



Facilities, Planning, & Operations Committee

October 2016

October 13, 2016

1:15 p.m. - 3:15 p.m.

West Committee Room, McNamara Alumni Center

FAC - OCT 2016

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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Ensuring a Safe University: Campus Safety Update

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Michael Berthelsen, Interim Vice President, University Services
Matt Clark, Chief of Police
Lisa Dressler, Director, Emergency Management

PURPOSE & KEY POINTS

The purpose of this item is to 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. The discussion will include a special focus on emergency management for major events and the timely warning process.

“Ensuring a Safe University” is one of University Services’ four strategic goals. With more than 80,000 students, faculty, staff, patients, and visitors coming to the Twin Cities campus on any given day, the safety and security of the University community is of significant importance to the Board of Regents and the administration. The Board states its expectations related to public safety in Board of Regents Policy: *Health and Safety*, including the expectation that safety is a shared responsibility among all members of the University community.

The University’s campuses are very safe. Public safety coverage on the five campuses ranges from sworn officers on the Twin Cities, Duluth and Morris campuses, to coverage by municipal police in Crookston and Rochester.

On the Twin Cities campus, the University of Minnesota Police Department (UMPD) and the Department of Emergency Management are charged with maintaining the safety of the University community. The UMPD focuses efforts on coordination with public safety partners, effective prevention and response, and collaboration with neighborhoods and other agencies. This fiscal year, central funding was allocated to hire two “beat officers” who will strengthen the UMPD’s community policing and engagement.

Emergency Management’s primary role is to develop plans and resources to enable the University’s campuses to mitigate, prepare for, respond to, and recover from disasters.

In the Twin Cities, with its 80,000 people a day, crime on campus is less than one half of one percent of the total crime in the City of Minneapolis. Crime in neighborhoods surrounding campus account for approximately 4.5 percent of city-wide crime.

Clery Notification Compliance

The Jeanne Clery Act is a federal regulation that directs higher education institutions to acquire and publicly report crime statistics on and around campus. This includes issuing timely warnings when crimes represent an ongoing threat to safety, and emergency notifications of imminent threats. Each campus is required to maintain and publish campus safety and security policies, including emergency, missing student, and fire safety policies, as well as maintain crime and fire logs. Those logs are published and distributed in the Annual Security Report (ASR) containing policies and crime statistics. The University publishes its ASRs every September, and alerts the campus community to report availability via email.

Within the past year, the University has more specifically distinguished between situations that require a timely warning and situations that occur outside the Clery geography but are still a public safety interest to the University community. Timely Warnings continue to be sent in accordance to the Clery Act. Neighborhood Safety Notices are sent when a partner law enforcement agency asks for help in disseminating public safety information, or when the UMPD determines that providing information will help advance the University's goal of creating a shared culture of safety on campus.

Training and Preparedness

Training and professional development is continuous and ongoing for both the UMPD and Emergency Management. Ongoing training is provided in the areas of active shooter response, implicit bias, and large event management. Earlier this year, the UMPD became one of the first police departments in the state to have all of its officers complete crisis intervention training.

Emergency Management has planned and conducted more than three dozen major training exercises system-wide since 2013. Active threat training has been held on all campuses, and additional training on topics such as chemical spills, train derailment, and protests have also been conducted system-wide. DEM has also organized a number of full-scale functional exercises in close coordination with partner agencies.

Safety in the Campus Environment

On the Twin Cities campus, over \$4 million has been reallocated for investment in campus security since 2013 – through the building access program, lighting upgrades, camera expansion, educational campaigns, and expansion of the student monitor program. An assessment of building interconnectedness is on a future work plan, with the goal of increasing security between facilities. One priority is upgrading the University's older cameras to higher resolution featuring full pan, tilt, and zoom.

Ensuring a Safe University: Campus Safety Update

Board of Regents Facilities, Planning, and Operations Committee
October 13, 2016



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Today's Focus

- Campus Safety
 - system overview
 - training and preparedness
 - an informed community
- February full board agenda item on near-campus neighborhoods, including a component on neighborhood safety





Safety is a Board Priority

Board of Regents Policy on Health and Safety

- The following principles shall guide the health and safety of the University community:
 - (a) The University seeks to provide a safe, secure, and healthy environment in which members of the University community can achieve their educational, research, outreach, service, and employment goals.
 - (b) The University is committed to providing a safe environment for members of the University community who participate in events or use resources, facilities, and services.
 - (c) The University is committed to monitoring and addressing emerging health and safety issues.



Safety is a Board Priority

Board of Regents Policy on Health and Safety

- Mutual Responsibility
 - Members of the University community shall comply with applicable health and safety policies, procedures, and laws in order to fulfill their mutual responsibilities for achieving excellence in health and safety. Supervisors have responsibility for the activities of those people who report to them.





System Overview

Campus	Officers
Crookston	Crookston Police Department
Duluth	8 officer department
Morris	3 officer department
Rochester	Rochester Police Department
Twin Cities	50 officer department



System Overview



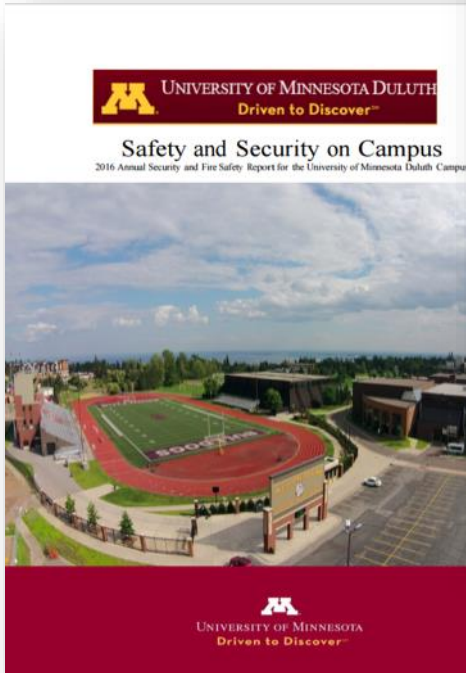
Safety and Security Report

2016 Annual Security and Fire Safety Report
for the Minneapolis and St. Paul Campuses



Safety and Security on Campus

Morris | 2016 | Annual Security and Fire Safety Report



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Safety and Security on Campus

2016 Annual Security and Fire Safety Report for the University of Minnesota Duluth Campus



UNIVERSITY OF MINNESOTA
MORRIS



UNIVERSITY OF MINNESOTA ROCHESTER

Safety and Security on Campus
Annual Security and Fire Safety Report

October 1, 2016



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Public Safety Focuses

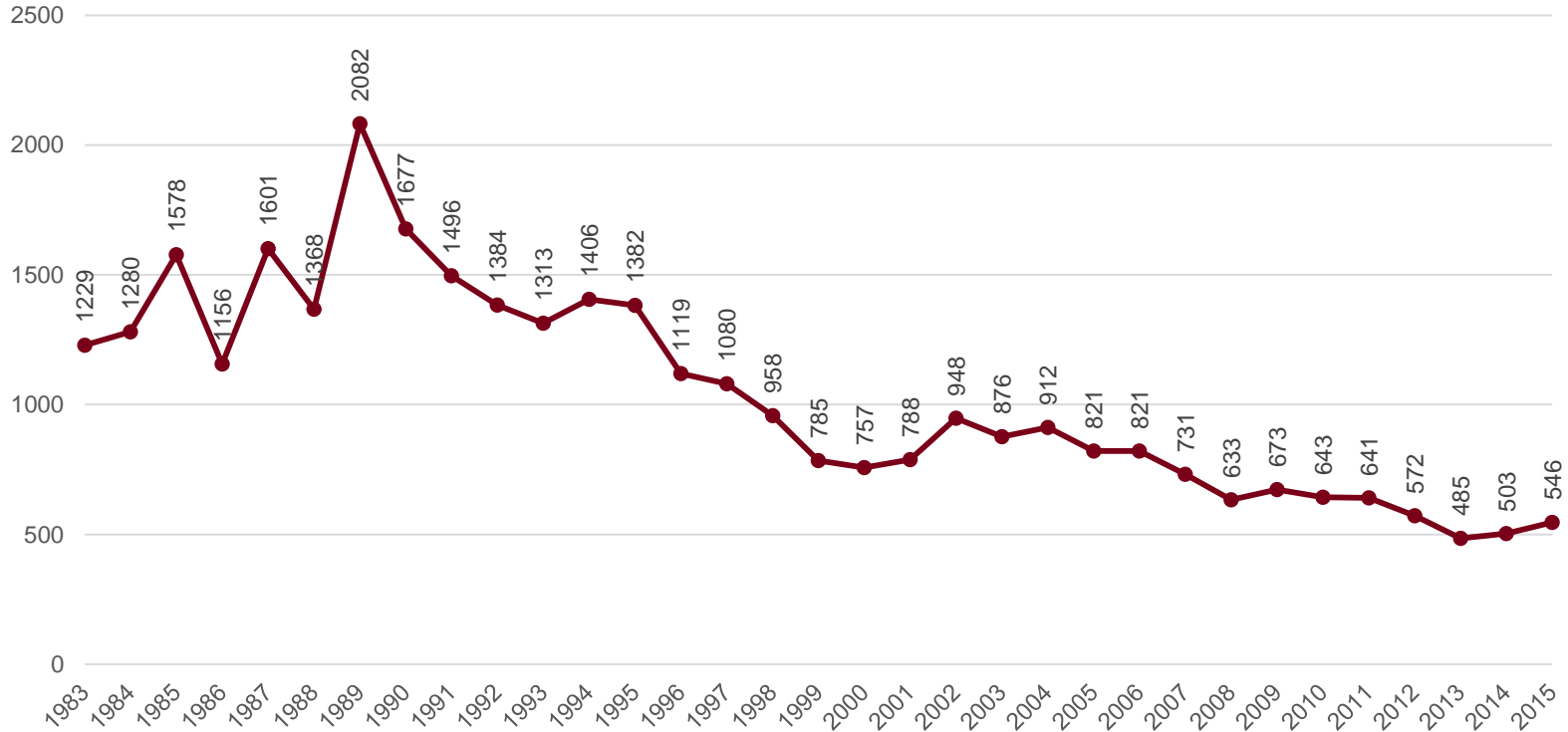
- Public Safety Strategies
 - Coordination with Public Safety Partners
 - Effective Prevention and Response
 - Collaboration with Neighborhoods and Partner Agencies
- Preparation Through Training
- Community Policing and Engagement
- Event Management





The Campus is Safe

Part I Crimes
Twin Cities Campus





SE Minneapolis / UMN Robbery of Person Patterns by Academic Cycle

	Quarterly Average (5 year)	Most Recent Quarter	
December through February	9.6	17	15 off campus 2 on campus
March through May	9.4	15	11 off campus 4 on campus
June through August	11.4	9	8 off campus 1 on campus
September through November	21.4	9 <small>thru 09/30</small>	8 off campus 1 on campus



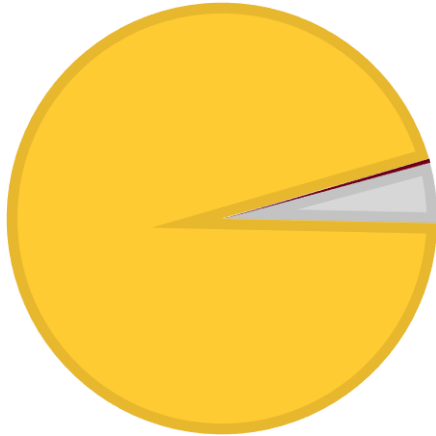


Violent Crime

Minneapolis / Twin Cities Campus

2015 VIOLENT CRIME CITY OF MINNEAPOLIS

■ Neighborhoods (4.5%) ■ Rest Minneapolis (95.2%) ■ U of MN (0.3%)



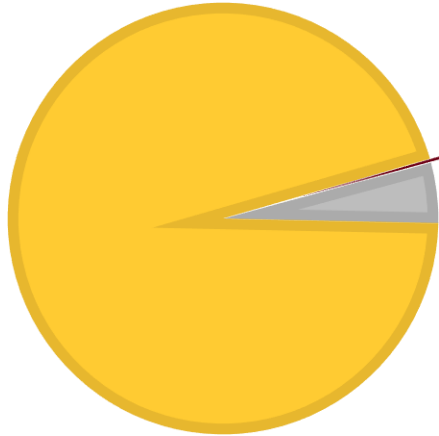


Violent Crime

Minneapolis / Twin Cities Campus

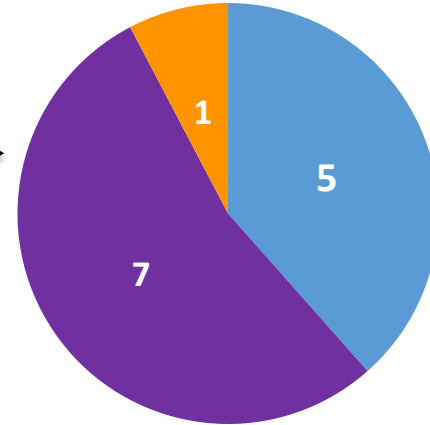
**2015 VIOLENT CRIME
CITY OF MINNEAPOLIS**

■ Neighborhoods (4.5%) ■ Rest Minneapolis (95.2%) ■ U of MN (0.3%)



**2015 CRIME ON CAMPUS
UNIVERSITY OF MINNESOTA**

■ CSC-Rape ■ Robbery ■ Aggravated Assault





Training – UMPD

- All UMPD Officers trained in crisis intervention
- Fair and Impartial Policing Training
 - expected completion in 2017
- Implicit Bias
 - nationally recognized training
- Event and Crowd Management
 - command training
 - joint training with SPPD and Ramsey PDs
- PATROL online training through League of Minnesota Cities





Training – Emergency Management

- More than three dozen major training exercises system-wide since 2013
 - Active Threat training on all campuses
 - Chemical Spill
 - Protest
 - Train Derailment
 - BSL 3 Lab
 - Multiple full scale functional exercises on Twin Cities campus with partner agencies





Preparedness

- Emergency Management Policy Committee
- Building Emergency Plans
- Continuity of Operations Plan
- Emergency Operations Plan
- All Hazards Mitigation Plan
- “Storm Ready”
TCF Bank Stadium





Campus Environment

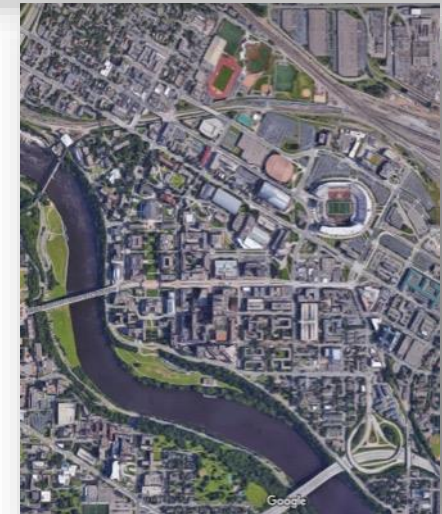
- Crime Prevention Through Environmental Design
- Building Access Program
- Improved Lighting
- Improved Cameras





Safety is a Challenge

- Roughly one quarter of our public safety audience (students) turns over each year
- Campus is very public, widely accessible, and in the heart of a major metropolitan area
- There's never a dull moment
 - sporting events, protests, speakers, concerts, parades, Pokémon Go, etc.





An Informed Community is a Safe Community

- Emergency and Crisis Communications
 - TXT-U
 - Social Media
 - Tone Alert Radio
 - Outdoor Emergency Alert System
 - Safety Personnel
 - Campus Digital Signage
 - Campuswide Email
 - University Home Page
 - Fire Panel Annunciation





An Informed Community is a Safe Community

- Timely Warning
 - Required by the federal Clery Act
 - Sent through campuswide email to the University community
 - for crimes that occur on University property or in areas adjacent to campus
 - to inform the University community of a threat or ongoing risk and enable community members to take action to protect themselves and be safe

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Timely Warning

The Department of Public Safety is required to issue Timely Notifications for crimes that meet the criteria under the Federal Jeanne Clery Disclosure of Campus Security Policy and Campus Crime Statistics Act. This crime occurred on Campus, and is being investigated by the University of Minnesota Police Department.

On Saturday, May 21 at approximately 2:20 a.m., the University of Minnesota Police Department responded to the report of a robbery. The crime occurred in front of Wuling Hall, which is located at 88 Pleasant Street SE.

According to the Police Report, the victim, who is not a student, was sitting on the steps of Wuling Hall when she was approached by three males who asked to use her phone. The victim refused and the suspects then took her purse and threatened her if she didn't surrender her phone. The victim said she was calling the police and the suspects fled southbound on East River Parkway. The victim was not injured.

The victim described the suspects as black males, all approximately 17 years old and all spoke with an accent. The suspect who took the victim's purse was wearing a grey hooded sweatshirt. A second suspect had black curly hair and was wearing a black and red hooded sweatshirt. The victim was not able to describe the third suspect.

University of Minnesota Police are investigating this crime. Anyone with information is asked to call the University of Minnesota Police Department at 612-624-COPS (2677) and reference case number UM-16-180840.



