health care workforce, with two-thirds of the state's health professionals educated in the AHC. The health of Minnesota families and the economic vitality of the state depend on access to well-trained health providers, innovative health discoveries, quality health care and accessible public health programs.

Today, as Minnesotans live longer and demand for care of an aging population increases and disparities persist in access and in the state's healthcare workforce, health care requires an interdisciplinary approach to care delivery along a full continuum of primary to specialized care. This change in health care delivery calls for a full integration of health education/training, research, and clinical care. In order to meet future workforce needs, inter-professional and team-based practices should be more integrated into the undergraduate, graduate and post graduate curricula.

Today's Medical School accreditation at the national level demands the school addresses the new model of care. The educational shift is reflected in a new curriculum, including an early introduction to the care of patients in the first and second year, as well as exposure to the health care "systems" of a clinic. Meeting these education and training obligations is increasingly difficult in aging and obsolete facilities built for a different era of health education. In order to assure that students and residents are prepared to meet Minnesota's future physician workforce needs investments must be made to strengthen and expand the Medical Center's educational programs and curriculum through the use of interprofessional team-based learning and care environments. Better and more integrated health professional education will lead to improved healthcare for all Minnesotans.

The poor condition of the University's educational facilities are undercutting the competitiveness of University programs. Almost all of the educational and training facilities for the

UNIVERSITY OF MINNESOTA

Legislative Capital Request

AHC Phase I: Health Sciences Education Facility

Medical School and other health professional schools are over 40 years old and are in need of major renovation and renewal or, simply, replacement. Accreditation bodies are citing deficient facilities in their reviews, student applicants are citing the poor educational facilities for their decision to enroll at other institutions, and student dissatisfaction with the educational facilities is high. Minnesota's situation is made worse by the fact that peer institutions have been making major investments in new and remodeled facilities.

Previous Appropriations for this Project

The University received \$10 million in the 2015 session to plan two new facilities - an integrated health sciences education facility and a clinical research facility - and to predesign and start design on the integrated health sciences education facility.

Current Project Status

Predesign In Progress

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Plant Growth Research Facility

At a Glance

Campus:	U of M - Twin Cities Campus	2016 Total Funds:	\$6,600
Priority:	4	State Request Funds:	\$4,400
Total Project Cost:	\$6,600	University Funds:	\$2,200

Project Summary: This request for funds to design, construct, furnish and equip an addition to the plant growth facilities on the St. Paul campus and to demolish the existing Biological Sciences greenhouse.

Project Description

This project will provide a new approximately 12,000 square foot greenhouse addition to the Plant Growth Facilities for the Biological Sciences Conservatory to replace and demolish the existing Biological Sciences Greenhouse on the St. Paul campus. While the existing Plant Growth Facilities are set up for agricultural experimentation, the CBS Conservatory greenhouse will be a specialized unit that serves the related educational missions necessary to ensure the State's agricultural future.

The total cost for this project is estimated to be \$6,600,000. The new greenhouse will be located in the planned expansion area of the Plant Growth Facilities, as identified in the Predisign Study for Plant Growth Facilities Renovation, Replacement and Additions (1997). The new greenhouse will be built similar to the neighboring structures, but will include aspects specific to the plant collection requirements. The greenhouse for the Biological Sciences Conservatory will be furnished with modern temperature, humidity and lighting controls and monitored via the master greenhouse campus control system. Upon completion, plant specimens and program activities currently housed in the existing Biological Sciences Greenhouse will be moved to the new facility and the old greenhouse will be demolished.

Project Rationale

The College of Biological Sciences (CBS) offers an exceptional, nationally recognized educational experience. Replacement of the existing Biological Sciences Greenhouse is essential to meet increased demand for enrollment and to secure a strong return on investment in the rapidly growing life sciences. Today, 33 Faculty, 40 teaching assistants and four support staff teaching 13 courses, depend on the collections and services of the Biological Sciences Greenhouse. The annual enrollment for those courses is more than 1,600 students. The building has a strong outreach function as well, with regular visits from school groups, horticulture clubs, K-12 educators and the broader community.

The University of Minnesota's undergraduate biology program has garnered national attention due to its signature programs (e.g., Nature of Life), its leading edge curriculum, and its pioneering application and use of the active learning classroom. STEM education requires a living plant collection where extremes of diversity and adaptation are displayed and studied across a broad range of environments. A new and expanded conservatory will remove current constraints to increasing enrollment and enable students to conduct independently designed research. Student interest in the biological sciences is booming across the country. Currently, there are eighteen students who apply for every single seat in the CBS freshman class. Total student enrollment in CBS is anticipated to increase by up to 40% by the fall of 2018.