An Informed Community is a Safe Community

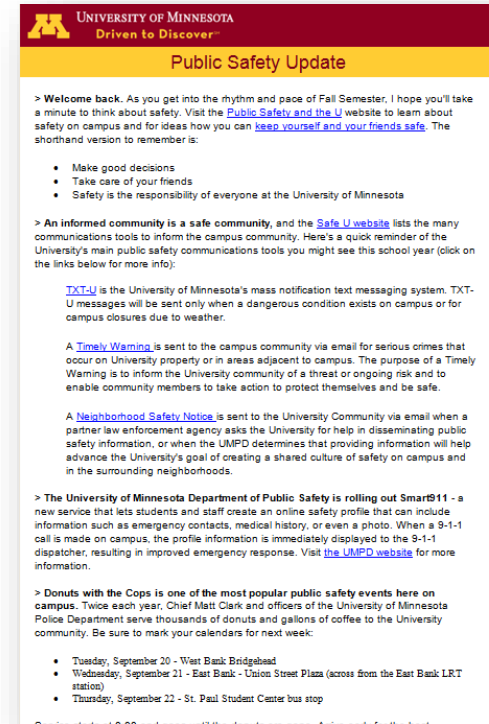
- Neighborhood Safety Notice
 - Not required
 - Sent through campuswide email to the University Community
 - when a partner law enforcement agency asks the University for help in disseminating public safety information
 - when the UMPD determines that providing information will help advance the University's goal of creating a shared culture of safety on campus

The screenshot shows an email titled "Neighborhood Safety Notice" from the University of Minnesota. The header includes the university logo and the slogan "Driven to Discover". The main text explains that the notice is sent when a partner law enforcement agency asks for help in disseminating public safety information, or when the UMPD determines that providing information will help advance the University's goal of creating a shared culture of safety on campus. The email details a sexual assault incident that occurred on Saturday, April 24, between 9:30 p.m. and midnight. The victim was on University Avenue between 10th and 13th Avenues when a male she did not know offered her a ride. She got into the car and rode with the suspect for a period of time to an unknown location. When the victim returned home, her roommate called Minneapolis Police on behalf of the victim who stated she had been sexually assaulted. The victim describes the suspect as a multi-racial male with a medium complexion. The suspect had short black hair and acne scarring on his face. The suspect vehicle was described as possibly a red two-door car. This is a Minneapolis Police case. Anyone with information about this incident is asked to contact the Minneapolis Police Department at 612-692-TIPS (8477). The email concludes with instructions: "If you are the victim of a crime or witness a crime, call 911 immediately. If you feel unsafe, in danger, or at-risk in any way, call 911." It also provides links for more information: "Learn more about [Public Safety and the U](#)." and "Learn more about what you can do to [keep yourself and your friends safe](#)." Finally, it states: "The University of Minnesota does not tolerate racial profiling. The UMPD's Racial/Bias Based Profiling Policy is available [here](#)."



An Informed Community is a Safe Community

- Public Safety Updates
 - Sent through campuswide email to the University Community
 - From the Vice President for University Services
 - general information on a variety of campus safety issues





Safety is Everyone's Job

- Public Safety Partners Committee
 - Guiding and promoting public safety for the University through coordination, communication, engagement, and education
 - Focus Areas:
 - Safety Planning, Procedures, and Policy
 - Communication
 - Engagement and Education
 - Student Affairs; Housing and Residential Life; Parking and Transportation; Aurora Center; University Relations; Emergency Management; Legal Services; Office of Service and Continuous Improvement; Auxiliary Services; Facilities Management; University Health and Safety; Public Health



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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Issues Related to the 2016 Six-Year Capital Plan and 2017 State Capital Request

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

This is a report required by Board policy.

PRESENTERS: Michael Berthelsen, Interim Vice President, University Services

PURPOSE & KEY POINTS

The purpose of this item is a discussion of issues related to the Capital Plan and the 2017 State Capital Request. In September, the committee discussed the role of critical facility and renewal funding in the proposed capital plan as well the various other drivers (master plans and development frameworks, academic priorities, financial constraints, and strategic priorities) that come together to build the plan. This month’s discussion will include greater depth on the system campuses and research stations.

The President’s recommended Six-Year Capital Plan (Capital Plan) includes major capital improvements planned for fiscal years 2017 through 2022. 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 (2017) outlines the projects that the University will be submitting to the State of Minnesota for consideration during the 2017 legislative session.

The 2017 State Capital Request presented for consideration by the Board consists largely of projects carried over from the unsuccessful 2016 legislative session.

The Facilities, Planning, & Operations Committee will take action on the Capital Plan principles and priorities. The Finance Committee will take action on the financial implications of the Capital Plan.

BACKGROUND INFORMATION

The Facilities, Planning, & Operations Committee reviewed the Capital Plan at its meeting on September 8, 2016.

Board of Regents policy requires a Six-Year Capital Plan that sets priorities and direction for ongoing academic and capital planning efforts. Board of Regents Policy: *Board Operations and*

Agenda Guidelines direct 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.
- 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.

Overview

2016 Six-Year Capital Improvement Plan for FY2017 – FY2022

University of Minnesota

Overview

The *2016 Six-Year Capital Improvement Plan* (The 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 *2016 Six-Year Capital Improvement Plan* includes:

- 2017 state capital request
- Future state capital requests for 2018 through 2022
- Major projects scheduled to be financed with University resources during the period FY2018 through FY2022

Capital Process Leadership

The development of the University's overall capital improvement plan is guided by the Capital Strategy Group (CSG). The CSG includes:

- Executive 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. The Vice President for University Services convenes the group. 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

The routine management of capital process and project issues is addressed by the Capital Oversight Group (COG), which includes the Executive Vice President for Academic Affairs and Provost, Vice President for University Services, and the Vice President and Chief Financial Officer. COG 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 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 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. The University also evaluates its capacity to fundraise for specific projects.
- *Operating budget impact* - The University has placed an increased emphasis in this plan update on each submitting RRC's ability to fund the incremental operating (facility and programmatic) and debt costs associated with proposed projects. RRCs are expected as part of feasibility analysis stage to work with staff from the Office of Budget and Finance and University Services to develop preliminary estimates for operating and debt costs. RRCs should make the assumption that all incremental costs will need to be funded from RRC resources and should discuss operating cost impacts for projects in The Plan as part of their annual budget meetings with the Office of Budget and Finance.
- *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 and others, cannot be renovated until Earth Sciences moves out of the building and into a renovated John Tate Hall, 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 Plan.
- *Geographic Distribution* – The University is a system with programs and facilities across the State of Minnesota. The Plan reflects the need to balance investment across the institution.

Project Stages

The 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).

To initiate a potential project (Proposal Stage), RRCs submit a request to complete a Feasibility Study to Capital Planning and Project Management. The Feasibility Study request is accompanied by a completed Capital Needs Identification Form. Requests are reviewed with the respective Vice President and the Capital Strategy Group prior to initiating the study.

Potential projects with completed Feasibility Studies are considered for inclusion in The Plan (Planning and Feasibility Stage). Projects included in The 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 Plan that have completed Predesigns and 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

Costs for projects in the Proposal or Planning and Feasibility stages in The 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. Feasibility and predesign studies are prepared for projects at the appropriate time to determine more accurate cost figures.

Costs for projects in the Resource Acquisition stage, with completed predesigns, have been escalated to midpoint of construction as required for submission to the State as part of the University's state capital request.

Projects under consideration are shown with zero dollar cost estimates. Feasibility studies will be completed to determine approximate cost, scope, funding and schedule.

Cost figures in The Plan are updated when the plan is reviewed annually.

Areas of Focus for the 2016 Six-Year Capital Plan

The Plan is largely a continuation of previously expressed priorities updated to reflect the outcome of the 2016 capital request to the State.

The Plan is 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 FCA poor and critical space

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.

Five key initiatives designed to advance strategic plan goals are embedded in the updates to The Plan.

- *Renovation or replacement of FCA Poor or Critical buildings* - Currently, about one third of University space (8.3 million square feet) is rated Poor or Critical in the Facility Condition Assessment (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”. The 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 Hall, 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, planning and facilities staff are 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.

- *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). Phases I and II were called out in the \$10 million of funding provided to the University by the State as an outcome of the 2015 session. Phase I will renovate, build new, and demolish outdated facilities for an integrated Health Sciences Education Center. Phase II will target necessary facilities to support a new Clinical Research Facility. 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 Saint Paul campus research laboratories* – In the 2013 Six-Year Capital Plan the University identified a need to invest in Saint 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 Saint Paul Campus identified a need for facilities capable of addressing 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 upgrade facilities and equipment for the Aquatic Invasive Species Lab and the Bee Research Lab in 2014. Funding to replace the Veterinary Isolation Facility was approved in the 2015 session. The University is again requesting funds in 2017 to replace the obsolete and FCA critical Biological Sciences Greenhouse. Additional requests to repair or replace laboratories on the Saint Paul are included in 2019 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 2017 State Capital Request. The Plant Growth Research Facility and Academic and Student Experience Investment

program in the 2017 State Capital Request make investments in STEM related teaching and research laboratories on the UMC and UMTC campuses. The Plan also includes funding on the Twin Cities Campus for a Chemistry Teaching Laboratory Facility (2018) and a Chemistry Research Facility (2020).

- *Repositioning Libraries for the 21st Century* – In order to fuel the growth of scholarly understanding and new knowledge, institutions of higher education provide individuals with access to physical and digital collections that have traditionally been housed in campus library buildings. Growth in collections that have statewide and even national significance must be managed differently than the practices of the last 20 years. By virtue of their location and size, library spaces are in high demand for use by the campus community, to support collaboration, learning and other scholarly interaction. Capital investments are planned to provide appropriate storage and retrieval systems in order that physical materials remain accessible, but are no longer housed in the library buildings they currently occupy. Equally important will be investments in existing libraries so they remain the center of campus scholarship and exchange by creating flexible teaching, learning, and collaboration spaces. These investments will consider and address the needs across the University system of libraries and other collections. The FY2017 Annual Capital Budget included funding for the Rare Book Discovery Center. The Plan includes funding for Collections and Contemporary Learning on the Twin Cities campus to renovate Murphy Warehouse and Wilson Library in 2017 and 2018 and funding to update the Briggs Library on the Morris campus in 2018.

2016 Six Year Capital Plan
Project Funding Report

UNIVERSITY OF MINNESOTA

2016 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.

Projects under consideration are shown with zero dollar cost estimates. Feasibility studies will be completed to determine approximate cost, scope, funding and schedule.

Project Priority

Projects are shown in order of priority for the state capital budget request in year 2017. Projects in future years of the plan and projects under consideration are not prioritized.

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Funding Report

2017

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 Advanced Materials Science	UMD	\$42,380	\$28,253	\$14,127
408	AHC Phase I: Health Science Education Center	UMTC	\$104,000	\$69,333	\$34,667
447	Plant Growth Research Facility	UMTC	\$6,900	\$4,600	\$2,300
466	Academic and Student Experience Investments	Systemwide	\$24,000	\$16,000	\$8,000
411	Pillsbury Hall Renovation	UMTC	\$34,320	\$22,880	\$11,440
415	Collections and Contemporary Learning (Design)	UMTC	\$6,000	\$4,000	\$2,000
			\$317,600	\$245,066	\$72,534
		FY Total:	\$317,600	\$245,066	\$72,534
		Running Total:	\$317,600	\$245,066	\$72,534

UNIVERSITY OF MINNESOTA

2016 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
518	Critical Facilities Renewal - 2018	UMTC	\$36,000	\$24,000	\$12,000
451	Chemistry Teaching Laboratory Facility	UMTC	\$60,000	\$40,000	\$20,000
455	Child Development Replacement	UMTC	\$21,000	\$14,000	\$7,000
517	Collections and Contemporary Learning	UMTC	\$54,000	\$36,000	\$18,000
452	Research and Field Station Investments	ROCs & Stations	\$6,000	\$4,000	\$2,000
521	St. Paul Lab Investment Phase I (Design)	UMTC	\$5,500	\$3,667	\$1,833
519	UMM Briggs Library 21st Century Learning Commons	UMM	\$24,000	\$16,000	\$8,000
			\$306,500	\$237,667	\$68,833

University Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
482	Public Safety Facility	UMTC	\$9,500	\$0	\$9,500
			\$9,500	\$0	\$9,500
FY Total:			\$316,000	\$237,667	\$78,333
Running Total:			\$633,600	\$482,733	\$150,867

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Funding Report

2019

Stage: Planning & Feasibility

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
402	HEAPR	Systemwide	\$75,000	\$75,000	\$0
468	Critical Facilities Renewal - 2019	UMTC	\$45,000	\$30,000	\$15,000
403	St. Paul Lab Investment Phase I	UMTC	\$49,500	\$33,000	\$16,500
			\$169,500	\$138,000	\$31,500
		FY Total:	\$169,500	\$138,000	\$31,500
		Running Total:	\$803,100	\$620,733	\$182,367

UNIVERSITY OF MINNESOTA

2016 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
457	Critical Facilities Renewal - 2020	UMTC	\$45,000	\$30,000	\$15,000
441	AHC Phase II: Clinical Research Facility	UMTC	\$80,000	\$53,333	\$26,667
488	Armory Renovation	UMTC	\$35,000	\$23,333	\$11,667
409	St. Paul Lab Investment Phase II	UMTC	\$60,000	\$40,000	\$20,000
			\$320,000	\$246,666	\$73,334
		FY Total:	\$320,000	\$246,666	\$73,334
		Running Total:	\$1,123,100	\$867,399	\$255,701

UNIVERSITY OF MINNESOTA

2016 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	\$75,000	\$75,000	\$0
470	Critical Facilities Renewal - 2021	UMTC	\$45,000	\$30,000	\$15,000
456	Chemistry Research Laboratory Investment	UMTC	\$40,000	\$26,667	\$13,333
			\$160,000	\$131,667	\$28,333
		FY Total:	\$160,000	\$131,667	\$28,333
		Running Total:	\$1,283,100	\$999,066	\$284,034

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Funding Report

2022

Stage: Proposal

State Funded Projects

File	Project Title	Campus	Total	State Funds	University Funds
486	HEAPR	Systemwide	\$100,000	\$100,000	\$0
520	Critical Facilities Renewal - 2022 Project A	UMTC	\$45,000	\$30,000	\$15,000
534	Critical Facilities Renewal - 2022 Project B	Systemwide	\$45,000	\$30,000	\$15,000
454	AHC Phase III: Mayo Replacement	UMTC	\$90,000	\$60,000	\$30,000
414	UMR Academic Priority	UMR	\$45,000	\$30,000	\$15,000
			\$325,000	\$250,000	\$75,000
		FY Total:	\$325,000	\$250,000	\$75,000
		Running Total:	\$1,608,100	\$1,249,066	\$359,034

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Funding Report

Under Consideration / Evaluation

Stage: Proposal

Funding To Be Determined

File	Project Title	Campus	Total	State Funds	University Funds
527	Athletic Facilities Targeted Improvement Projects	Systemwide	\$0	\$0	\$0
419	Bolstad Golf Course Renovation	UMTC	\$0	\$0	\$0
421	Boynton Health Services Remodel / Relocation	UMTC	\$0	\$0	\$0
535	Center for Student Success	UMTC	\$0	\$0	\$0
532	Center for Transportation Studies Relocation	UMTC	\$0	\$0	\$0
523	Dairy Research Facilities	UMTC, WCROC	\$0	\$0	\$0
533	Glensheen Facility Investment	UMD	\$0	\$0	\$0
501	Joint Venture Development	UMTC	\$0	\$0	\$0
526	Medical Discovery Team - Duluth	UMD	\$0	\$0	\$0
524	Medical Discovery Team - Minneapolis	UMTC	\$0	\$0	\$0
529	MN Landscape Arboretum Conservatory	ROCs & Stations	\$0	\$0	\$0
531	UMM Eco Center	UMM	\$0	\$0	\$0
528	VFW / Masonic Relocations	UMTC	\$0	\$0	\$0
			\$0	\$0	\$0
		FY Total:	\$0	\$0	\$0
		Running Total:	\$1,608,100	\$1,249,066	\$359,034

2016 Six Year Capital Plan
Project Description Report

UNIVERSITY OF MINNESOTA

2016 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.

Projects under consideration are shown with zero dollar cost estimates. Feasibility studies will be completed to determine approximate cost, scope, funding and schedule.

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

466 Academic and Student Experience Investments

Vice President: Systemwide

RRC: Systemwide

Campus: Systemwide

Contact: Multiple

Facility: Systemwide

Year: 2017

Total Cost: \$24,000

Stage: Resource Acquisition

Description: This project will implement targeted strategic investments to modernize existing teaching, research, student support spaces systemwide. Funds will be allocated to advance high priority projects focused on learning spaces, student support services and research laboratories:

- \$4,800 for UMC to upgrade classrooms and laboratories in Dowell Hall, Sahstrom Hall and Owen Hall
- \$4,800 for UMM to renovate teaching spaces in the Humanities Building and Blakely Hall.
- \$6,000 for UMD to renovate A. B. Anderson Hall
- \$8,400 for UMTC to renovate teaching and research laboratories in the Biological Sciences Center.

This project was included in the University's 2016 State bonding request.

408 AHC Phase I: Health Science Education Center

Vice President: Health Sciences

RRC: Health Sciences

Campus: UMTC

Contact: Jackson, B.

Facility: Academic Health Center

Year: 2017

Total Cost: \$104,000

Stage: Resource Acquisition

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.

This project was included in the University's 2016 State bonding request.

441 AHC Phase II: Clinical Research Facility

Vice President: Health Sciences

RRC: Health Sciences

Campus: UMTC

Contact: Jackson, B.

Facility: Academic Health Center

Year: 2020

Total Cost: \$80,000

Stage: Proposal

Description: The Clinical Research Facility is the second of a three phased investment strategy in Academic Health Center facilities. 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.

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

454 AHC Phase III: Mayo Replacement

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

Contact: Jackson, B.

Year: 2022

Stage: Proposal

488 Armory Renovation

Vice President: Academic Affairs

Campus: UMTC

Facility: Armory

Total Cost: \$35,000

Description: This project will renovate the 72,000 sf Armory building in the Old Campus Historic District of the Minneapolis campus. The project will correct code deficiencies, update HVAC and electrical systems and modernize the facility to support University needs.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2020

Stage: Proposal

527 Athletic Facilities Targeted Improvement Projects

Vice President: Intercollegiate Athletics

Campus: Systemwide

Facility: Multiple

Total Cost: To be determined

Description: This project will implement targeted investments to upgrade athletics facilities and infrastructure systemwide. Priority projects may include the following:

- Improvements to Robbie Soccer Stadium
- Office re-allocation and remodeling within the current Bierman and Gibson-Nagurski Complex
- Locker rooms and office space at UMC
- Locker rooms and training facilities at UMM

RRC: Intercollegiate Athletics

Contact: Coyle, M.

Year: Under Consideration / Evaluation

Stage: Proposal

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

419 Bolstad Golf Course Renovation

Vice President: Academic Affairs

Campus: UMTC

Facility: Bolstad Golf Course

Total Cost: To be determined

Description: This project will renew the existing golf course through investments in the course, clubhouse, and maintenance/storage facilities. Project timing is dependent on fundraising.