The Biological Sciences Conservatory is home to a biodiverse collection of plant species to assist current and future research, help preserve the Earth's plant diversity, as well as building an appreciation for the richness of plant life on our planet in both students and the public. Conservatory staff service the needs of classes, researchers, and the surrounding community through making both our plants and expertise available. The collection is one of the most diverse in the upper Midwestern United States, containing over 1,200 species of plants. The Conservatory cares for everything from rare and endangered plants, to invasive species, to plants that show developing economic potential, to clones of original genome

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Plant Growth Research Facility

sequenced accessions. The material from this diverse living collection is leveraged for the maximum benefit for our students, scientists, and the public at large.

Through hands-on exposure to living plants within the Biological Sciences Conservatory, students in CBS, CFANS, and other colleges learn how opportunities for discovery and problem solving are rooted in the diversity of life. This education prepares university students to become the next generation of problem solvers in agriculture and food safety, environmental protection and restoration, as well as the production of natural and synthetic products for medical and non-medical uses.

The existing greenhouse is a fragile structure, costly to operate and rife with problems that are expensive to fix. Environmental, structural and functional deficiencies have resulted in escalating maintenance and repair costs, and serious safety issues. Failure of seals around large glass panes allows glass to shift and fall. High humidity levels, resulting in extensive cracking and spalling of the exterior concrete masonry unit kneewalls, and the freeze and thaw cycles have heightened the rate of deterioration of the greenhouse. This facility has the smallest footprint of any like buildings on the St. Paul campus but has the highest energy use and the second highest CO2 emissions. Gaps in the structure's foundation further compromise the plant collections and student projects as a result of insect migration.

Diverse and dynamic greenhouse displays are a highly effective means of communicating the university mission to the broader public. The Biological Sciences Conservatory will demonstrate with living examples how fundamental discoveries are translated into economic and environmental solutions for Minnesota. A new facility will breathe new life into a diverse encyclopedia of rare and spectacular plants by replacing an isolated greenhouse already deteriorated beyond repair with one that is energy efficient and integrated with existing facilities for teaching and research.

Previous Appropriations for this Project

None

Current Project Status

Pre-design

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Academic and Student Experience Investments

At a Glance

Campus:	Systemwide	2016 Total Funds:	\$24,000
Priority:	5	State Request Funds:	\$16,000
Total Project Cost:	\$24,000	University Funds:	\$8,000

Project Summary: This request is for funds to predesign, design, renovate, furnish and equip existing teaching, student support and research facilities on the Duluth, Morris, Crookston and Twin Cities campus.

Project Description

This request is for funds to make targeted strategic investments in modernizing existing teaching, research, outreach and student support spaces on the University's Duluth, Morris, Crookston and Twin Cities campuses. Similar to appropriations for laboratory renovations in 2008 and 2010, this request is intended to update individual spaces that will not otherwise be improved through whole building renovations. Funds will be allocated to each campus to advance high priority projects focused on learning spaces, student support services and research laboratories.

Sample projects to be funded by the academic facility investment pool include:

- Renovation of obsolete biological sciences library space into modern laboratories
- Creation of new active learning classrooms, traditional classrooms, and small group study spaces
- Conversion of an old teaching kitchen at UMC into modern teaching and research space

Project Rationale

Learning spaces are at the heart of the University's teaching mission. To meet the needs of faculty and the expectations of students, the University must provide modern, technology-rich classrooms in order to optimize teaching and learning. Improved, up-to-date classrooms, instructional laboratories, and collaboration spaces are essential to attract the best and brightest students and remain competitive with other regional universities. The overall student experience at the University of Minnesota will be improved by enhancing the physical environment and adding modern classroom learning technologies.

Active Learning Classrooms (ALCs), a component of the programmatic request, are designed to foster interactive, flexible, student-centered learning experiences, and to operate using central teaching stations and student-provided laptops. ALCs offer cooperative learning environments that encourage student collaboration and peer teaching, the ability for instructors to interactively coach students during activities and new options for student interaction and class structure.

Modern research facilities are essential to the University's nationally-ranked basic and applied research programs. Research funding and national competitiveness depend upon an institution's researchers, and state-of-the-art laboratories are the foundation of the solid research program at the University of Minnesota. Updated facilities are critical to attract and retain top faculty and students and to obtain competitively awarded sponsored research grants. Without state-of-the-art laboratories in which to conduct their research, faculty will choose other institutions with better facilities.

Previous Appropriations for this Project

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Academic and Student Experience Investments

None

Current Project Status

Varies by Project

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Pillsbury Hall Renovation

At a Glance

Campus:	U of M - Twin Cities Campus	2016 Total Funds:	\$33,000
Priority:	6	State Request Funds:	\$22,000
Total Project Cost:	\$33,000	University Funds:	\$11,000

Project Summary: This request is for funds to predesign, design, renovate, furnish and equip historic Pillsbury Hall on the Minneapolis campus.