RRC: Recreational Sports

Contact: Brown, D.

Year: Under Consideration / Evaluation

Stage: Proposal

421 Boynton Health Services Remodel / Relocation

Vice President: Academic Affairs

Campus: UMTC

Facility: Boynton Health Service

Total Cost: To be determined

Description: The existing Boynton Health Services building has significant facility issues and the University's Long Term Development Framework, approved by the Board of Regents, shows the site as having potential for riverfront residential development. A feasibility study is needed to confirm the immediate and long term needs for the Boynton Health Services programs, the existing Boynton facility and the site.

RRC: Student Affairs

Contact: Brown, D.

Year: Under Consideration / Evaluation

Stage: Proposal

535 Center for Student Success

Vice President: Academic Affairs

Campus: UMTC

Facility: 10 Church Street

Total Cost: To be determined

Description: This project will renovate or replace approx. 56,000 square feet in 10 Church Street (former Bell Museum) for Admissions, innovative learning spaces and Academic Support Resources. The new or renovated facility will allow Fraser, Williamson Hall and one floor of Jones Hall to be vacated. The vacated Fraser Hall is planned for the new Chemistry Teaching Facility.

RRC: Undergraduate Education

Contact: McMaster, R.

Year: Under Consideration / Evaluation

Stage: Proposal

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

532 Center for Transportation Studies Relocation

Vice President: Research
Campus: UMTC
Facility: TC Campus
Total Cost: To be determined
Description: This project will create office and computational space to support the displacement of the Center for Transportation Studies from the Transportation and Safety Building.

RRC: Research
Contact: Herman, B.
Year: Under Consideration / Evaluation
Stage: Proposal

410 Chemistry and Advanced Materials Science

Vice President: Chancellor, Duluth
Campus: UMD
Facility: New Facility
Total Cost: \$42,380
Description: This project will construct approximately 58,000 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.

RRC: Duluth Campus
Contact: Black, L.
Year: 2017
Stage: Resource Acquisition

This project received state bond funding in 2014 for predesign and design services. This project was included in the University's 2016 state bonding request.

456 Chemistry Research Laboratory Investment

Vice President: Academic Affairs
Campus: UMTC
Facility: TC Campus
Total Cost: \$40,000
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.

RRC: College of Science and Engineering
Contact: Mukasa, S.
Year: 2021
Stage: Proposal

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

451 Chemistry Teaching Laboratory Facility

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$60,000

Description: 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. Fraser Hall renovation/new construction is planned.

RRC: College of Science and Engineering

Contact: Mukasa, S.

Year: 2018

Stage: Planning & Feasibility

455 Child Development Replacement

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$21,000

Description: This project will renovate or replace the FCA-critical and functionally obsolete Institute of Child Development building. The project will provide state-of-the-art facilities for the Shirley G. Moore lab school and create other spaces to support research and support recruitment of new faculty and graduate students. Predesign will be underway in early 2017.

RRC: College of Education and Human Development

Contact: Quam, J.

Year: 2018

Stage: Planning & Feasibility

517 Collections and Contemporary Learning

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$60,000

Description: This project will begin to address the collections needs of the University of Minnesota for the next 20 years. Relocation of various library collections into the Murphy Warehouse from around the library system will enable the creation of new, innovative spaces for teaching and research in prime locations. Secure, environmentally controlled space in the Murphy Warehouse facilities will provide for storage, preservation, regeneration and characterization of essential resources. Wilson library will be renovated to better support contemporary learning and scholarship with services focused on enabling new discovery, interaction with digital media and technology tools, community engagement, teaching, and study areas.

RRC: University Libraries

Contact: Lougee, W.

Year: 2018

Stage: Planning & Feasibility

This project will seek \$6 million in funding for design in 2017 and \$54 million for construction in 2018. Total project value is \$60 million.

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

518 Critical Facilities Renewal - 2018

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$36,000

Description: This project will be defined in a future plan to repair or replace an FCA poor or critical facility. Currently, about one third of University space (8.3 million square feet) is rated poor or critical. 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 unacceptable situation for an “exceptional University”.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2018

Stage: Planning & Feasibility

468 Critical Facilities Renewal - 2019

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$45,000

Description: This project will be defined in a future plan to repair or replace an FCA poor or critical facility. Currently, about one third of University space (8.3 million square feet) is rated poor or critical. 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 unacceptable situation for an “exceptional University”.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2019

Stage: Planning & Feasibility

457 Critical Facilities Renewal - 2020

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$45,000

Description: This project will be defined in a future plan to repair or replace an FCA poor or critical facility. Currently, about one third of University space (8.3 million square feet) is rated poor or critical. 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 unacceptable situation for an “exceptional University”.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2020

Stage: Proposal

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

470 Critical Facilities Renewal - 2021

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$45,000

Description: This project will be defined in a future plan to repair or replace an FCA poor or critical facility. Currently, about one third of University space (8.3 million square feet) is rated poor or critical. 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 unacceptable situation for an “exceptional University”.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2021

Stage: Proposal

520 Critical Facilities Renewal - 2022 Project A

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$45,000

Description: This project will be defined in a future plan to repair or replace an FCA poor or critical facility. Currently, about one third of University space (8.3 million square feet) is rated poor or critical. 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 unacceptable situation for an “exceptional University”.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2022

Stage: Proposal

534 Critical Facilities Renewal - 2022 Project B

Vice President: Systemwide

Campus: Systemwide

Facility: Systemwide

Total Cost: \$45,000

Description: This project will be defined in a future plan to repair or replace an FCA poor or critical facility. Currently, about one third of University space (8.3 million square feet) is rated poor or critical. 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 unacceptable situation for an “exceptional University”.

RRC: Systemwide

Contact: Berthelson, M.

Year: 2022

Stage: Proposal

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

523 Dairy Research Facilities

Vice President: Academic Affairs

Campus: UMTC, WCROC

Facility: New Facility

Total Cost: To be determined

Description: This project will invest in dairy research and education on the St. Paul Campus and at the West Central Research and Outreach Center. The University is partnering with the Minnesota Dairy Research/Education and Consumer Outreach Authority and the Minnesota dairy industry to raise funds for this effort. The total value of the investment is anticipated to be approximately \$35m.

RRC: College of Food, Agriculture and Natural Resource Science

Contact: Buhr, B.

Year: Under Consideration / Evaluation

Stage: Proposal

533 Glensheen Facility Investment

Vice President: Chancellor, Duluth

Campus: UMD

Facility: Glensheen

Total Cost: To be determined

Description: This project will reinvest in the University's historic 7.6 acre Glensheen estate. The estate is comprised of the following components: Manor House (42,100 gsf), Carriage House (11,900 gsf), Gardener's Cottage (2,400 gsf), Boat House (1,875 gsf), and Landscape & Site Structures (12.1 acres). Priority reinvestment projects have been organized into three tiers targeted at stabilizing the current structures and minimizing additional deterioration. Tier 1 addresses the Manor House east kitchen porch and exterior stair, the Boat House exterior envelope, floors, building systems and pier and stabilization of the terrace garden and walls. Tier 2 includes building system improvements in the Manor House, Carriage House exterior envelope, Gardener's Cottage exterior envelope and site improvements. Tier 3 includes further interior restoration of the Manor House, Carriage House and Gardener's Cottage.

RRC: Duluth Campus

Contact: Black, L.

Year: Under Consideration / Evaluation

Stage: Proposal

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. Facilities Management on each campus, in consultation with University Health & Safety and the Disability Resource Center, make 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 state request.

RRC: Systemwide

Contact: Berthelson, M.

Year: 2017

Stage: Resource Acquisition

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

501 Joint Venture Development

Vice President: University Services

Campus: UMTC

Facility: TC Campus

Total Cost: To be determined

Description: This project will be developed by 2407 University Investment LLC, a public/private partnership between the University of Minnesota and United Properties. The University of Minnesota maintains 49% ownership in the partnership. Concepts for pedestrian oriented mixed use development including hotels, apartments, offices and retail/commercial space were presented to the Board of Regents in February 2016. Final definition of the project is anticipated in 2017. The project will provide new office space to support decommissioning of critical AHC facilities and may accommodate programming for the School of Public Health.

RRC: University Services

Contact: Berthelson, M.

Year: Under Consideration / Evaluation

Stage: Proposal

526 Medical Discovery Team - Duluth

Vice President: Health Sciences

Campus: UMD

Facility: UMD Campus

Total Cost: To be determined

Description: This project will provide appropriate space to support an additional Medical Discovery Team based on the Duluth Campus. Medical Discovery Teams are an initiative funded by the State of Minnesota with the goal to increase the prominence of the U of M Medical School. This project will include research and education spaces to enhance current program offerings on the Duluth campus. A feasibility study will be completed to determine project requirements, scope, approximate cost and schedule. Renovation of existing space and lease options will be considered equally.

RRC: Medical School

Contact: Jackson, B.

Year: Under Consideration / Evaluation

Stage: Proposal

524 Medical Discovery Team - Minneapolis

Vice President: Health Sciences

Campus: UMTC

Facility: TC Campus

Total Cost: To be determined

Description: This project will provide space needed to support up to 4-6 new Medical Discovery Teams on the Twin Cities campus. Medical Discovery Teams are an initiative funded by the State of Minnesota with the goal to increase the prominence of the U of M Medical School. Research areas chosen for investment include addiction, the biology of aging, optical imaging and brain science and rural/American Indian health disparities. A feasibility study will be completed to determine project requirements, scope, approximate cost and schedule.

RRC: Medical School

Contact: Jackson, B.

Year: Under Consideration / Evaluation

Stage: Proposal

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

529 MN Landscape Arboretum Conservatory

Vice President: Academic Affairs

Campus: ROCs & Stations

Facility: New Facility

Total Cost: To be determined

Description: The project will construct a new plant conservatory and office and event center to support increased attendance and sustained revenue generation. The proposed source of funding for construction, operations and on-going facility renewal is fundraising.

RRC: College of Food, Agriculture and Natural Resource Science

Contact: Buhr, B.

Year: Under Consideration / Evaluation

Stage: Proposal

411 Pillsbury Hall Renovation

Vice President: Academic Affairs

Campus: UMTC

Facility: Pillsbury Hall

Total Cost: \$34,320

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

Contact: Hanson, K.

Year: 2017

Stage: Resource Acquisition

This project was included in the University's 2016 State bonding request.

447 Plant Growth Research Facility

Vice President: Academic Affairs

Campus: UMTC

Facility: Plant Growth Facilities-West

Total Cost: \$6,900

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

Contact: Hanson, K.

Year: 2017

Stage: Resource Acquisition

This project was included in the University's 2016 State bonding request.

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

482 Public Safety Facility

Vice President: University Services

Campus: UMTC

Facility: Transportation And Safety Building

Total Cost: \$9,500

Description: The project will renovate an existing building to support public safety needs on the Twin Cities campus. Workforce changes, improved operational efficiencies and changes to policing activity drive the project. Relocation of existing tenants will be included in the project scope.

RRC: Public Safety

Contact: Berthelson, M.

Year: 2018

Stage: Planning & Feasibility

452 Research and Field Station Investments

Vice President: Systemwide

Campus: ROCs & Stations

Facility: Systemwide

Total Cost: \$6,000

Description: This project will invest in the CFANS Forestry Research Sites at Cloquet Forestry Center (CFC) and Hubachek Wilderness Research Center (HWRC). Planned facilities will enhance field instruction and research capacity on both sites. Projected needs at Cloquet include a new dormitory building with kitchen, laundry, and commons area and research laboratory spaces to accommodate wet and dry lab-based work. Supporting facilities such as kitchen and dining hall, extension building and water/ sewer system connections are included in the scope of the project. At Hubachek, the project will construct a new four-season dormitory building, kitchen and bathroom facilities, a new research laboratory building and supportive services, such as internet/ data access.

RRC: Systemwide

Contact: Buhr, B.

Year: 2018

Stage: Planning & Feasibility

403 St. Paul Lab Investment Phase I

Vice President: Academic Affairs

Campus: UMTC

Facility: New Facility

Total Cost: \$55,000

Description: This project will replace or upgrade laboratories for the College of Biological Sciences (CBS), the College of Food, Agricultural, and Natural Resource Sciences (CFANS), and / or the College of Veterinary Medicine (CVM). Modern laboratory facilities will support research 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 State bonding request.

This project will seek \$5.5 million in funding for design in 2018 and \$49.5 million for construction in 2019. Total project value is \$55 million.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2019

Stage: Planning & Feasibility

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

409 St. Paul Lab Investment Phase II

Vice President: Academic Affairs

Campus: UMTC

Facility: TC Campus

Total Cost: \$60,000

Description: This investment will renovate laboratories in one or more research buildings on the St. Paul Campus. Renovation of space will be prioritized to achieve collegiate goals of synergy among researchers and to allow for the demolition of obsolete St. Paul campus research space.

RRC: Academic Affairs

Contact: Hanson, K.

Year: 2020

Stage: Proposal

519 UMM Briggs Library 21st Century Learning Commons

Vice President: Chancellor, Morris

Campus: UMM

Facility: Briggs Library

Total Cost: \$24,000

Description: This project will renovate the existing Briggs Library to support student learning in the 21st Century. The current facility, constructed in two phases in 1968 and completed in 1973, has significant infrastructure issues: health and safety; temperature inconsistency; lighting; wiring; inadequate restrooms; and access. Structure design is entirely inadequate for 21st century learning which requires collaborative spaces and technological sophistication. Consolidation of existing collections will allow the Library to provide new learning and collaboration space that is in high demand for our students and faculty. A significant portion of the investment will be to improve the infrastructure of the building, including building envelope, vertical transportation and improved connections to adjacent buildings for better pedestrian traffic flow. The Library learning spaces are the center of the campus academic mission, developing this space into a highly effective facility will enhance teaching, learning and research on the Morris Campus.

RRC: Morris Campus

Contact: Johnson, J.

Year: 2018

Stage: Planning & Feasibility

531 UMM Eco Center

Vice President: Chancellor, Morris

Campus: UMM

Facility: New Facility

Total Cost: To be determined

Description: This project will construct a four-season EcoCenter Facility on 140 acres of land gifted to UMM near Ashby, Minnesota. The EcoCenter Facility will connect students to nature, support environmental learning and complement the classroom experience. The project will include an open classroom, small kitchen, data room, bio sample room, and weather station. It is envisioned to be 100% energy efficient (Net Zero) and carbon neutral, with energy consumption data being recorded and available for study. This proposed facility will enable research, education, and outreach by utilizing this unique site's combined attributes of water, native prairie, and continuously cultivated soil. Source of funds is planned to be fundraising.

RRC: Morris Campus

Contact: Johnson, J.

Year: Under Consideration / Evaluation

Stage: Proposal

UNIVERSITY OF MINNESOTA

2016 Six Year Capital Plan - Project Description Report

414 UMR Academic Priority

Vice President: Chancellor, Rochester

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: Rochester Campus

Contact: Lehmkuhle, S.

Year: 2022

Stage: Proposal

528 VFW / Masonic Relocations

Vice President: Health Sciences

Campus: UMTC

Facility: Multiple

Total Cost: To be determined

Description: This project will renovate existing space in multiple buildings on the Minneapolis campus to accommodate occupants in VFW and Masonic that will allow for decommissioning of these facilities. These facilities are integral to advancing the Health Sciences Education and Learning Center.

RRC: Medical School

Contact: Jackson, B.

Year: Under Consideration / Evaluation

Stage: Proposal

2017 State Capital Request

University of Minnesota

Request Summary (Prioritized):

Project Title	Campus	Total	State Funds	University Funds
HEAPR	Systemwide	\$ 100,000,000	\$ 100,000,000	\$ -
Chemistry and Advanced Materials Science	UMD	\$ 42,380,000	\$ 28,253,000	\$ 14,127,000
AHC Phase I: Health Sciences Education Center	UMTC	\$ 104,000,000	\$ 69,333,000	\$ 34,667,000
Plant Growth Research Facility	UMTC	\$ 6,900,000	\$ 4,600,000	\$ 2,300,000
Academic and Student Experience Investments	Systemwide	\$ 24,000,000	\$ 16,000,000	\$ 8,000,000
Pillsbury Hall Renovation	UMTC	\$ 34,320,000	\$ 22,880,000	\$ 11,440,000
Collections and Contemporary Learning (Design)	UMTC	\$ 6,000,000	\$ 4,000,000	\$ 2,000,000
		\$ 317,600,000	\$ 245,066,000	\$ 72,534,000

Project descriptions are included in the 2016 Six-Year Capital Plan materials.