Project Description

This project will completely renovate Pillsbury Hall, replacing obsolete science facilities with modern, flexible non-laboratory teaching, learning, and research spaces for College of Liberal Arts' humanities programs including the Department of English (which teaches nearly 6,000 students per year). The renovated space is anticipated to be divided approximately equally between classroom- and assembly-type space to support multiple modes of learning and alternative workplace office space. At nearly 60,000 gross square feet, the renovation is expected to maintain an equivalent amount of space when complete. The rehabilitation of Pillsbury Hall is expected to be consistent with the Secretary of the Interior's Standards for Preservation.

Project Rationale

Pillsbury Hall is the second oldest and most iconic building on campus. Its history is intertwined with the leadership of John S. Pillsbury as State Senator (1864-68, 1871-75), Minnesota Governor (1875-1881), and University Regent (1863-1901). Called "the father of the University," Pillsbury cleared away its \$80,000 debt, reorganized its finances, and preserved its ownership of land given through the Morrill Land Grant Act. In the 1880s, he donated \$150,000 for the construction of a science building, completed in 1889 and named in his honor.

The Pillsbury Hall project is a key component of a sequenced plan: (1) relocating the Department of Physics from Tate Laboratory to its new building, (2) relocating the Department of Earth Sciences (formerly Geology and Geophysics) from Pillsbury Hall to a renovated Tate Laboratory, (3) relocating the Department of English from Lind Hall to a renovated Pillsbury Hall, and (4) freeing up Lind Hall for other use.

While Pillsbury Hall is no longer adaptable to modern science research or teaching, it plays a significant role in the East Bank humanities district, which encompasses Folwell, Jones, Nicholson, Nolte, Pillsbury and Scott halls. Planned investments in these buildings -- all built between 1889 and 1935 on the historic knoll -- locate the humanities in proximity, thus creating synergies and collaborations among them, while preserving the University's historic assets for future generations. The renovated Pillsbury Hall will house the Department of English (as the major tenant) and complementary humanities activities in technologically sophisticated spaces for research, teaching, and engagement.

English teaches nearly 6,000 students per year, generating about 20,000 student credit hours of non-English major instruction each year and teaching the core skills of liberal education -- close reading, textual analysis, and scholarly and creative writing -- to the entire undergraduate student body. In 2014, English had 627 undergraduate majors, 36 MFA students in the Creative Writing Program, and 77 MA/PhD students in the Literature Program. It is the most popular humanities major on campus with high national rankings.

The new Pillsbury Hall will also be home to the Minnesota Engagement Lab (MEL). MEL is an innovative and technologically equipped humanities engagement lab where scholars, students, and community members will address challenges facing Minnesota citizens through focused projects, such as rural and urban access to food resources, histories of

UNIVERSITY OF MINNESOTA

Legislative Capital Request

Pillsbury Hall Renovation

Minnesota immigrant institutions and neighborhoods, and literature and literacy services to communities. The high-tech performance spaces and engagement lab will advance the University's and CLA's goals of integrating research, teaching, and public service about the human condition, producing future leaders who will use the knowledge, skills, and collaboration they learned here to build vibrant communities.

The other feature of Pillsbury Hall will be spaces for production and presentation activities. Production spaces will be equipped with technologies that enable journal editing, video making, digital storytelling, web-site building, and web based research. Presentation spaces will be used by the hundreds of events now hosted annually by English and other humanities departments.

The renovated Pillsbury Hall, with its new residents, its updated facilities, and its engagement spaces will foster collaboration among the humanities and prepare students for 21st century life and careers that increasingly require an understanding of diverse cultures, humanistic values, and the new media that merge word and image; and engage communities in work that enhances the public good.

Previous Appropriations for this Project

None

Current Project Status

Pre-design In Progress



BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: 2015-16 Committee Work Plan

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Regent David McMillan
Pamela Wheelock, Vice President, University Services

PURPOSE & KEY POINTS

The purpose of this item is to review and discuss the 2015-2016 committee work plan. According to Board of Regents Policy: *Board Operations and Agenda Guidelines, Section II, Subdivision 7: Workplans*, "Each year the Board and its committees develop workplans with the advice of the president or delegate."

BACKGROUND INFORMATION

The Facilities, Planning & Operations Committee oversees the University's physical assets (e.g., land, buildings, infrastructure, and equipment). This committee considers the general adequacy, condition, and use of existing facilities and infrastructure; oversees policy related to physical planning; reviews renewal, replacement, and new construction decisions; and recommends capital projects.

Specifically, this committee recommends:

- project components of the University capital budget
- district and campus master plans
- real estate transactions
- capital budget amendments
- schematic plans

This committee provides governance oversight to:

- long range physical asset planning strategies
- public safety and emergency preparedness
- technology infrastructure and long range planning
- operational services such as housing, parking, transportation, and dining

This committee also reviews:

- semi-annual capital planning and project management reports
- miscellaneous facilities management reports and significant issues
- approved capital budget projects prior to the award of construction contracts, consistent with Board policies

**Facilities, Planning & Operations Committee
2015-2016 Work Plan**

The Facilities, Planning & Operations Committee oversees the University’s physical assets (e.g., land, buildings, infrastructure, and equipment) and operations. This committee considers the general adequacy, condition, and use of existing facilities and infrastructure; oversees policy related to technology, operations, and physical planning; reviews renewal, replacement, and new construction decisions; and recommends capital projects.