Issues Related to the Six-Year Capital Improvement Plan and the 2017 State Capital Request

Board of Regents Facilities, Planning, and Operations Committee
October 13, 2016



UNIVERSITY OF MINNESOTA

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Six-Year Capital Plan

- Board of Regents Policy directs the administration to develop a capital budget with a “six-year time horizon, updated annually”
- U’s primary capital investment **planning** tool
- Board review and action each September / October
- Includes all major programmatic projects
- Outlines current and future State Capital Requests
- Detail, cost estimates, and general level of knowledge is refined as projects progress through the plan
- When funding is available and predesign is complete projects move to the **Annual Capital Budget**



Strategic Emphasis

- Renovate or Remove FCA Critical buildings
- Advance the Health Sciences
- Modernize Saint Paul campus research laboratories
- Expand capacity in STEM programs
- Reposition Libraries for 21st Century



29

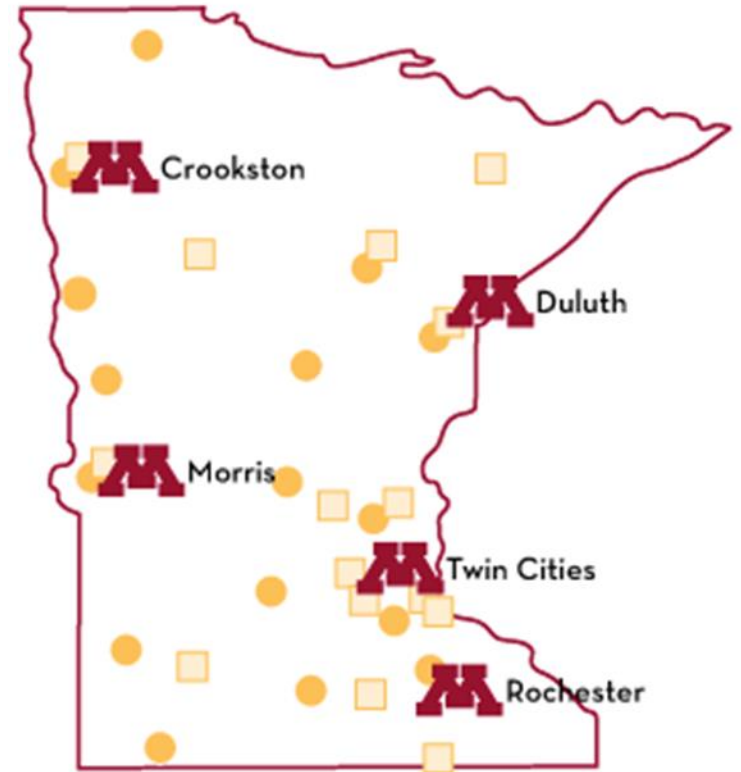
Million Gross
Square Feet

5

Unique
Campuses

19

Research and
Outreach Centers
& Field Stations





College of Food, Agricultural, and Natural Resource Sciences (CFANS)

Stations

- Cloquet Forestry Center
- Horticultural Research Center
- Hubachek Center
- North Central Research and Outreach Center
- Northwest Research and Outreach Center
- Rosemount Research and Outreach Center
- Sand Plain Research Center
- Southern Research and Outreach Center
- Southwest Research and Outreach Center
- West Central Research and Outreach Center





College of Biological Sciences

Stations

- Cedar Creek Ecosystem Science Reserve
- Itasca Biological Station and Laboratories





Other Specialty Locations

Facilities

- Ash River
- Coleraine Minerals Laboratory
- Hormel Institute
- Landscape Arboretum
- Poultry Testing Laboratory
- Soudan Underground Mine
- UMore Park





Campus Condition

Approx. 20% of University Space

Campus	Total GSF ¹	Estimated Replacement Value ²	Projected 10-Year Needs ²	10 Year Needs/Replacement Value = (FCNI)	GSF Poor / Critical
Twin Cities	23,310,131	\$9,441,316,016	\$3,319,467,465	0.35	7,465,148
Duluth	3,240,317	\$1,053,978,972	\$331,653,112	0.31	315,700
Morris	993,166	\$385,855,238	\$151,799,913	0.39	404,331
Crookston	683,533	\$300,586,346	\$68,774,494	0.23	55,726
ROCs	1,643,634	\$272,065,581	\$78,505,445	0.29	76,245
TOTALS	29,870,781	\$11,453,802,154	\$3,950,200,429	0.34	8,317,150 ³

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.

³ Increase of 7.6% from previous year, resulting primarily from acquisition of Murphy Warehouse.



HEAPR Allocation

- HEAPR funds are used throughout the system
- Funds are allocated to campuses and research stations based on facility need and overall quantity of HEAPR-eligible space.
- The formula allocates funds according to the chart at right

Location	Percentage
Twin Cities	83.7%
Duluth	8.8%
Morris	3.0%
Crookston	2.0%
ROCs / Stations	2.6%



HEAPR Priorities

Duluth

- Romano Gymnasium HVAC, Roof and Floor
- Coleraine Water Distribution

Morris

- Humanities HVAC, Fire Alarms and Sprinklers

Crookston

- Electrical Distribution Infrastructure

ROCs and Stations

- Critical Infrastructure at multiple stations
- Lakeside Lab (Itasca) envelope



Six-Year Plan Projects

2017

- Chemistry and Advanced Materials Science (Duluth)
- Academic and Student Experience Investments (System)



2018

- Research and Field Station Investment (System)
- Briggs Library (Morris)

2022

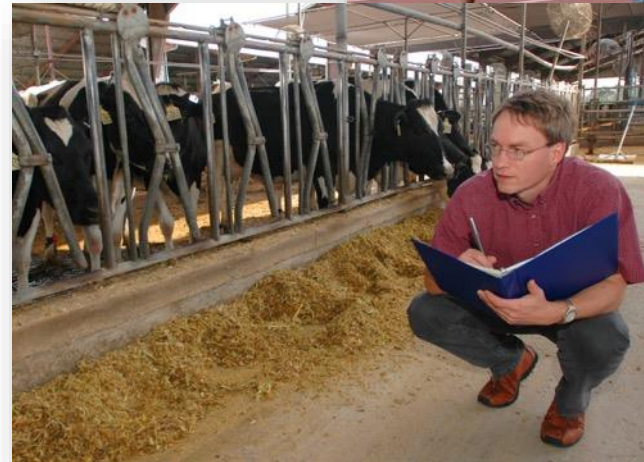
- Critical Facilities Renewal Project (System)
- Academic Investment Priority (Rochester)





Under Consideration

- Athletics Facilities targeted improvement projects (System)
- Dairy Research Facilities (West Central ROC)
- Eco Center (Morris)
- Glensheen (Duluth)
- Medical Discovery Team (Duluth)





STATE CAPITAL REQUEST



2017 State Capital Request

- Request is a resubmittal of the 2016 State Capital Request
- Projects costs have been adjusted for construction inflation where necessary to maintain original scope
- Request for Collections and Contemporary Learning design funds have been added to 2017 request





2017 State Capital Request

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	\$42.4	\$28.3	\$14.1
UMTC	AHC Phase I: Health Science Education Facility	\$104.0	\$69.3	\$34.7
UMTC	Plant Growth Research Facility	\$6.9	\$4.6	\$2.3
SYSTEM	Academic and Student Experience Investments	\$24.0	\$16.0	\$8.0
UMTC	Pillsbury Hall Renovation	\$34.3	\$22.9	\$11.4
UMTC	Collections and Contemporary Learning (Design)	\$6.0	\$4.0	\$2.0
Total:		\$317.6	\$245.1	\$72.5



DISCUSSION



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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Capital Budget Amendment: CFANS Soil Testing Lab

Review **Review + Action** Action Discussion

This is a report required by Board policy.

PRESENTERS: Suzanne Smith, Assistant Vice President, Capital Planning and Project Management
Brian Buhr, Dean, College of Food, Agricultural and Natural Resource Sciences

PURPOSE & KEY POINTS

The purpose of this item is to review and take action on an amendment to the FY 2017 Annual Capital Improvement Budget for the following project:

- *Crops Research Soils Testing Lab Upgrades - Twin Cities campus*

A project data sheet is included in the docket materials and addresses the basis for request, project scope, cost estimate, funding, and schedule for this project. A map locating the project on the Twin Cities campus is also included.

BACKGROUND INFORMATION

This project will be funded by a state investment in agricultural productivity through the Agricultural Research, Education, Extension, and Technology Transfer Program (AGREETT). It will update infrastructure and improve laboratory instruments, and create a more efficient laboratory and office layout in the Soils Testing Research and Analytical Laboratory located in the Crops Research Building on the St. Paul campus.

PRESIDENT'S RECOMMENDATION

The President recommends approval of an amendment to the FY 2017 Annual Capital Improvement Budget for the project listed below and of the appropriate administrative officers proceeding with the completion of the design and construction for the project:

- *Crops Research Soils Testing Lab Upgrades - Twin Cities campus*

**Crops Research Soils Testing Lab Upgrades
St. Paul Campus
Project No. 02-389-16-4546**

1. Basis for Request:

Ongoing funding for a new investment in agricultural research, education, extension, and tech transfer (AGREETT) was approved by the State in 2015. This funding, approximately \$5 million per year, will lead to several new faculty hires in CFANS, Vet Med, and Extension. AGREETT funds are allocated to the State Department of Agriculture, with an advisory panel representing the University, the Department of Agriculture, and industry leaders. The Soil Testing and Research Analytical Laboratory has received \$3,000,000 to update the current facilities.

The Soil Testing and Research Analytical Laboratory is a service analytical lab offering over 100 tests on soil, plant, water, compost, florist, and agricultural liming materials. The current facilities are unable to accommodate the increased demand and instruments necessary to expand testing services. Potential for continued growth and success of the laboratory is currently limited by outdated facilities. The laboratory needs modernization of instrumentation and lab equipment, improved lab safety, and consolidation of laboratories and offices for a more efficient use of space.

2. Scope of Project:

The Soil Testing and Research Analytical Laboratory is currently located within the Crops Research Building on the St. Paul campus. This project will renovate approximately 5,200 square feet of space occupied by the STRAL. The renovation will include the consolidation of labs and offices for better workflow, associated mechanical, electrical and plumbing upgrades, and new fume hoods and other laboratory equipment. In addition, the renovation will address a number of code and accessibility upgrades, including the fire alarm system, elevator controls, and accessibility upgrades.

3. Master Plan or Precinct/District Plan:

The project is in compliance with the Twin Cities Campus Master Plan dated March 2009.

4. Environmental Issues:

Abatement costs have been identified and are included in the cost of the project.

5. Cost Estimate:

Construction Cost	\$2,600,000
Non Construction Cost	400,000
<hr/>	
Total Project Cost	\$3,000,000

6. Capital Funding:

<u>State of Minnesota AGREETT Funds</u>	<u>\$3,000,000</u>
Total Capital Funding	\$3,000,000

7. Capital Budget Approvals:

The project was not included in the FY 2017 Capital Budget at the June 2016 Regents meeting as project funding had not been received. Therefore, a Capital Budget Amendment is requested so that the project may proceed.

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

There is no significant change to the existing operating and maintenance cost.

9. Time Schedule:

Proposed Design Completion	February 2017
Proposed Construction Substantial Completion	June 2017

10. Project Team

Architect:	Architectural Alliance
Contractor:	TBD

11. Recommendation:

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



Karen Hanson, Executive Vice President and Provost



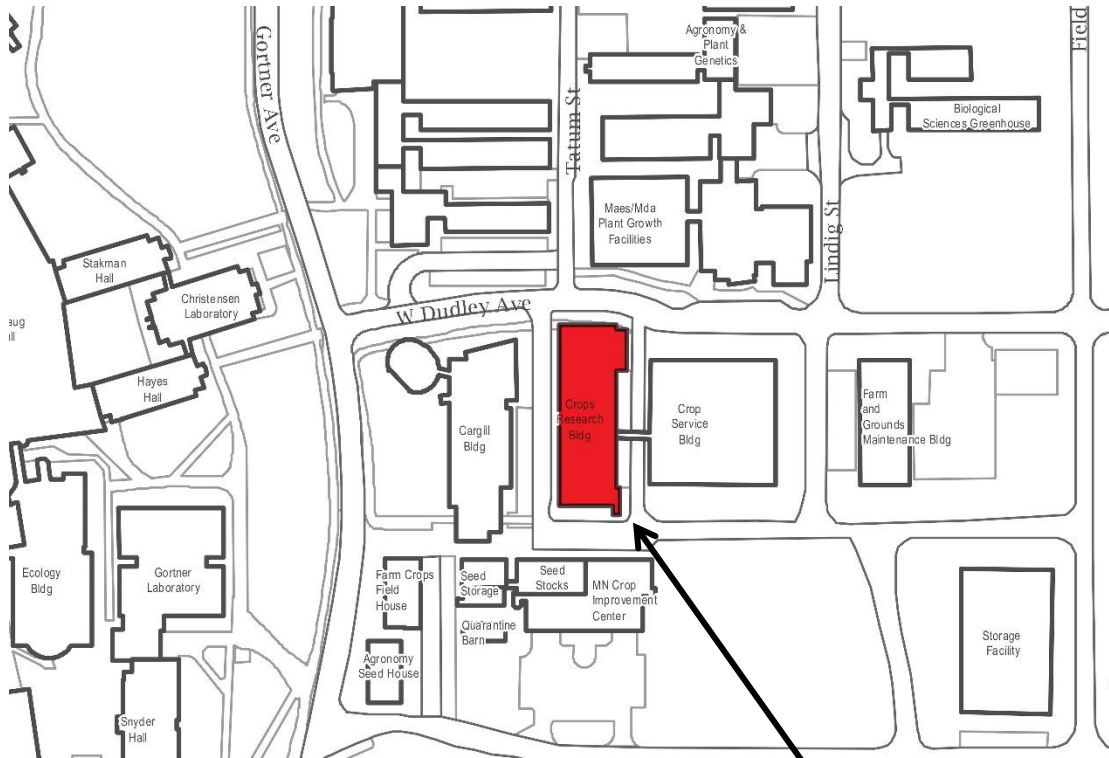
Michael Volna, Interim Vice President and Chief Financial Officer



Michael Berthelsen, Interim Vice President for University Services

Crops Research Building St. Paul Campus

Site Location Map



**Crops Research
Building**



Crops Research Soils Testing Lab Upgrades

Twin Cities Campus

Board of Regents Facilities, Planning, and Operations Committee
October 13, 2016

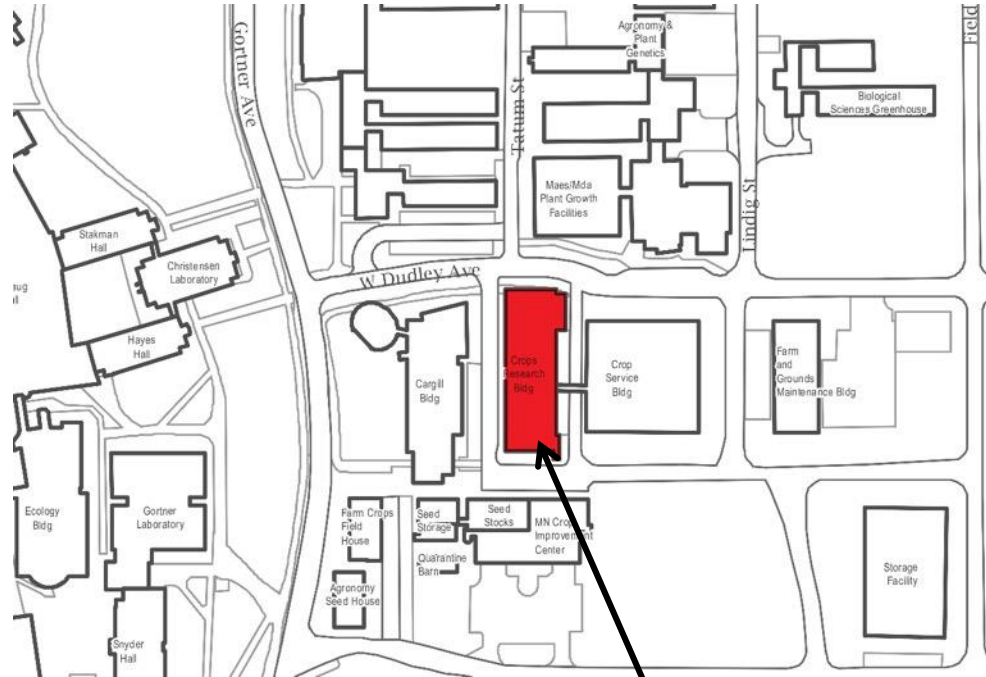


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Capital Budget Amendment Location Map



North

**Crops Research
Building**



Capital Budget Amendment Project Rationale

- Modernize instrumentation and lab equipment to increase research capacity and expand service offerings
- Improve lab safety
- Consolidate offices and labs to improve space utilization and efficiency
- Update life-safety and accessibility components of the building





Project Description

- Renovation of 5,200 sf
 - Laboratory and office consolidation and renovation
 - Modernized instrumentation and lab equipment
 - Life-safety and accessibility upgrades





Capital Budget Amendment Project Description

- Cost Estimate
 - Construction \$ 2,600,000
 - Non-construction \$ 400,000
 - Total Project Cost \$ 3,000,000

- Capital Funding:
 - State of Minnesota Funds \$ 3,000,000
 - Total Approved Project Budget \$ 3,000,000



Capital Budget Amendment Project Description

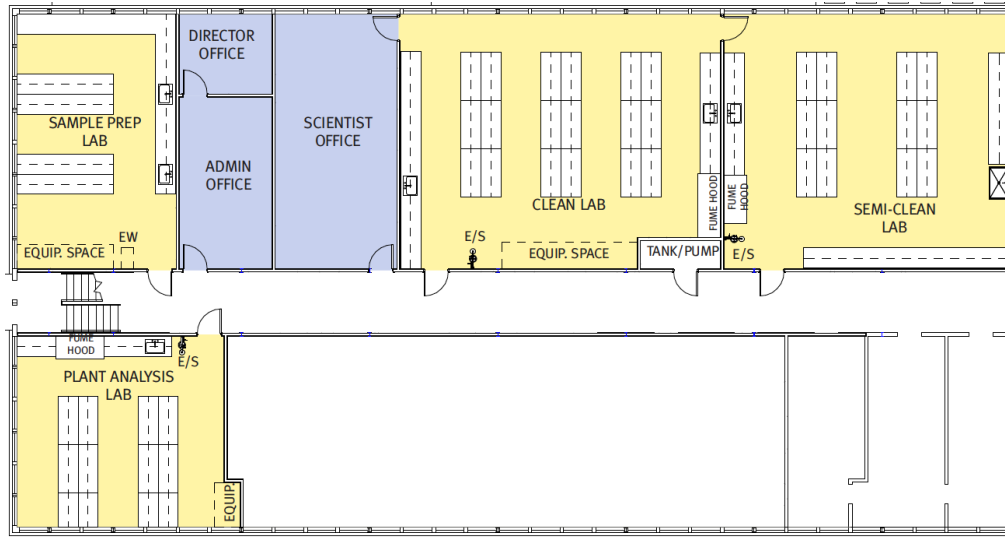
- Anticipated Completion:
 - June 2017
- Estimated Annual Operating Costs:
 - No significant change
- Carbon Footprint
 - No significant change
- Architect: Architectural Alliance
- Contractor: TBD





Capital Budget Amendment

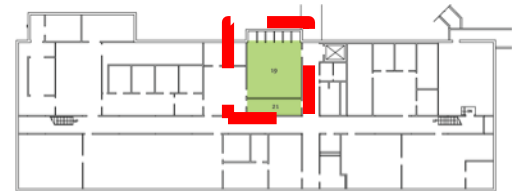
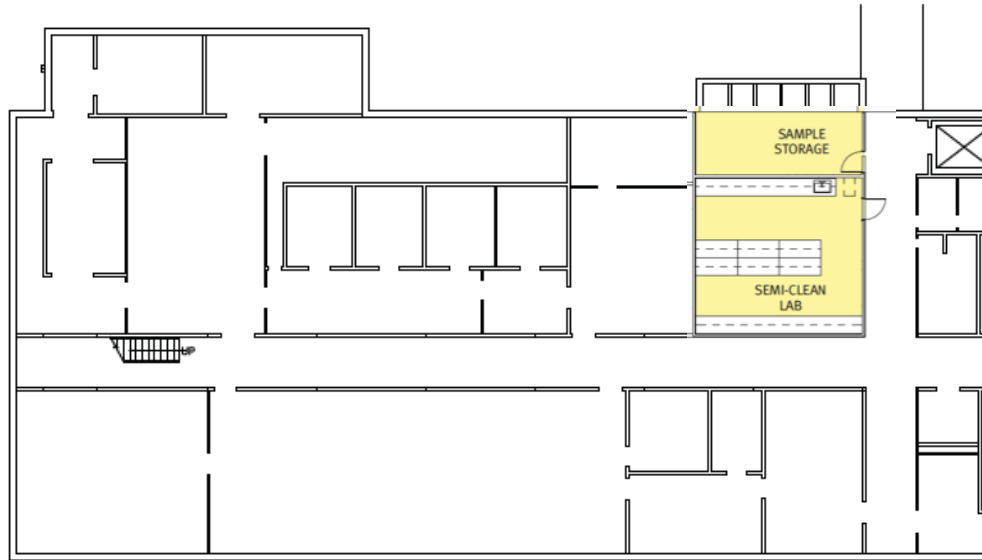
First Floor Plan





Capital Budget Amendment

Lower Level Floor Plan





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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Resolution Related to Demolition of the Electric Steel Elevator Property

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

This is a report required by Board policy.