Specifically, this committee recommends:

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This committee also reviews:

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Date	Topics
2015	
September 10-11	<ul style="list-style-type: none"> • Long-Range Facility Planning part 1: Current Practice and Principles The purpose of this item is to inform the committee of the current process and principles used to guide prioritization/allocation related to the Six-Year Capital Improvement Plan, Annual Capital Budget, and Higher Education Asset Preservation and Replacement list. This item will also review the Facilities Condition Assessment, a required annual report, and provide an update on the development of building by building plans. • Project Components of the 2015 Six-Year Capital Improvement Plan (Review) Leadership will present for review the President’s recommended Six-Year Capital Plan, including major capital improvements planned for fiscal years 2016 through 2021. • Project Components of the 2016 State Capital Request (Review) Leadership will present for review the proposed 2016 State Capital Request that the University will submit to the State of Minnesota for consideration during the 2016 legislative session. • Annual Report on Real Estate (Information) This report provides information on real property transactions over \$250,000 or 10 acres for fiscal year 2015. This report is required by Board policy. <p>Full Board item:</p> <ul style="list-style-type: none"> • 2015 Six-Year Capital Improvement Plan (Review) • 2016 State Capital Request (Review)

<p>October 8-9</p>	<ul style="list-style-type: none"> • Long-Range Facility Planning part 2: Assumptions and Criteria to Guide Future Six-Year Capital Planning <i>Building upon the September long-range facility planning item, the purpose of this topic is to engage the committee in an initial discussion to develop criteria to guide planning for the Six-Year Capital Improvement Plan, prioritization/allocation of resources, and key assumptions by which administration implements Board guidance. The discussion will complement the full Board’s February work session: A Vision to Guide Long-Term Development and Change in Key Areas of the Twin Cities Campus.</i> • Ensuring a Safe University: Public Safety Update This report will provide an update on the status of various safety efforts undertaken in the past year and initiatives in place and planned for the near future. A current and historical comparison of campus crime statistic disclosures in accordance with the Clery Act will also be reviewed. • Project Components of the 2015 Six-Year Capital Improvement Plan (Action) Leadership will present any changes or additions to the Six-Year Capital Improvement Plan, and answer questions before the Board takes action on the plan at its October 9 meeting. • Project Components of the 2016 State Capital Request (Action) Leadership will present any changes or additions to the 2016 State Capital Request, and answer questions before the Board takes action on the request at its October 9 meeting. <p>Full Board items:</p> <ul style="list-style-type: none"> • 2015 Six-Year Capital Improvement Plan (Action) • 2016 State Capital Request (Action)
<p>December 10-11</p>	<ul style="list-style-type: none"> • Long-Range Campus Planning part 1: Academic Health Center Strategic Facilities Plan The committee will discuss the results of the 2015 AHC Strategic Facilities Plan Phase II. The discussion will complement the full Board’s February work session: A Vision to Guide Long-Term Development and Change in Key Areas of the Twin Cities Campus. • Capital Project Delivery at the University This item will inform the Board of the complex nature of capital project delivery in a public university. Content will include a primer on capital project delivery models, internal/external approval processes for projects, RFP/bidding processes for U-wide building projects, client involvement, and state vs. non-state funded requirements. BOR input and reporting, from planning through design approval, will be highlighted. • Update on Combined Heat and Power Plant Project The purpose of this project is to provide a brief update to the committee on the progress of the Combined Heat and Power Plant project. • Capital Planning and Project Management Semi-Annual Report (Information) This written report, required by Board policy, highlights progress and challenges encountered in delivering in-process projects that have been approved in the Capital Improvement Budget and for which the Board of Regents are required to approve Schematic Design. The report is delivered in the summer and winter to provide performance information prior to the consideration of the Annual Capital Improvement Budget and the Six-Year Capital Plan.

2016	
February 11-12	<ul style="list-style-type: none"> <p>• Long-Range Campus Planning part 2: University Housing The committee will discuss Twin Cities campus housing strategies and evaluate housing principles. A review of income/debt capacity analysis, market supply and demand, enrollment factors, public-private or foundation partnerships, and cost of maintenance vs replacement plus maintenance over time will be included in the context of scenarios for the future of University housing. This discussion will complement the full Board's February work session: A Vision to Guide Long-Term Development and Change in Key Areas of the Twin Cities Campus.</p> <p>• Optimizing our Physical Assets: Information Technology Network Infrastructure Refresh The committee will review the current state of one of the University's key infrastructure assets: our wired and wireless computer network, the core of which is more than a decade old, critical components are reaching end of vendor support, and capacity is insufficient to meet future projected demand. The committee will discuss the University's plans for an IT capital investment to refresh that infrastructure over the next three years.</p> <p>• Annual Update on Sustainability Efforts in Facilities, Planning, and Operations (Information) This written report provides an update on progress towards system-wide sustainability goals as they relate to facilities, planning, and operations. This report is required by Board policy.</p> <p>Full Board item:</p> <ul style="list-style-type: none"> <p>• Work Session: A Vision to Guide Long-Term Development and Change in Key Areas of the Twin Cities Campus The Board will discuss visions for the East Gateway, Huron/Southeast Gateway, and Saint Paul campus, and consider that vision's alignment with the current master plan. An overview of the Twin Cities campus development guidelines will be included.</p>
May 12-13	<ul style="list-style-type: none"> <p>• Planning for University Facilities Across the Lifecycle The purpose of this item is to inform the committee of the complex lifecycle of the University's facilities. This begins with campus planning and capital project delivery as first costs. Ongoing lifecycle factors will address repair and replacement, space management*, sustainability, utilities*, and energy management*. (*fulfills report required by Board policy)</p> <p>• Green Line Operations and Maintenance Addendum: Year Two Vibration and EMI Performance Standards Review (Review/Action) In May 2015 the Board acted to extend the temporary relaxation of a limited number of Vibration and EMI Performance Standards for a second year until the Met Council could implement an engineering solution to address the EMI mitigation system's performance issues. The purpose of this presentation is to review progress and consider a new agreement with the Met Council.</p> <p>• Project Components of the President's FY2017 Annual Capital Improvement Budget (Review) Leadership will present for review the annual capital improvement budget, which authorizes projects spending more than \$500,000 to begin design and construction during the upcoming year.</p> <p>Full Board item:</p> <ul style="list-style-type: none"> <p>• President's FY2017 Annual Capital Improvement Budget (Review)</p>

<p>June 9-10</p>	<ul style="list-style-type: none"> • Capital Project Delivery at the University Part 2 This discussion will build upon the December item, Capital Project Delivery at the University, and the May item, Planning for University Facilities Across the Lifecycle, if needed following those presentations. • Project Components of the President's FY2017 Annual Capital Improvement Budget (Action) Leadership will present any changes or additions to the President's FY2017 Annual Capital Improvement Budget, and answer questions before the Board takes action on the budget at its June 10 meeting. • Capital Planning and Project Management Semi-Annual Report (Information) This written report, required by Board policy, highlights progress and challenges encountered in delivering in-process projects that have been approved in the Capital Improvement Budget and for which the Board of Regents are required to approve Schematic Design. The report is delivered in the summer and winter to provide performance information prior to the consideration of the Annual Capital Improvement Budget and the Six-Year Capital Plan. <p>Full Board item:</p> <ul style="list-style-type: none"> • President's FY2017 Annual Capital Improvement Budget (Action) • Preliminary 2017 State Capital Request (Information)
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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: Update on Twin Cities Athletics Facilities

Review **Review + Action** **Action** **Discussion**

This is a report required by Board policy.

PRESENTERS: Beth Goetz, Interim Athletic Director

PURPOSE & KEY POINTS

The University has a number of initiatives underway related to its athletics facilities. The purpose of this agenda item is to provide an update to the Board on current issues related to those initiatives from the Intercollegiate Athletics leadership perspective.

BACKGROUND INFORMATION

The following presentations and/or approvals related to Intercollegiate Athletics facilities have come before the Board in the past 18 months:

- July 2015: annual Intercollegiate Athletics report included facilities information.
- May/June 2015: annual capital budget included locker room renovation at Mariucci Arena and R&R funding across athletics facilities.
- February 2015: approved \$15 million capital budget amendment for design services related to Athletes Village.
- February 2015: received update on the TCF Bank Stadium facility use agreement with the Minnesota Vikings.
- July 2014: annual Intercollegiate Athletics report included facilities information.
- May 2014: approved \$7.5 million capital budget amendment and schematic designs for roof replacement at Williams Arena.