PRESENTER: Monique MacKenzie, Director of Planning, Capital Planning and Project Management
Suzanne Smith, Assistant Vice President, Capital Planning and Project Management

PURPOSE & KEY POINTS

The purpose of this item is to take action on a resolution related to the demolition of the electric steel elevator property.

After acquisition of the property in November 2015, University staff initiated a study of this industrial property’s potential for adaptive reuse, and initiated work to define the mitigation strategies that could be considered if demolition was the chosen solution. The results of the reuse (adaptability) study identified no alternatives consistent with the University’s needs, mission, or operational model in the near or long term. As a result, demolition is proposed to achieve the University’s land-assembly goals and to maintain public safety. Demolition is required at this time in order to meet the timeline for relocation of the existing recreational sports bubble (complete by November 2017) and construction of the track and field facility (August 2018 completion).

To date, completed mitigation efforts include the archival documentation of the property, available at multiple public entities, as well as salvage and donation of historic artifacts for interpretive display.

Since the committee reviewed the resolution in September, the administration investigated potential options that would incorporate some component of the complex into the proposed rec sports bubble project during the schematic design phase. These options will be presented to the committee at schematic design approval, and include the associated costs and impacts to the project timeline. As with other planning for projects at the campus edge, Capital Planning and Project Management (CPPM) staff will solicit stakeholder comments related to the design of the project as the work advances.

BACKGROUND INFORMATION

Built in 1901, the elevator complex was constructed for the sole purpose of handling grain delivered by railroad. It was not designed with modern standards of safety or accessibility in mind, and its multiple owners made no physical improvements or modernization to the facility, other

than basic repairs. The property sits amid a large railroad yard, detached from the city's street network.

This massive grain elevator complex has been vacant since the previous owner ceased operations at the site in 2013 due to a lack of commercially viable alternatives for the aging facility. The complex was placed on the real estate market in 2014. No offers were received in the 14-month period before the University acquired it. The complex has been secured but remains vulnerable to trespassers. Given the public safety risks associated with the entry of trespassers onto the property, and the scale and condition of the structures, it is considered an "attractive nuisance" in its present state. Although the University has implemented extensive safety and security measures, the property continues to present a public safety hazard and remains a magnet for trespassers and vandals.

The Electric Steel Elevators property is eligible for the National Register of Historic Places based on its unique design, the design legacy of the engineer of record, and its role in Minnesota's grain milling industry. In September 2015, the City's Heritage Preservation Commission denied the previous owner's request for demolition, stating that inadequate work had been done to consider adaptive reuse of the structures, and placed the property under interim protection until September 11, 2016. The University acquired the property in November of 2015. The Board of Regents approved the real estate acquisition in June 2015.

From January-June 2016, the University considered reuse potential. In May 2016 the University informed the State Historic Preservation Office (SHPO) of its intended demolition and mitigation measures, and submitted greater documentation of the complex. This action is consistent with Minnesota Statutes 2015, section 138.666 Cooperation, which states that "the Board of Regents of the University of Minnesota shall cooperate with the Minnesota Historical Society in safeguarding state historic sites and in the preservation of historic and archaeological properties." Similarly, Board of Regents Policy: *Historic Preservation*, Section IV, Subd. 2 states that "historic resources will be evaluated as to their ability to be preserved and reused. Such evaluation shall balance functionality, cost, and historic significance."

University staff completed an adaptive reuse study, issued in August 2016 and included in the docket, to assess the potential for the University to adapt the grain elevator and ancillary structures on the Electric Steel Elevator property for alternative uses. The study concludes that, due to the property's unique construction and advanced age, it is a poor candidate for any adaptive reuse that would be consistent with the University's needs, mission, or operational model. To adapt any grain elevator for a new use involving human occupancy, it is typically necessary to cut multiple openings in the walls for windows, doors, etc., which damages the property's historic integrity and disqualifies it from National Register designation. As a stand-alone development site, this five-acre property is inefficient for University use due to its unusual parcel boundaries and limited street access.

To mitigate the proposed demolition, the University completed an archival Historic Property Record (HPR) to document the property with an historical narrative and archival, large-format photographs. Accepted preservation planning practice recommends HPR documentation where adverse impacts are concerned. Minnesota SHPO's guidelines describe HPR documentation as a typical mitigation measure for the "demolition of, or significant alterations to, an historic property." Research for the HPR located previously unknown original engineering drawings from the building's construction. The University donated high-resolution scans of these drawings to the Northwest Architectural Archives. The Historic Property Record has been received by SHPO and is available to the public through the Northwest Architectural Archives, and at the Minnesota Historical Society. In addition, the University partnered with the Minnesota Historical Society's Mill

City Museum staff to identify many items of historic value that can be carefully salvaged from the property as part of the proposed demolition and donated to Mill City Museum for interpretive display. Together, the HPR and the salvaged items will make the property's story accessible to the broader public, both digitally and in person at the Museum.

Stakeholder Involvement and Comments Received

Recognizing stakeholder interest in the property, University staff shared the results of the adaptive reuse study with recognized groups and organizations. In May and June 2016, staff met with the following stakeholder groups to inform them of the University's intent and to receive comments:

- City of Minneapolis City Planning and Economic Development (CPED): May 19, 2016 – no further action taken.
- University District Alliance: April 28, 2016 and May 26, 2016 – no action taken.
- Prospect Park Association: June 6, 2016 – PPA passed a resolution to oppose the proposed demolition.

The University announced it would receive comments from the general public regarding the proposed demolition. Notice of this effort was included in the September Board of Regents docket. A summary of comments received by CPPM as of September 23, 2016 is included in the docket, as well as a compilation of all comments and materials received prior to the deadline.

Neighborhood Engagement

The University District Alliance (Alliance) Executive Committee drafted a resolution regarding collaboration to be considered by the Alliance board at its meeting on September 22, 2016. The resolution, included in the docket, calls for the creation of a University District Alliance task force, to include a representative from the University, the City of Minneapolis, the neighborhoods, and the business associations. The task force will determine common ground on what constitutes collaborative planning and bring recommendations back to the Alliance by the end of January 2017. The resolution, with an amendment to add a student representative and a second neighborhood organization representative to the members of the task force, was unanimously adopted by the University District Alliance board that meeting.

Present and voting affirmatively for the resolution were the University of Minnesota and the Prospect Park Association representatives to the Alliance board. There was a broad consensus that this is a constructive step toward clarifying what each stakeholder desires and expects of a collaborative planning process. The consensus on forming the task force does not in itself resolve the concerns about collaboration and planning, but is seen as a step toward what is hoped will be a better mutual understanding of a shared process, if not always agreement on what is a suitable outcome with any individual property.

Next Steps

The proposed track and field facility project includes relocation of the recreational sports bubble to the Electric Steel Elevator and Mathisen properties. As design for the student recreational sports dome advances, the University will explore opportunities to integrate elements from the Electric Steel Elevator structures that support programmatic goals and display and interpret the historic significance of the Steel Elevator property. Options will be considered in light of factors including programmatic needs, structural feasibility, project budget and schedule, and long-range sustainable maintenance. Consistent with University policy, schematic design of the student recreational sports dome project will be brought before the Board for review and action.

PRESIDENT'S RECOMMENDATION

The President recommends adoption of the resolution related to the demolition of the electric steel elevator property.



REGENTS OF THE UNIVERSITY OF MINNESOTA

RESOLUTION RELATED TO

Demolition of the Electric Steel Elevator Property

WHEREAS, the Electric Steel Elevator property (Property) at 600 25th Avenue SE and 649 26th Avenue SE in Minneapolis was acquired by the University in November 2015 as an opportunity purchase; and

WHEREAS, the Property's many large and vacant industrial structures collectively present an "attractive nuisance" vulnerable to trespass and vandalism, similar to other vacant grain elevators in the area; and

WHEREAS, the Property was determined eligible by Minnesota State Historic Preservation Office for listing on the National Register of Historic Places in 2004, based on the Electric Steel Elevators' existing condition and its association with the history of the grain industry in Minnesota; and

WHEREAS, the Property has been documented to meet the State Historic Preservation Office's standards for archival Historic Property Record documentation; and

WHEREAS, the University cooperated with the Minnesota Historical Society to identify many items of historic value to be salvaged from the property and donated to Mill City Museum for interpretive display; and

WHEREAS, the Board of Regents (Board) has reserved to itself authority to take final action on all reviews of historic resources initiated by the administration for which the University is the responsible governmental unit; and

WHEREAS, in order to consider the demolition of the Property the University completed a study to evaluate its potential for adaptive reuse and completed a thorough and complete analysis of reasonable options for a financially feasible reuse of the Electric Steel Elevator property; and

WHEREAS, the adaptive reuse study identified no feasible alternatives that are consistent with the University's needs, mission, or operational model; and

WHEREAS, the *University of Minnesota Twin Cities Campus Master Plan* Guiding Principles and Core Values include efforts that “make the campus environmentally and operationally sustainable,” and recognizes the need for judicious removal of obsolete buildings to meet functional academic goals and enhance public spaces; and

WHEREAS, based on the foregoing the Board finds no feasible alternative to demolition.

NOW, THEREFORE, BE IT RESOLVED that the Board of Regents approves the demolition of the Electric Steel Elevator property.

BE IT FURTHER RESOLVED that the administration is directed to consider options to integrate elements from the Electric Steel Elevator property with other project components so as to display and interpret the property’s historic significance as part of the schematic design phase for the recreational sports bubble.

ADAPTIVE REUSE FINDINGS

Electric Steel Elevator Property

University of Minnesota project no. 01-000-16-1435

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This document presents findings regarding the potential for the University of Minnesota (UMN) to adapt the grain elevator and ancillary structures on the Electric Steel Elevator property for alternative uses. It provides background information, refers to University policy, analyzes existing conditions at the property, evaluates a range of potential uses, and describes the University’s intended course of action.

Executive Summary

In November 2015 the University acquired this industrial property as an opportunity purchase. The intent is to acquire adjacent parcels over time to accommodate potential future development of University projects yet to be determined. Such land assembly presumes a high degree of flexibility that can only be afforded by sites cleared of structures and other impediments to future development.

This property sits at the edge of a large railroad yard ringed by other vacant or disused industrial facilities, many dating back more than a century to the very early days of industrial development in Minneapolis. Roadway and utility connections to these parcels are poor, as railroads have been the primary means of access. Continued use of these properties often requires far more investment than the existing buildings and facilities are worth. As a result, many large elevator complexes in the area stand vacant. As long as this property is held vacant it presents an “attractive nuisance” to vandals and trespassers, and demands University resources to secure and maintain it. In fact, prior to the University’s purchase the property’s previous owner documented evidence of trespassers tampering with safety measures installed to prevent falls from catwalks spanning the storage bins, a distance of approximately 100 feet above the ground. With such risks in mind, immediately following its purchase

the University invested in extensive safety and security measures including utility shut-offs, additional fencing, surveillance cameras and increased patrols.

This property was for sale for more than one year before the University's purchase and in years prior had been visibly in decline. In recent decades, many former industrial properties in the area have been purchased, demolished and redeveloped for a wide range of uses. However the real estate market showed no interest in the purchase of this property -- for use as a grain elevator, for adaptive reuse or for redevelopment.

A 2003 report describes in detail this and other historic properties within the context of the Southeast Minneapolis Industrial Area (SEMI)¹. In 2004 the State Historic Preservation Office (SHPO) determined that the property is eligible for the National Register of Historic Places (NRHP) based on its distinctive design, its association with a nationally prominent engineer and its significance to the history of the grain industry in Minnesota.

This report examines several potential reuse scenarios for the existing buildings on the property drawn from a wide range of projects that have repurposed grain elevators. However none of those examples are quite like this property's unique complex of massive, purpose-built steel structures, and none of the potential reuse scenarios examined below would be an appropriate fit with the University's mission, resources or operational model.

The University concludes that there are no feasible or practicable alternatives to demolition as part of an ongoing land assembly process, and in the interest of public safety.

To mitigate the anticipated demolition of this historic resource the University documented the property with an archival Minnesota Historic Property Record (HPR). In May, 2016, the completed HPR was delivered to the Minnesota Historical Society (MNHS) and the University's Northwest Architectural Archives (NWAA) where it is available for public access. While researching the HPR, the project team discovered an uncatalogued set of original drawings dating to the property's 1938 addition; high-resolution scans were donated to the NWAA collection. Furthermore, the University partnered with the Mill City Museum, a unit of MNHS, to identify many items of historical value which will be salvaged and donated, at the University's cost, for interpretation and display at the Museum.

Following demolition the University will stabilize the site using low-maintenance, naturalized plantings as an interim condition pending determination of future use. The resulting interim site will yield a net-positive environmental impact due to improved public safety, a decrease in impervious surfaces and improved stormwater management.

¹ Hess, Roise and Company (2003). *The Junction of Industry and Freight: The Development of the Southeast Minneapolis Industrial Area, A National Register Assessment*. Minneapolis Community Development Agency. See especially Appendix "Electric Steel Elevator – Inventory Number HE-MPC-3607."

Background

The property is located in Minneapolis at 600 25th Avenue SE (PID 3002923120005) and 649 26th Avenue SE (PID 3002923120004), two parcels totaling 4.84 acres. The existing grain elevator complex was constructed primarily between 1901 and 1914 based on designs by engineer C.A.P. Turner, with an addition in 1938. Each of the thirty-two steel grain bins measures approximately 50 feet in diameter and 60 feet tall; each of the two workhouse towers are more than 150 feet tall². Photographs and a site plan are appended below.

In 2004, SHPO found the property to be eligible for the NRHP under Criterion A, for its significance to the history of the grain industry in Minnesota and its association with a nationally prominent engineer, and under Criterion C for ““embody[ing] distinctive characteristics of terminal elevator design and engineering or represent[ing] significant phases in the evolution of terminal elevator engineering and construction.”³ The property also has a high degree of integrity, meaning its historically significant characteristics remain remarkably intact compared with similar structures.

In November, 2015, the University acquired the property as an opportunity purchase, with no specific future use designated. The University continues to pursue purchase of adjacent properties. But assembly of land sufficient for potential University projects could take years to complete.

The complex of buildings has been vacant since November, 2013, when Riverland Ag Corp. ceased grain handling operations at this location. At that time, Riverland Ag invested in significant security improvements throughout the property to deter trespassing and vandalism. Following the 2015 purchase the University invested in further security improvements. Collectively, these security measures have helped to protect the safety of the general public and University staff. They also have safeguarded the integrity of this unique historic resource while the University considers a course of action. However, both Riverland Ag and the University have expressed concerns that, despite these security measures, the property remains an “attractive nuisance” vulnerable to trespass or vandalism as long as the buildings stand vacant. The Minneapolis City Council recognized the public hazards of such vacant buildings when it passed an ordinance requiring trespassers to pay for rescue costs.⁴

Mission

According to its stated mission, the University “is Minnesota’s research university. We change lives—through research, education, and outreach. ... We apply our expertise to meet the needs of Minnesota, our nation, and the world. ... We partner with communities across Minnesota to engage our students, faculty, and staff in addressing society’s most pressing issues.”⁵ Furthermore, the University,

founded in the belief that all people are enriched by understanding, is dedicated to the advancement of learning and the search for truth; to the sharing of this knowledge through

² Ibid, Appendix Inventory Number HE-MPC-3607.

³ Ibid. See also pp. 50-59 of the City of Minneapolis Community Planning & Economic Development (“CPED”) staff report dated July 28, 2015, available at:
<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-144234.pdf>

⁴ <https://www.minnpost.com/politics-policy/2015/09/how-do-you-solve-problem-old-unused-grain-elevators>

⁵ <https://twin-cities.umn.edu/about-us>

education for a diverse community; and to the application of this knowledge to benefit the people of the state, the nation, and the world. The University's mission, carried out on multiple campuses and throughout the state, is threefold: Research and Discovery; Teaching and Learning; and Outreach and Public Service.⁶

Policy

The Board of Regents policy on Historic Preservation⁷ guides the University's management of historic properties and cultural resources:

Section IV, Subd. 2 Feasibility of Reuse *Historic resources are valuable assets contributing to future campus development. Within the context of the campus master plans and academic and capital planning processes, historic resources will be evaluated as to their ability to be preserved and reused. Such evaluation shall balance functionality, cost, and historic significance.*

This documentation of Findings complies with Regents' policy by providing context and rationale for the University's intended course of action. The wealth of information available in the recent studies cited here, combined with the HPR completed by the University, provide a basis for evaluating the property's existing condition. These Findings include a general survey of comparable projects that involve reuse of grain elevators, as well as an analysis of the property's adaptability according to the University's criteria as applied to buildings throughout the UMTC campus.