Update on Twin Cities Athletics Facilities

Facilities, Planning, and Operations Committee
September 10, 2015



UNIVERSITY OF MINNESOTA

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Athletic Department Commitment

Integrity, Teamwork, and Commitment

- Supporting all of our student-athletes
- Completing the Athletes Village campaign, project
- Commitment to gender equity
- Serving the greater Gopher community





Athletes Village Project

Updates

- Planning and Design
- Fundraising
- Track relocation



Current Design Concept- Aerial View



Draft: 7-22-15



Outdoor Track Facility

Track Location

- Proximity to classes and academic resources
- Access to complementary nutrition, athletic medicine, and training facilities
- Equitable opportunity
- Campus location





Outdoor Track Facility

Track Construction

- Competition level track
- 139 student track and field athletes
- Home meets/competitions
- Attract and retain top staff and student-athletes





Outdoor Track Facility

Permanent Track and Field Facility

- NCAA minimum requirements include the following for a competition-level facility:
 - 400 meter track
 - Dedicated areas for field/throwing events
 - Spectator seating requirements
 - On-site parking or bus/shuttle drop-off area
 - Restrooms (permanent) and concessions (may be temporary)
 - Warm-up, check-in, and drug-testing areas
 - Press-box with internet, public address system



**OUTDOOR
TRACK & FIELD**



Peer Institutions: Stand-Alone Facilities



Baylor University

- Clyde Hart Track and Field Stadium
- Opened: 2015
- includes other support facilities



University of Washington

- Husky Track
- Opened: 2013
- no spectator seating or team amenities



Other Updates





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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning & Operations

September 10, 2015

AGENDA ITEM: Information Items

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Pamela Wheelock, Vice President, University Services

PURPOSE & KEY POINTS

Information Items provide the Board with information needed to execute its oversight responsibilities. This agenda item provides an update on the following:

FY2015 Report on Real Estate Transactions Over \$1,250,000 and/or Over 10 Acres

Board of Regents Policy: *Reservation and Delegation of Authority* reserves to the Board authority to approve the purchase or sale of real property with a value greater than \$1,250,000 or larger than 10 acres, and 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 \$1,250,000, consistent with Board policies.

The attached report of FY2015 Real Property Transactions Over \$1,250,000 and/or Over 10 Acres is provided to the Board for information on real property transactions.

Termination of Purchase Agreement for University Sale of 51.72 Acres, Carver County (Landscape Arboretum)

Board of Regents Policy: *Reservation and Delegation of Authority* reserves to the Board authority to approve the purchase or sale of real property with a value greater than \$1,250,000 or larger than ten (10) acres, and 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 \$1,250,000, consistent with Board policies.

In December 2014 the Board of Regents approved the sale of 51.72 acres in Carver County for \$1,702,500 to Peachtree Arboretum, LLC for residential development. This information item serves as notice of termination of that approved purchase agreement.

Final Project Review: Tate Science and Teaching (Twin Cities Campus)

This project is a combination of renovation and new construction totaling 230,000 gross square feet for the School of Physics and Astronomy and the Department of Earth Sciences. The facility will

consist of research labs, teaching labs, classrooms, offices, and support space. The exterior of the building will be rehabilitated, hazardous materials will be abated, and the existing mechanical, plumbing, and electrical systems will be replaced with modernized systems.

Final Project Review: Residence Dining Center Renovation (Duluth Campus)

This project includes renovation and interior upgrades to the 18,632 gross square feet of the Residence Dining Center on the Duluth Campus. The project includes upgrades to the utility infrastructure, interior remodeling, and new furnishings.

UNIVERSITY OF MINNESOTA

FY2015 REAL PROPERTY TRANSACTIONS OVER \$1,250,000 AND/OR OVER 10 ACRES

FY2015 Real Property Purchases, Sales, Leases, and Easements Over \$1,250,000 and/or 10 Acres

	<u>Amount (to be) Received</u>	<u>Amount (to be) Paid</u>
Purchase of Block 31, Regents Addition, Hennepin County (Twin Cities Campus)		\$26,000,000 ⁽¹⁾
Purchase of Properties at 650-25th Avenue SE and 501-29th Avenue SE, Minneapolis (Twin Cities Campus)		\$7,900,000
Nine-Year Lease for 15,725 Square Feet at 2609 Territorial Road, St. Paul, for Minnesota Geological Survey (Twin Cities Campus)		\$2,094,532
Purchase of 600-25th Avenue SE and 649-26th Avenue SE (Electric Steel Elevators), Minneapolis (Twin Cities Campus)		\$2,028,000 ⁽²⁾
Sale of 51.72 Acres, Carver County, to Peachtree Arboretum, LLC (Landscape Arboretum)	\$1,702,500 ⁽³⁾	
Amendment to Lease for Hormel Institute to Add 2,282 Square Feet (New Building Addition) for Remainder of 99-Year Term		\$1,655,531

Sale of 18.13 Acres, Carver County, to Meridian Land Company (Landscape Arboretum)	\$750,000	
Purchase of 120 Acres, Isanti County (Cedar Creek Ecosystem Science Reserve)		\$228,500
Donation by Torgerson Property Holding 5, LLC of 140 Acres, Otter Tail County (Morris Campus)		\$1.00

- (1) First of two closings completed (1014-1022 Essex Street SE, \$6,607,200); second closing for balance of property scheduled for September 1, 2015; amount reflects price for property and broker fee paid to seller.
- (2) Approved by Regents but not yet closed; amount reflects price for property plus University's expected reimbursement to seller for demolition costs.
- (3) Approved by Regents but not closed; buyer terminated purchase agreement due to loss of investor.