End of Use by Previous Owner

In November, 2013, Riverland Ag ceased operations at the property due to a lack of commercially viable alternatives for the facility. As part of a demolition permit application to the City of Minneapolis, Riverland Ag provided the following summary:

The terminal grain elevator business within the city of Minneapolis has been in decline for the past 60 years for a variety of economic reasons. More recently the reluctance of the railroads to competitively price grain handling at the smaller centrally located terminal grain elevators has forced these less efficient facilities to close. Railroads today have targeted high volume elevators capable of loading and unloading unit trains of 52 and 110 car trains in less than 15 hours. The centrally located terminal grain elevators throughout Minneapolis were designed to handle much smaller number of rail cars and do not currently have the track capacity nor the land to expand the track capacity to handle these unit trains.

(Riverland Ag) has explored leasing the facility for long term storage to numerous end-users such as Anheuser-Busch Inbev, Grain Millers, MillerCoors, etc. but were unsuccessful as the inbound and outbound rail rate structure makes it uncompetitive.

In addition to the changing railroad business and the impacts its pricing has had on the industry, modernization of these operations are difficult to justify. Having been designed and built in 1901, the Electric Steel Elevator is no longer competitive in today's automated economy.

⁶ http://regents.umn.edu/sites/regents.umn.edu/files/policies/Mission_Statement.pdf

⁷ http://regents.umn.edu/sites/regents.umn.edu/files/policies/Historic_Preservation.pdf

Riverland Ag Corp conducted an engineering study and determined it would need to invest \$16 million to automate operations and improve grain handling capabilities. Unfortunately this investment cannot be justified for this smaller elevator as compared to much larger operations elsewhere in the country.

This cost of modernization does not address the railroad issues cited above.⁸

As noted above, a 2003 report found the property to have a high degree of historic integrity. However, Riverland Ag's statement suggests that, even as this historic property's buildings, site and systems have remained relatively unaltered since their construction more than a century ago, so, too it can be argued that no significant improvements have been made to ensure the continued life of this property beyond the era of grain handling in the SEMI district.

Adaptive Reuse and Building Rehabilitation

Riverland Ag's statement presents a compelling summary of the challenges to continued use of the property as a grain-handling facility. But if the facility has reached the end of its useful life as a railroad-oriented terminal grain elevator, then how might the University adapt it to alternative uses, and how might these potential uses fit with the University's mission and operational model?

Adaptive reuse generally can be understood as "transforming an unused or underused building into one that serves a new use."⁹ The design and construction process of renovating historic buildings to suit new uses while retaining historic character is referred to as "rehabilitation." Local examples abound in the many former warehouses now converted to residential uses. The Midtown Exchange mixed-use project occupies a former Sears distribution warehouse, and the Mill City Museum revived a burned-out flour mill. One proud example of adaptive reuse on the University's Twin Cities campus is the Educational Sciences building, and imposing industrial structure that formerly housed the Mineral Resources Research Center. After a long vacancy it was rehabilitated to accommodate offices, learning labs, meeting rooms and a café.

All of the examples cited above share several vital traits: good access to the city's transportation network, utilities and services; structural systems, materials and floor plans suitable for rehabilitation to new uses; and viable, market-driven uses, project financing and operational models. Unfortunately, the Electric Steel Elevator property does not share any of these traits. Though there are examples of grain elevators adapted to new uses, nearly all are constructed of concrete and many do not use the cylindrical silos as occupiable space. Furthermore, to adapt any grain elevator for a new use, it is typically necessary to cut multiple openings in the walls, damaging the property's historic integrity and thus disqualifying it from National Register designation due to such "adverse impacts."

Building and Site Characteristics

As shown in the site plan (see below) the Electric Steel Elevator property's parcel boundaries lie extremely close to the structures, leaving little room for access or site improvements to support an

⁸ See pp. 63-69 of the July 28, 2015 CPED staff report.

⁹ For example, see the Rhode Island School of Design website <http://intar.risd.edu/about/adaptive-reuse/>

alternative use. Access is further constrained by active railroad uses directly adjacent to the property. Under the terms of pending negotiations between the University’s Real Estate Office and adjacent railroad property owners, dedicated railroad access will remain across the northern tier of the property, drastically reducing the area available for alternative uses.

Structures on the property are of two types. The minority are small, low masonry buildings built as offices and machine shops typical of the period. The majority are very large structures of riveted steel or reinforced concrete, built solely for the purpose of handling grain; the occupiable spaces in these latter structures are soaring enclosures for the machinery of grain sorting. Rehabilitating such structures to make them safe and accessible for new uses would require staggering investments in environmental remediation, structural stabilization, accessibility, utilities, mechanical systems, etc. For example, providing for full accessibility alone would require the installation of modern passenger elevators, but it is unknown whether the buildings’ structure could even support such elements.

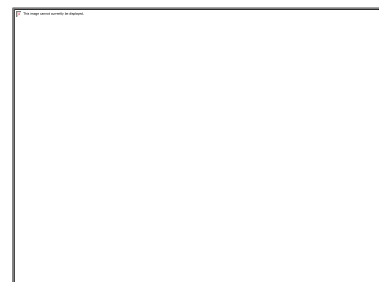
Setting aside any consideration of the potential cost to rehabilitate the property, it is prudent to consider the technical feasibility of rehabilitation. Attached below as an appendix is an analysis of the property’s adaptability using the University’s “Building By Building” (BxB) criteria. The BxB tool is used to guide decisions about reinvestment in buildings across the Twin Cities campus. The criteria include such factors as floor plan layout, mechanical systems, accessibility and life/safety considerations. Across each of the criteria the Electric Steel Elevator property scores poorly, due mostly to its unique design and the legacy of more than a century of industrial use.

Another way to understand the property’s potential for rehabilitation is through an assessment of specific potential uses and comparable projects, as discussed in the following section.

Areas Available for Reuse

Due to such factors as the design of the structures, poor transportation access and the unusual configuration of the property lines relative to the buildings, very little of the property actually is available for adaptive reuse. Some elements, such as the steel storage bins, simply are not safely occupiable in their existing condition. The entire northern tier of the parcel is reserved for exclusive railroad use according to agreements in discussion between the UMN Real Estate Office and adjacent railroad property owners. The remaining one-third of the property area is inefficiently shaped with poor access. The table below shows these areas of the property:

	Total property area	4.84 acres	
A	Reserved for exclusive railroad use	1.75 acres	31.2%
B	Steel grain bins	1.51 acres	36.1%
C	Remaining occupiable areas of property, including all buildings	1.58 acres	32.6%



Potential Alternative Uses

The list below evaluates several potential alternative uses for the property using these factors:

- Would the use fit the University's mission, policies, operations and management of resources?
- Would the necessary building modifications adversely impact the property's historic character?
- How would the building's structure and materials constrain the use?
- How would the use fit the architecture and spaces of buildings on the property?
- How would the proposed use affect district character and adjacent land uses?

Where available, example projects are described. Photographs of select examples are included in Appendix iii.

Grain Elevator

Resume grain handling operations, the facility's original intended use.

- Inconsistent with UMN mission and East Bank campus operations.
- Economically infeasible. Larger, more efficient facilities exist elsewhere with better access to transportation.
- See above for an analysis provided by the property's former owner, Riverland Ag Corp., which ceased operations at the facility in 2013 due to inefficiencies and poor access.
- Would require disproportional improvements in machinery, safety equipment and building systems to achieve safe, efficient operation.

Industrial

Rehabilitate structures to support light manufacturing or other industrial uses that would benefit from railroad access.

- Impractical due to the size, structure and configuration of the buildings.
- Retaining only some of the buildings – the smaller machine shop and the office – but demolishing the large workhouses and storage bins would adversely impact the property's historic character.
- Would compete with existing railroad-dependent industrial uses in the area, which already are in decline.
- Would require UMN resources to manage leases, added security needs, etc.

Utility Plant

Convert some or all structures to serve power-generation and/or ancillary needs.

- To meet project requirements the existing structures would require significant alterations to structural, mechanical and life-safety systems which would adversely impact the property's historic character.
- The uncertain need or timeline for such a project would obligate the University to long-term management of these vacant structures.

Residential

Convert some or all existing buildings to house UMN students, faculty and/or staff.

Examples [Calhoun Isles Condominium](#), Minneapolis, MN; living spaces in heavily remodeled, cylindrical concrete silos [The Granary Apartments](#), Philadelphia PA; living spaces in square-sided, concrete elevator silos [The Lofts at Globe Mills](#), Sacramento, CA; the cylindrical silos are not used for residential spaces [A-Mill Artist Lofts](#), Minneapolis, MN; the cylindrical silos of the "Red Tile Elevator" are not used. [Quaker Square](#), Akron OH; developed privately as a hotel, currently student housing for University of Akron; units occupy both the workhouse and the concrete grain silos.

- As shown in the examples listed above, rehabilitation for residential use requires significant modifications resulting in adverse impacts to a property's historic character. For example, at the ESE property, building codes would require cutting many openings in the head houses and/or bins to serve as doors and windows.
- Public access to this location is poor. The site is poorly connected to existing UMN student-services and facilities.
- Such a project is unlikely to be competitive against developments on better-suited properties nearby.

Hotel

Convert some or all existing buildings to hotel rooms and support facilities

Example [La Quinta Irvine Spectrum Hotel](#), Irvine, CA; some rooms occupy a former low-rise concrete silos
[Quaker Square Hotel](#), Akron OH; developed privately as a hotel, now student housing for Univ. of Akron.

- Rehabilitation for this use would result in significant adverse impacts to a property's historic character. Many holes must be cut through exterior walls for windows and doors as required by building codes.
- Unlikely to compete against hotel uses nearby, including the potential future "2407 Joint Venture" site
- Public access to the ESE property is poor.

Research

Use existing conditions or rehabilitate structures to support research in engineering, materials or destructive testing.

Example Would serve a function similar to the MAST Lab in the UMN Civil Engineering Building

- Would duplicate existing engineering research facilities on campus.
- Challenging to establish the clean, controlled environments required by University researchers.
- Inconsistent with state-of-the-art UMN research facilities in the nearby East Gateway district.
- Poor access to and from existing campus research and teaching facilities.
- Could result in adverse impacts or even damage to this historic property.

Offices/Flex space

Temporary office space for UMN staff during departmental moves or renovations

Examples none known

- Impractical due to size, structure and configuration of buildings.
- Poor access to site and buildings.
- Better UMN office space exists closer to campus, including the potential future "2407 Joint Venture" project.
- Even complete renovations would yield very little efficient office space.
- Would require disproportional investment in security, heating & cooling, etc. compared with other buildings.

Public Safety Training Facility

Allow buildings to be used in training scenarios for law enforcement agencies and emergency-response units.

Example Buildings at 617 and 701 Broadway in Rochester were used for such training before being demolished.

- These training operations typically are destructive and would adversely impact or even damage this historic property.
- It is unclear how the site could be made secure and safe for potential users or for the public.

Cultural Events and Installations

Allow arts and cultural programming on the site and/or inside the buildings

Examples [Harvest Dinner](#), Omaha NE; food-related outdoor public event on the site of an elevator
[Stored Potential](#), Omaha NE; temporary installation of large banners mounted on elevator exteriors
[Le Moulin à images](#) ("The Image Mill"), Quebec City, Canada; projections on elevator exteriors

- Raises significant public safety concerns
- Public access to this location is poor, unlike similar events such as UMN Spring Jam which is held on a parking lot.
- Unclear how such a use would directly contribute to the preservation of structures on the property.
- Unlikely that such a use would be economically sustainable.

Storage

Unheated storage for bulk materials

- Impractical due to size, structure and configuration of buildings.
- Storage space would be poorly accessible and not climate-controlled.
- Would duplicate existing space in better-equipped UMN facilities.

Museum

Rehabilitate as a publicly accessible facility to interpret the history of the bulk grain storage industry locally

Example Mill City Museum's [Washburn Crosby Elevator No. 1](#), Minneapolis, MN

- Mill City Museum occupies the adjacent former flour mill, not the Washburn Crosby Elevator No. 1, which remains vacant. The MNHS has continues to invest significant resources simply to stabilize the vacant elevator structure¹⁰.

¹⁰ <http://www.millcitymuseum.org/grain-elevator-construction-project>

- Only a fraction of the existing building space could be utilized in this way
- Such a museum would be inconsistent with the University's mission and operational model.
- Poor access to this site for the general public.

Recreation/Fitness

Select buildings could be rehabilitated to support recreational uses such as rock-climbing.

Example [Stoneworks Climbing Gym](#), Beaverton, OR; a private climbing gym inside the concrete silos
[North Texas Outdoor Pursuit Center](#), Carrollton, TX; a private multi-sport training center
[Upper Limits](#), Bloomington, IL; a private climbing gym inside the concrete silos

- Significant public safety concerns and poor access to this location.
- Rehabilitation for climbing uses is impractical due to the structure and materials of the buildings and bins/silos.
- Likely that much of the existing building space would remain unused, vacant and hazardous.
- Would duplicate University recreation facilities on the UMTC campus.

Cultural Artifact/Remnant

Retain select structures for their visual appeal as "ruins" as described in the concepts for a public park in the Bridal Veil Refined Master Plan (2001)¹¹

Example [Gas Works Park](#); Seattle, WA; no public access to structures from the site's former industrial use.
[Landschaftspark](#); Duisburg-Meiderich, Germany: a public park at a former coal and steel production facility.

- It is inconsistent with UMN mission and operations to develop and maintain a public park or stabilized ruins. It is unclear which public agency would lead the funding, development and operation of such a park at this site.
- The concept described in the Bridal Veil Refined Master Plan suggests that many of the existing ESE structures would be demolished, leaving only the cluster of storage bins as a remnant.
- Significant public safety concerns and poor access to a potential public park in this location.

In short, while many examples can be found that suggest some potential for reuse of industrial sites and structures similar to the Electric Steel Elevator, none fulfill all the necessary criteria of being truly comparable to the property, ensuring the protection of historic resources, remaining consistent with the University's mission.

Proposed Actions: Demolition and Mitigation

Pending Regents approval, the University intends to demolish the existing structures in accordance with State and University permitting standards and safe construction practices. Landfill waste and overall project cost will be minimized by salvaging recyclable materials. The site will be stabilized with low-maintenance native and naturalized vegetation, resulting in a net decrease in impervious surface compared to existing conditions. Stormwater will be managed to detain and infiltrate runoff, consistent with University policy and similar to a City of Minneapolis stormwater retention basin on an adjacent property. The site will then be secured and maintained according to University practices until a redevelopment use is identified and funded with Regents approval.

To mitigate the anticipated demolition of this historic resource the University documented the property with an archival Minnesota Historic Property Record (HPR). According to the Minnesota Historical Society (MNHS) an HPR often serves as "mitigation for demolition of, or significant alterations to, a historic property."¹² A Level I HPR "provides extensive, detailed information about the historic property.

¹¹http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_275257.pdf

¹² "Minnesota Historic Property Record Guidelines" (2009). Minnesota Department of Transportation and Minnesota Historical Society. p. 2

Level II provides a brief, concise documentation.¹³ The finished document for this property includes a narrative of the property's history and commissioned photographs printed and scanned from large-format film negatives. The narrative is based on many hours of research in archives and in the field. The research team toured the complex several times, making detailed notes about the facility's operation and unique qualities, and sought out for interviews individuals who had worked in the facility when it functioned as a grain elevator. The resulting HPR tells the story of the property not simply in historical terms, but also in terms of human experience and even describes the buildings' functions, following the path grain followed from delivery, to sorting to storage. The HPR was completed in May, 2016 (SHPO no. HE-MPC-3607). Hard copy was delivered to the MNHS library, as required, and an extra copy was donated to the University's Northwest Architectural Archives. A digital copy is available at <http://z.umn.edu/ese2016>.

In addition to the HPR, the University partnered with Mill City Museum, a unit of the Minnesota Historical Society, to explore potential donation of artifacts from the property for display and interpretation in the Mill City Museum. At the University's invitation, Museum staff toured the complex several times and identified many items of historical value. The list includes a large section of the grain-conveyor system, which according to Museum staff typically is difficult to obtain and will fill a gap in interpretive displays on the history of the Minneapolis grain industry. Careful salvage and delivery of these items, at the University's cost, will be among the first tasks of the demolition team.

Findings

These findings support a conclusion that demolition of the property is consistent with University policy:

1. Preservation of this vacant property in its current state will perpetuate a public safety hazard and will drain unduly vital University resources.
2. The University has identified no feasible or practicable alternative use that is economically viable and consistent with the University's mission.
3. Demolition of the property will result in a net positive environmental impact.
4. Through cooperation and partnership with the State Historical Society, the loss of this historic resource is mitigated by archival documentation and by the donation, display and interpretation of salvaged artifacts of historical and cultural value.

Pending approval by the Board of Regents, the University will proceed with the actions described above as soon as project resources and site conditions allow.

Select Annotated Sources

Hess, Roise and Company (2003). *The Junction of Industry and Freight: The Development of the Southeast Minneapolis Industrial Area A National Register Assessment*. Minneapolis Community Development Agency.

¹³ Ibid. p. 3

This invaluable and exhaustive report was commissioned by the MCDA to build on the 1997 Preliminary Evaluation (see below). It evaluates the National Register potential of eighteen properties in the SEMI based on archival research, field surveys and interviews.

The Appendix comprises detailed inventory forms for all eighteen properties, including the Electric Steel Elevator (SHPO no. HE-MPC-3607).

Landscape Research (1997). *Preliminary Evaluation: Historic Resources in the Southeast Minneapolis Industrial Area*. Minneapolis Community Development Agency.