**TERMINATION OF PURCHASE AGREEMENT
FOR UNIVERSITY SALE OF 51.72 ACRES, CARVER COUNTY
(LANDSCAPE ARBORETUM)**

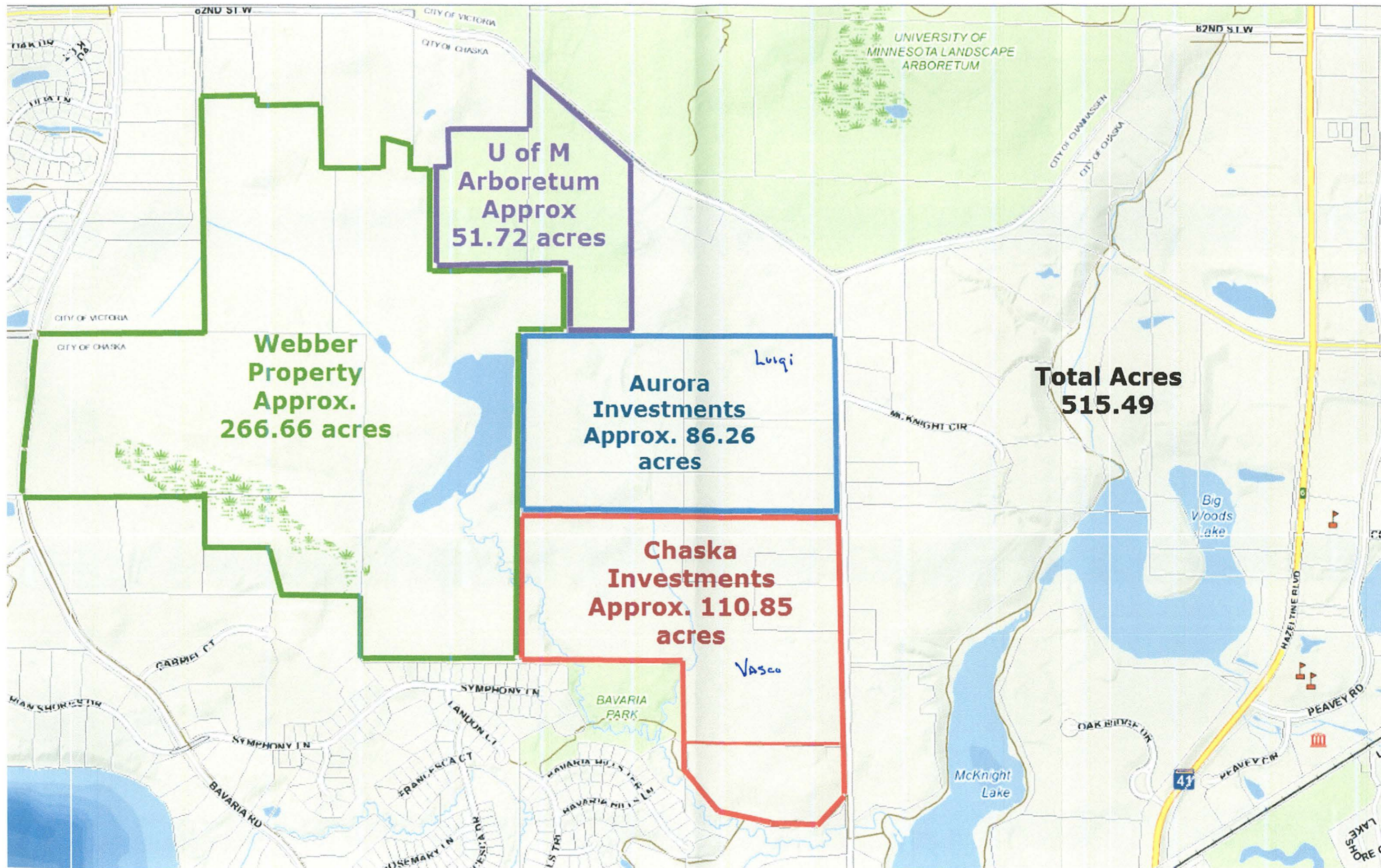
In December 2014, the Board of Regents approved the sale of 51.72 acres in Carver County for \$1,702,500 to Peachtree Arboretum, LLC for residential development. The 51.72 acre property was part of Peachtree Arboretum's planned development of a master planned community requiring acquisition of four parcels totaling 515.49 acres (see attached map).

In March 2015, Peachtree Arboretum LLC learned that its funding partner for this planned development, Merced Capital, decided not to continue its investment. Since that time, Peachtree Arboretum LLC has met with at least 10 potential replacement investment partners, including private individuals and SEC-regulated entities. All declined to invest in the project for various reasons, including

- 1) Cumulatively, the earnest money payments and option payments on the four parcels totaled significant sums that the investment partner would have at risk, when there was no assurance that the necessary governmental approvals for the development could be obtained; and
- 2) All four purchase/option transactions involved structured takedowns of the land, with fairly significant pay-downs on the initial closings.