This study identified eighteen properties in the SEMI with potential to meet National Register criteria, and ranked the need to conduct further research on each as high, medium, or low priority. The Wabash Screen Door property was ranked “High Priority.”

Minneapolis Community Development Agency (2001). *Southeast Minneapolis Industrial Area (SEMI) Alternative Urban Areawide Review*. Accessed July, 2016:

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_282754.pdf

City of Minneapolis Community Planning & Economic Development (2015). *CPED Staff Report: Heritage Preservation Summary*.. Accessed July, 2016:

<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-144234.pdf>

The report adds new information to the many well-known sources cited here. Of primary interest is the property owner’s statement regarding the challenges of securing the vacant complex against repeated occurrences of trespassing and vandalism and amid an uncertain real estate market.

Minnesota Department of Transportation and Minnesota Historical Society (2009). *Minnesota Historic Property Record Guidelines*. Accessed July, 2016 at

<http://www.mnhs.org/shpo/review/mhprguidelines.php>

The Guidelines describe the methodology for researching and producing an HPR, and characterize HPRs as a common means of mitigating demolition or alteration of historic properties.

Appendix i - Site Location, Drawings and Photographs

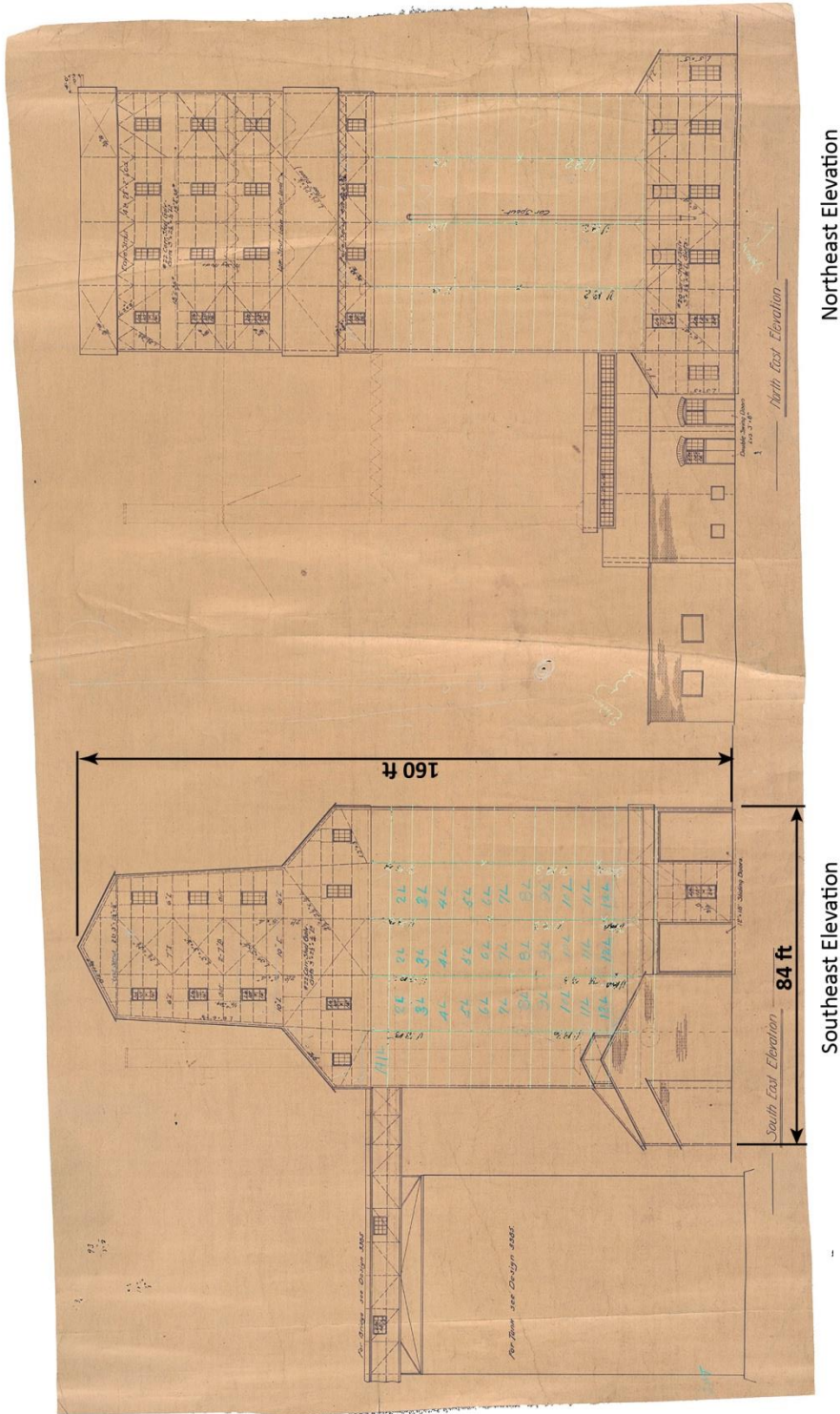


Site Location: East Bank of the Twin Cities campus



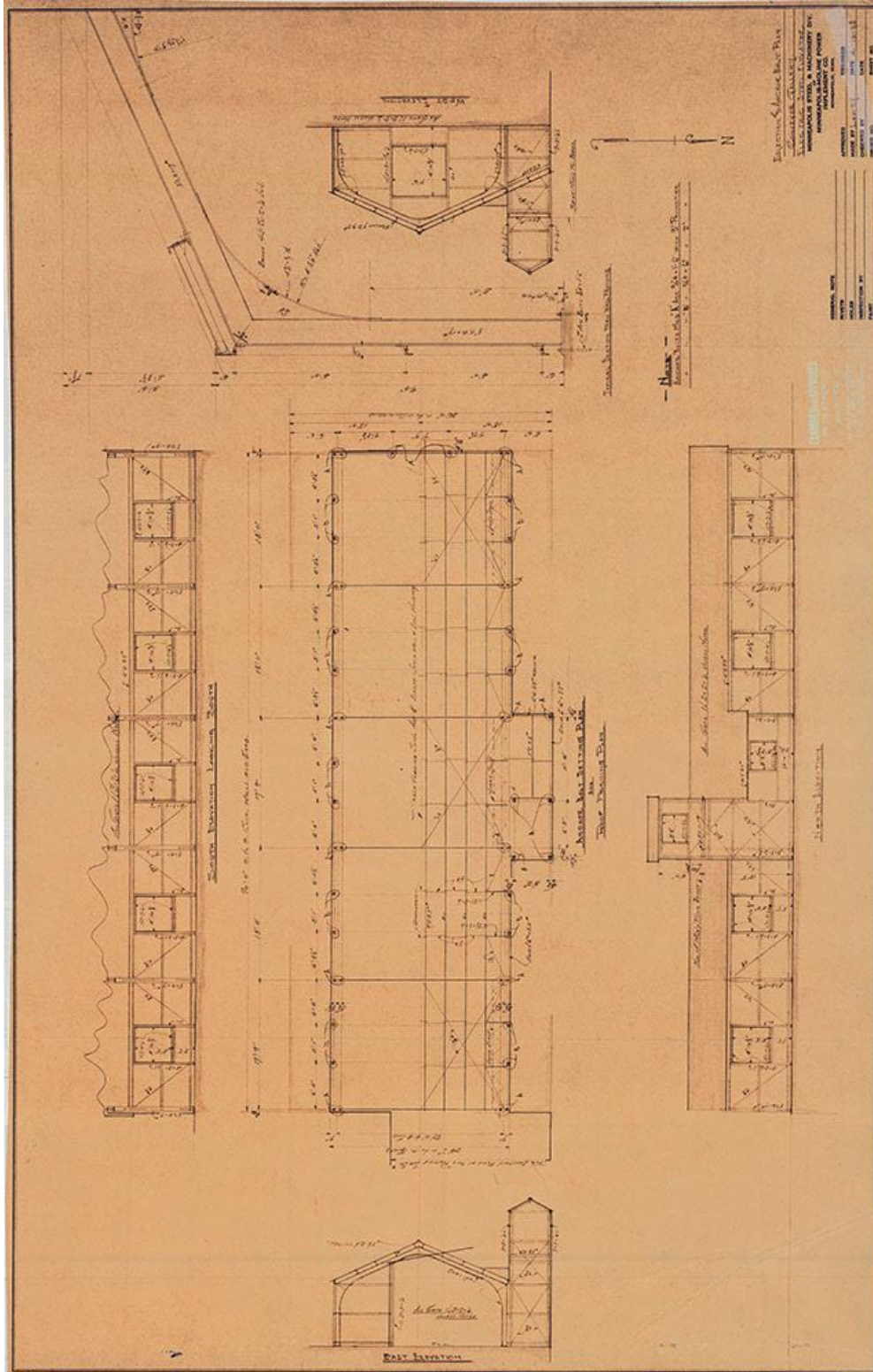
Site Location: 600 25th Avenue Southeast, Minneapolis

Building Drawings



Building elevations (ca. 1901)
Source: Northwest Architectural Archives

Building Drawings



Typical drawing from a set of thirty-four sheets (1938)
Source: Northwest Architectural Archives

Photographs



View from the west showing, from left to right, the original 1901 steel head house, the 1938 concrete head house and the 60-foot tall steel grain bins. In the foreground is the office, machine shop and garage.

Source: University of Minnesota



Aerial view (no date) showing then-unimproved 25th Avenue SE at lower left.

Source: City of Minneapolis

Photographs (continued)



At the upper conveyor galleries connecting the circular storage bins the many safety hazards include floor hatches -- now secured -- which lead to 100-foot drops to the ground.



Touring the property with Mill City Museum staff to identify historic artifacts for donation.

Appendix ii - Building-By-Building Adaptability Criteria

The University uses the following criteria to evaluate the potential to renovate its buildings and facilities to suit new or changing uses. Typically, these criteria have been used to weigh the cost/benefit of major repair or complete rehabilitation of older buildings originally designed as general-purpose classrooms, teaching labs or offices. The analysis below applies these criteria to the Electric Steel Elevator (ESE) property located in Minneapolis at 600 25th Avenue SE (PID 3002923120005) and 649 26th Avenue SE (PID 3002923120004). While the ESE property is unlike other buildings on campus in its construction and past use, applying these criteria can inform discussion of the appropriateness of investing University resources to rehabilitate the ESE property for new uses.

For the purposes of this analysis, these criteria are applied primarily to the spaces in the ESE property that were designed to be occupiable: offices, machine shops and both vertical workhouses. Unlike most general-purpose buildings, the ESE property was designed solely for handling grain delivered by railroad. Its massive structures accommodated railroad cars at ground level and, above and below, housed machinery and storage areas. This analysis does not specifically address the thirty-two cylindrical grain bins – each measuring 50 feet in diameter and 60 feet tall, and constructed of hand-riveted steel plates – or the narrow, dangerous conveyor-belt galleries and tunnels connecting the bins. These structures currently are not safely or practicably occupiable. To renovate them for occupancy clearly would require modifications that would adversely impact the property’s historic character.

Structural Floor-to-Floor Height

Floor-to-floor heights in classroom or laboratory buildings typically range between 11 and 14 feet, and typically remain consistent throughout a building. Floor heights and structure types can constrain potential uses and the ability to install new mechanical systems effectively.

Due to the custom built nature of the ESE property there is no consistent floor height. Dimensions range from 10 feet in the main office, to 18 feet in the machine shop, and up to 67 feet and even more in the upper grain-handling lofts of the two head-houses.

Structural Column Grid / Bay Spacing

The spacing of structural grids and column bay spaces can determine whether a building is adaptable for certain programmatic needs.

Throughout the ESE property, columns in large spaces are spaced on a typical grid of 14x16 feet. The design was intended to accommodate railcars at ground level and to support multiple levels of massive structure and vibrating machinery above. The adaptability of this grid would depend on the proposed alternative use, but in general this is a small structural module compared to modern standards or even to the historic campus buildings on Northrop Mall, which typically have structural grids of 20 to 22 feet.

Quality of Documentation

Does the available architectural and structural documentation accurately reflect the original construction and building revisions over time?

Documentation of the ESE property is extremely limited. Despite an exhaustive search, apparently only a few drawings are available from the original 1901 building permit. An “ALTA” property survey

dated 2006 shows the building footprints relative to property lines and railroads, but includes very little useful detail that would support architectural design for rehabilitation of the property.

Connected to Adjacent Buildings for Pedestrian Use

Is the building connected to adjacent buildings either via skyway or Gopher Way tunnels?

The ESE property was sited and designed to provide direct links to the adjacent railroad yard. No direct connection exists to University campus infrastructure. The existing City of Minneapolis street and sidewalk network does not provide safe or convenient connection to the property for anything but the most rugged service vehicles.

Facade

Is the facade adaptable (i.e. not load bearing) for new windows, entrances, modifications, etc.?

Most of the ESE building facades are load-bearing and integral with the structure, and therefore are not readily adaptable for new openings. This applies to the office and machine shops (brick masonry) and the head house addition (reinforced concrete). The original head house facade is hand-riveted plate steel. A structural analysis has not been performed to determine whether this steel facade is load-bearing. While there are examples of grain elevators that have been rehabilitated to accommodate additional openings in structural walls, it must be noted that such modifications typically damage a property's historic integrity to the point of disqualifying it from National Register designation.

Facades Thermal Properties

Does the existing facade have sufficient thermal properties to support the new code required energy efficient designs?

As described above, the materials used to enclose the ESE building facades provide virtually no thermal insulation and would result in extremely inefficient energy use if the buildings were rehabilitated to occupancy standards.

Sufficient Centralized Vertical Shafts for Mechanical Systems

Does the existing building floor plate allow for introduction of vertical shaft elements?

At the ESE head houses, there are opportunities for vertical shafts. However, these would reduce the occupancy efficiency of the irregularly shaped floor plates. In the more conventionally occupiable office and machine shops, there are no opportunities for vertical shafts.

Sufficient Vertical Egress / Access and Sufficient Elevator Access

Are there sufficient vertical access or egress routes, i.e. two each of stair egress, elevator(s) and entrances?

Built as single-purpose industrial structures, the ESE buildings make absolutely no concessions to current accessibility requirements. For example, the sole functioning elevator on the property, in the steel head house, has manually-operated lift gates and a cab with space for only four typical adults. To bring the buildings up to current accessibility codes would be prohibitively costly and would compromise many of the property's distinctive historic features.

Significant Mechanical or Electrical Infrastructure

Are the existing mechanical and electrical systems sufficient to accommodate a renovation? Is the age of existing equipment adequate to avoid replacement? Are there existing service rooms sufficient to accommodate current code requirements and program needs? Is the existing mechanical distribution area sufficient to house a new mechanical system or is it of age that will not require replacement? If the existing mechanical penthouse is too small or non-existent, additional costs would be required to add space to accommodate the new mechanical distribution system.

In all of these regards, the ESE property is woefully inadequate. Originally constructed for the sole purpose of handling grain delivered by railroad, its building systems and mechanical spaces would require complete replacement. Space to accommodate current code-required building systems would greatly reduce the efficiency of the buildings' irregular floor plates, if included within the existing building footprints, and/or would require the construction of additional building area. In either case, the potential adverse impacts to historic resources would need to be assessed.

Opportunity for Floor Plan Efficiency Gain

Can the floor plate be revised to increase building space efficiency for assignable square footage (example removal of double corridors, etc...)

The ESE buildings are not constructed on a typical structural grid and include many irregular spaces built for specific industrial uses. It is assumed that, to accommodate any new uses, the grain handling equipment would be removed completely, as these ducts, chutes and conveyors occupy much of the buildings' square footage.

Building Construction Type Concerns

Does the existing building construction type present any constraints to potential alternative uses?

As described above, the construction types of these single-purpose industrial buildings, present significant constraints which render most potential reuse options impracticable.

Fire Suppression Systems

If the building is not sprinkled, any renovation would require installation of sprinklers or other fire-suppression systems, potentially throughout the building.

Rehabilitation of the ESE buildings for occupancy uses would require installation of code-compliant fire-suppression systems throughout. Further study would be required to understand how current building codes would address fire-suppression for the steel-plate construction of the original 1901 head house.

High Rise Building

Will the structure be considered a high rise building? This is defined as a building more than 75 feet in height, measured from the lowest level of fire department vehicle access to the floor of the highest occupiable story under the current Building Code.

With occupiable stories more than 140 feet above the ground floor, both head houses would qualify as "high rise buildings" if they were to be rehabilitated as occupiable spaces. According to current building codes, significant additional fire protection and egress accommodations would be required.

Resolution on Collaborative Physical Planning in the University District
University District Alliance
09/22/2016

Whereas, the 2006 *Moving Forward Together* report stated, ““The destiny of the University is inextricably linked to the destiny of the adjacent neighborhoods. If the University of Minnesota is to achieve its mission, with maximum positive impact on the state, the City of Minneapolis, and the neighborhoods surrounding its campus, there is a need to create a new relationship that focuses on mutually beneficial and collaborative action.”, and

Whereas, in 2007 the state legislature recognized the University District Alliance and provided onetime funding to engage in projects and cooperative planning, and

Whereas, the 2009 Twin Cities Campus Master Plan defined areas for Joint Planning, and

Whereas, the Board of Regents voted in July 2014 to approve the Resolution Related to the New Approaches to Neighborhood Engagement which recognizes the University can make a meaningful difference in advancing shared goals and objectives related to the neighborhoods surrounding the Minneapolis portion of the Twin Cities campus by collaborating and engaging directly with local units of government, community members, other institutions, businesses, private sector investors and developers; and that the Board of Regents supports University of Minnesota strategies and actions to increase external engagement and cooperation with the City of Minneapolis, Hennepin County, and other public and private partners to achieve a vibrant, welcoming, safe and attractive environment in and around the Twin Cities/Minneapolis campus; and furthermore, the Board supports strategies that advance key interests of both the University and the surrounding community, including public safety, transportation, building code enforcement, housing, public-private partnerships, and creating community amenities that will enrich the livability of the neighborhoods around the Minneapolis portion of the Twin Cities campus,

Be It Resolved, that the University District Alliance Board of Directors calls for the creation of a task force composed of a representative from the University of Minnesota, the City of Minneapolis, a neighborhood organization, an additional neighborhood organization, a business association, a student leader, and a neutral entity, to:

- a) Clarify and define common expectations for what constitutes collaborative and joint physical planning processes in the University District,
- b) Review best practices for collaborative and joint planning,
- c) Develop shared guiding principles and consensus recommendations for ongoing meaningful collaborative and joint planning in the University District, and
- d) Report back to the University District Alliance by January 31, 2017.