The University's sale transaction with Peachtree Arboretum LLC required that one half the purchase price (\$851,250) would be paid in cash at closing, and the balance of purchase price (\$851,250) would be paid on a three-year contract for deed with an interest rate of 3.25%. Pursuant to the terms of the Purchase and Sale Agreement, Peachtree Arboretum LLC made an initial earnest money deposit of \$60,000, held by the title company, with that earnest money going hard 6 months after payment. When Peachtree Arboretum, LLC informed the University that they were going to terminate the Purchase and Sale Agreement, efforts were made to keep the transaction alive (i.e. extend the timeframe when the earnest money would go hard; reduce the portion of the earnest money that would go hard, etc.). Peachtree Arboretum LLC declined, and exercised its right to terminate the Purchase and Sale Agreement, and the \$60,000 earnest money deposited with the Title Company was returned to Peachtree Arboretum.

While Peachtree Arboretum LLC remains a potential likely buyer in the future, the University has elected to re-list the property for sale to the other potential buyers as well.



UNIVERSITY OF MINNESOTA

Twin Cities Campus

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MEMORANDUM

August 21, 2015

TO: Regent Dean Johnson, Chair, Board of Regents
Regent David McMillan, Vice Chair, Board of Regents and Chair, Facilities, Planning,
and Operations Committee
Regent Thomas Devine, Vice Chair, Facilities, Planning, and Operations Committee

FROM: Pamela Wheelock 
Vice President for University Services

RE: Tate Science and Teaching Renovation Final Project Review

According to Board of Regents Policy Reservation and Delegation of Authority, Article I, Section VIII, Subdivision 10, "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 Tate Science and Teaching Renovation project currently is within the scope, schedule and budget approved by the Board of Regents. In order to maintain the project scope, schedule, and budget, it is important that the University award the construction contract prior to the next Board of Regents meeting. Therefore, I am requesting your review of this project outside the normal Board of Regents meeting schedule. With the award of this contract, we are committing to complete the project as approved.

We will include the attached Project Summary as part of the information items for the September 10, 2015 Board of Regents Facilities, Planning, and Operations Committee meeting.

Please feel free to contact me if you have any questions or concerns.

c: Eric Kaler, President
Amy Phenix, Chief of Staff
Brian Steeves, Executive Director and Corporate Secretary, Board of Regents

**University of Minnesota
Final Review of Capital Projects over \$5 Million**

Tate Science and Teaching Renovation, Project Number 01-049-13-1402

Policy Summary:

According to Board of Regents Policy *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 10, "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:

This project will be accomplished through a combination of renovation and new construction totaling approximately 230,000 gross square feet for the School of Physics and Astronomy and the Department of Earth Sciences. The facility will consist of research labs, teaching labs, classrooms, offices, and support space. The exterior of the building will be rehabilitated and hazardous materials will be abated. The existing mechanical, plumbing, and electrical systems will be replaced with modernized systems. The new addition will provide a prominent accessible entry off of Church Street.

Board of Regents Approval Summary:

Capital Budget:	June 2014
Schematic Plans:	December 2014

Project Team:

Architect:	Alliance
Construction Manager:	JE Dunn

Project Budget:

2014 Legislative Appropriation	\$56,700,000
Department Funds	\$2,250,000
<u>University Debt</u>	<u>\$33,550,000</u>
Total Capital Funding	\$92,500,000

Project Schedule:

Begin Abatement:	June 2015
Begin Construction:	September 2015
Substantial Completion:	May 2017

Consistency of project with approved scope, schedule and budget:

Yes No

**University of Minnesota
Final Review of Capital Projects over \$5 Million**

Dining Center Renovation- Duluth Campus, Project Number 03-552-14-1637

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:

This project will renovate 18,632 gross square feet of the Residence Dining Center. The project includes upgrades to the utility infrastructure, interior remodeling, and new furnishings. Interior pedestrian flow will be refined, additional seating, and open floor space will better serve the students. A completely redesigned and modern servery and equipment will be installed to include five action stations and a walk-in cooler and dry storage. Two existing meeting rooms will be fully renovated and updated with new multimedia technology.

Board of Regents Approval Summary:

Capital Budget:	June 2015
Schematic Plans:	September 2015

Project Team:

Architect:	Architectural Resources, Inc.
Construction Manager:	McGough Construction

Project Budget:

<u>UM Duluth – Student Life</u>	<u>\$5,250,000</u>
Total Capital Funding	\$5,250,000

Project Schedule:

Begin Abatement:	December 2015
Begin Construction:	March 2016
Substantial Completion:	August 2016

Consistency of project with approved scope, schedule and budget:

Yes No