Report on Stakeholder Comments: Proposed Electric Steel Elevator Demolition

Stakeholder Involvement

Recognizing interest in the Electric Steel Elevator property, University staff shared the results of the adaptive reuse study with recognized groups and organizations. In May and June 2016, staff met with the following stakeholder groups to inform them of the University's intent and to receive comments.

- City of Minneapolis City Planning and Economic Development (CPED): May 19, 2016 - no action taken
- University District Alliance: April 28, 2016 and May 26, 2016 - no action taken
- Prospect Park Association: June 6, 2016 - Association took action opposing demolition

Stakeholder Discussions

Since the September 2016 Board of Regents meetings, Capital Planning and Project Management has collected comments and heard from stakeholders regarding specific concerns. A compilation of these comments have been included in the docket. A summary of these contacts is included below:

University District Alliance

- Met with members of the Executive Committee regarding concerns about University engagement with stakeholders in areas of joint planning
- Recommended work group approach to defining mutually beneficial methods to joint planning, involving the University's Director of Planning and other Alliance stakeholders
- Reaffirmed commitment of senior University staff (AVP CPPM, AVP U Services Finance) on Alliance Board
- Drafted and adopted a resolution on collaboration and planning

Metropolitan Design Center

- Discussed Expo 2023 proposal and desire to plan for 62 acres, 1.5 million square feet of land by repurposing concrete elevators as museum and cultural destinations
- Reviewed Metropolitan Design Center's proposal to relocate rec sports bubble to surface parking lots 33 and 37 (currently used for daily and event parking)

Media Coverage

- MinnPost - September 7, 2016
- Minnesota Daily - September 21, 2016
- City Pages - September 22, 2016
- Star Tribune - September 24, 2016

Summary of Comments from the public at large

A total of (89) email comments were received by CPPM. Of these, 7 were received after the September 23 deadline stated in Regents September 8 docket materials.

AFFILIATIONS

Many, but not all, commenters noted affiliations with the following groups:

- 24% College of Design students
- 22% other UMN faculty, staff, or students
- 21% design professionals (primarily architects) not affiliated with the University
- 8% College of Design faculty
- 7% UMN alumni
- 18% other, or not specified

THEMES

Most of the comments are brief, some with a subject line only and no message, but more often with one or two sentences. These emphasize opposition to the proposed demolition without reference to alternatives or to the University's proposed use for the property.

- *"Do not demolish..."* or similar language.
- A. Some comments refer to the property as a shared cultural and historic resource emblematic of the region's grain industry.
- *...iconic of Minneapolis' industrial heritage and Minnesota's history.*
 - *...an icon to fire visionary ideas of place-making.*
- B. Some comments call for alternative treatments for the property, ranging from preservation as a vacant ruin or "visual backdrop," to adaptive reuse along a broad spectrum of uses.
- *...re-purpose or preserve it.*
 - *...put back to use with a brewery in the area.*
 - *...data storage, perhaps?*
 - *In my mind, finding a viable reuse of these elevators is not an urgent issue..*
 - *...property has value as a ruin or remnant.*
- C. Many comments criticize the University's engagement with external stakeholders.
- *Please put this demolition on hold and open up a discussion...*
 - *...a more community-centered process and considering the wisdom of local designers.*
 - *...pause and reflect on other options...*
- D. Comments suggest that the University should consider alternative sites for the rec sports bubble, or expand the proposed project scope to include structured parking.
- *...parking lots in the vicinity of these buildings that could be re-purposed...*
 - *.. replacing that parking with either a single level underground lot below the sports bubble, or a 2-3 story ramp in the lot to the east of the bubble...*
- E. Comments question the need for the University's proposed use for the property to relocate the existing rec sports bubble.
- *...do we really need another sports field?*
 - *...please do not act hastily to accommodate the non-academic demands of the University.*

- F. A small number of comments refer to other themes, including impacts to the Expo 2023 bid, other University plans to reduce the cost of tuition, invest in adjunct faculty, financial aid, scholarships, increased pay for custodians and other staff/ faculty.
- *Demolition may impact Minnesota's proposal to host Expo (World's Fair) 2023*
 - *...what are your plans to reduce the cost of tuition instead?*
 - *...please consider putting \$1,450,000 towards accomplishing some of the following ideas: converting the grain complex to a server farm, artists lofts, a public work space, or a library annex; investing in your adjunct faculty; boosting financial-aid coiffures (SIC); establishing a new scholarship; giving cash bonuses to staff and faculty; increasing pay for custodians/janitors of the school..*
- G. Online comments posted with an article published by MinnPost on September 7, 2016, were mixed, some in favor of retaining the structures and others in favor of demolishing them.
- H. Online comments posted with an article published by the Star Tribune on September 25, 2016 were mixed, with many expressing skepticism about the feasibility of adapting the elevators for reuse.



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevators

1 message

Jeryl Aman <jeryl.aman@gmail.com>
To: cppm@umn.edu

Tue, Sep 20, 2016 at 11:42 AM

To Whom it May Concern:

One the one hand I don't know if these particular structures at the Electric Steel Elevator site are necessarily worth preserving, but to rush to remove them without regard to their history, the wishes of the city and the community is terribly cavalier.

As someone who has recently moved to Minneapolis from New York, one of the character draws of the city and state is its rich connection to it's Midwest industrial roots. Once you've torn something like that down, they can never be replaced. Abandoned industrial typologies are of a scale and geometry that can never make economic sense for other programs, so there needs to be careful consideration when removing them from existence. These forms provide unique character that should be adapted and not discarded, especially when faced with replacing them with a facility as generic and site-ignorant as a sports bubble.

Thank you,

Jeryl Aman

Registered Architect



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator complex

2 messages

Amel, Elise L. <ELAMEL@stthomas.edu>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 7:35 PM

Dear University of Minnesota CPPM,

I am dismayed that you feel such urgency to build a sports bubble that you fail to use the myriad experts on your campus and citizens of Mill City to inform your decision to demolish the Electric Steel Elevator complex.

I encourage you to pause, take stock of the values you purport in your tagline "Driven to Discover", and allow your faculty and students to imagine a use of the historic elevators that moves our culture toward a sustainable future.

Here's one small example of how old and historic meet new and innovative:

<http://www.iba-hamburg.de/en/projects/energiebunker/projekt/energy-bunker.html>

Thank you for reconsidering.

Sincerely,
Elise Amel

Elise L. Amel, Ph.D.

Professor, [Psychology Department](#)

Director, [Office of Sustainability Initiatives](#)

Past-President, [Society of Environmental, Population, & Conservation Psychology](#), American Psychological Association

Co-Author, [Psychology for Sustainability](#) (4th edition) by Scott, Amel, Koger & Manning



cppm Capital Planning and Project Management <cppm@umn.edu>
Draft To: Kevin McCourt <kmccourt@umn.edu>

Mon, Sep 26, 2016 at 1:42 PM

University of Minnesota
Capital Planning and Project Management
400 Donhowe Building
319 15th Avenue Southeast
Minneapolis, MN 55455

[Quoted text hidden]



Electric Steel Elevator is an opportunity for integrity, joint planning, design thinking, and much more

1 message

Eric Amel <eric@msrdesign.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 11:57 PM

This letter opposes University of Minnesota administration's proposals to the Board of Regents for: approval of demolition of Electric Steel Elevator, purchase of and demolition of concrete elevator structures on the Mathisen[Kurth] property; and allocation of capital resources to relocate a recreational sports bubble onto these adjacent sites in the Prospect Park neighborhood/new Towerside MSP Innovation District.

INTEGRITY

Simply, we agree that the Electric Steel Elevator is historically significant. CPPM staff has testified as much to the Regents stating that it is University policy to treat a property that qualifies as if designated. Regents Policy on Historic Preservation is also plain. Here I'll foreground its four guiding principles:

- a) The University is committed to the preservation and use of its historic resources and will take reasonable measures to ensure such preservation.
- b) The University's historic resources possess integrity of location, design, setting, materials, feeling, or association and provide the residents of the State with a sense of history and identity.
- c) The University recognizes that its historic resources are emblematic of its research, teaching, and outreach mission.
- d) The promotion of a broad understanding, awareness, enjoyment, and continued use of its historic resources is important to the stewardship of the University.

This is what I believe needs to be answered to the public trust: In application of any and all of these guiding principles, why was the property purchased in the first place with the sole intent to demolish the extant structures in the first place. Ethically, an "opportunity" property acquisition of a historic resource looks to be an action in direct violation of Regents policy. Administration and staff place the Regent's in a difficult position when post-rationalizing a desired outcome such as this.

JOINT PLANNING

For years, the Prospect Park neighborhood that I live in and represent has sought collaborative planning alliances to develop transit-oriented, innovative new economy in the foreground of its historic terminal grain elevators of the Minneapolis grain milling industry. Numerous business, institutional, and public partners joined together to form Prospect North Partnership [PNP], which in turn supported the Cities of Minneapolis and Saint Paul to establish the Towerside MSP Innovation District including the underdeveloped area north of University Avenue. For nearly 20 years now, numerous plans have preserved the Electric Steel structures and eventually identified technology transfer and new approaches to economic development in harmony with the grain elevators that give unique character to the area. There is now the additional overlay of Minnesota World's Fair in 2023 on this site. In light of that even broader Minnesota coalition, all options for the district including Electric Steel Elevator should remain on the table. In

comparison, a University sports bubble is not a contributing land-use in this schema. Additionally, the proposed action is not consistent with the Regents approved master plans as promoted by staff.

The sports bubble can be relocated elsewhere in the Athletics and Recreation Sports District of the campus, on a parking lot if need be. In fact, 2009 planning foresaw an additional parking ramp at the intersection of 5th and Oak Streets. In short, we object to the sports bubble land-use in Prospect Park and were not consulted by the University.

DESIGN THINKING

Furthermore, design thinking is needed in a dialogue between the neighborhood and the University on viable adaptive reuse of the Electric Steel Elevators. I believe there is an entire range of potential reuse options for the structures if design thinking is applied. Here are some example:

- **Arts and Cultural Center:** there is a need for art space, maker space, and other collaborative creative space among user groups within the University and next to it in the district. Conceivable partners are the Goldstein Museum of Design, Prospect Park's Textile Center, the American Craft Council, and the University's College of Design maker space.
- **High Bay Scientific Research Space:** large equipment and gear accommodation for core science research work in physics, mechanical engineering and aerospace engineering. Tool shops, wind tunnels, storage bays, and collaborative support spaces would be feasible.
- **District Energy Plant:** cogeneration of combined heating/cooling and power can use the (32) 50-foot diameter drums for energy storage and/or the masking of power plants. Although the University is just completing a combined plant, projections show the University's needs will increase, and the need of the Innovation District is to be served as well.
- **Data Storage:** analogous to storage of grain, bytes and bits of data are housed to assemble a whole in radial arrays of computer storage in some cylinders, with battery, emergency generators and heat sinks in others. Also analogous to the hive. After all, the cloud is not just housed in the clouds.
- **Student Dormitories:** The University is renting privately-held buildings to address their current housing shortage. The Regents acknowledge the need for new housing master planning.
- **Expo 2023 Pavilion:** the Electric Steel Elevator would provide a remarkable sequence of exhibit spaces on the expo theme of health and wellness. After the Expo these spaces already upgraded with systems and infrastructure could be converted into future reuse even more easily.

Incidentally, many potential reuse programs focus around the structures' legacy of storage.

MUCH MORE

Our cultural landscape of terminal elevators in the Southeast Minneapolis Industrial area have been called the "American colossus", the "cathedrals of industry", the "sentinels of memory", and "our castles". They define our history and our place: both the University of Minnesota and the Prospect Park neighborhood are fortunate to share them. Without them, frankly, we would not be here. With them, we can continue our unique story.

Eric Amel, AIA
Adjunct Assistant Professor

School of Architecture

College of Design

Secretary, Prospect Park Association Board of Directors

1 Seymour Avenue SE
Minneapolis, MN 55414

612 979 7577 



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator complex

1 message

Ronald T Amel <rtamel@viterbo.edu>
To: "cppm@umn.edu" <cppm@umn.edu>

Wed, Sep 21, 2016 at 8:40 PM

To whom it may concern:

I am sending you an urgent plea to halt the University's plans to demolish the Electric Steel Elevator complex, in hopes that wisdom will prevail and a significant and rare element of Minnesota landscape may be spared.

Herein lies an opportunity to not only preserve a rapidly disappearing example of early 20th century rural architecture, but also to convene with other stakeholders (preservationists, neighborhood betterment groups, etc.) to come up with creative, sustainable repurposing proposals that could potentially impact our

cultural environment in ways infinitely more valuable and lasting than a sports bubble.

Yours truly,

Therese A. Amel



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator Complex

1 message

Ronald T Amel <rtamel@viterbo.edu>
To: "cppm@umn.edu" <cppm@umn.edu>

Wed, Sep 21, 2016 at 9:06 PM

Dear CPPM members:

I believe it would be very short-sighted to demolish an iconic structure in order to build something-- a sports bubble-- which would have relatively minimal lasting historical value. There must be any number of other ways to accommodate student sports activity needs.

Preservation of this historic complex, while important in itself, also provides opportunities to enhance the value of the property. Working with neighborhood groups, i.e., the MN Expo planning group, the Metropolitan Design Center and the Prospect Park representatives, in a collaborative fashion can lead to a new and exciting future for the complex. We as a people need to remember who we are and where we came from in order to know where we are going!

Sincerely yours,

Ronald T. Amel PhD



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevators: Past, Present, and Future Inspiration for UMN Students

1 message

Amanda Anderson <and03369@umn.edu>

Thu, Sep 22, 2016 at 11:41 PM


To: cppm Capital Planning and Project Management <cppm@umn.edu>

Greetings CPPM and Board of Regents,

I have attached a document stating my concerns and objections regarding the demolition of the Electric Steel Elevators to create space for a new sports bubble. I ask that you please read over the document and carefully consider all people at stake in your decision.

Thank you very much.

All the best,
Amanda Anderson

 Electric Steel Elevators.pdf
111K

To whom it may concern:

Greetings, my name is Amanda and I am currently a senior in the Bachelors of Design in Architecture program at the University of Minnesota. I am reaching out to express my deepest upset and disappointment regarding the potential demolition of the historically significant Electric Steel Elevator complex for the expansion of the U of M Athletic Village.

As an architecture student, I have had many discussions in various classes regarding the history of the Twin Cities. Many of these conversations have included the Electric Steel Elevators and their significance within the fabric of the Twin Cities. When I walk around Minneapolis it is not the skyscrapers or the new football stadium that dazzle me, rather it is the old warehouse buildings and the remnants of the city's industrial history that excite me.

Being an out-of-state student, I find the industrial foundations of Minneapolis to be very fascinating; it is something that makes Minneapolis unique from other cities I have experienced. These elevators play an important role in keeping this unique history relevant and, not only do they remind us of the past life that the city once lived, but they have served as a source of inspiration for many University of Minnesota students. I have personally studied them as precedents for projects, not to mention, they are my favorite spot to explore when working on photography projects.

Since I heard of this possible demolition, the Electric Steel Elevators have been on my mind constantly. I have brought the issue up to many people, each of which expressed disappointment at the thought of dismantling these historic structures and replacing them with a sports bubble. I agree with my peers whole heartedly: I know that when I go home and brag about the University of Minnesota, it is not the athletics that I rant and rave about. It is not the athletics that drew me here in the first place, it was the location within the urban fabric of a unique city with a long, matchless history.

I, and many of my peers, would be extremely devastated to see these historically significant, inspiring, truly Minneapolitan, iconic structures be demolished. To be completely candid, I do not believe that it is a responsible action, nor is it in the best interest of the majority of the University of Minnesota population to demolish the historic structures with the intent of replacing them with a sports bubble that would only service the 740 student athletes at our 50,000 student institution.

A final conversation regarding the Electric Steel Elevators that does not sit well with me occurred on social media when one of my peers stated that "...with the politics surrounding the decision I am sure we will see [the elevators] go." It is very disheartening to know that my peers do not have faith in their University and do not trust that the people in charge of improving our experience as students value historic structures that are iconic of both Minneapolis and the University of Minnesota. She believes that this group of peoples value the comfort of their athletes over the preservation of the city. I hope that I can uphold my University to higher standards of responsibility.

Thank you for your time and careful consideration.

Regards,
Amanda Anderson



cppm Capital Planning and Project Management <cppm@umn.edu>

Historical Electric Steel Elevators

1 message

Aaron Ausing <ausin001@gmail.com>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 8:23 PM

The Electric Steel Elevators are important signifiers of not only our campus history but also the Twin Cities and the State of Minnesota. Destroying this unique landmark, rather than celebrating and preserving the rich history of our campus, would not only be shortsighted but would also be an affront to our community on campus, in the Twin Cities and to all Minnesotans.

As a land-grant university it is the duty of the University of Minnesota to protect, rather than erase, significant pieces of history such as the Electric Steel Elevator Complex.

Sincerely,

Aaron Ausing | Assoc. AIA
Designer | Wold Architects & Engineers
M.Arch 2016 | University of Minnesota



Athletes Village, Recreation Sports and Electric Steel Elevators

1 message

Alessandro Bartolomucci <abartolo@umn.edu>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 10:48 PM

Re: Athletes Village, Recreation Sports and Electric Steel Elevators

To The Board of Regents of the University of Minnesota,

Dear Regents,

I was recently made aware of the plan to demolish the Kurth Elevator and Electric Steel Elevator to built a new a sports bubble and field.

As a faculty of this University I really appreciate the continuing effort to renew the facilities to allow faculty, staff, students and athletes to work and live in modern facilities. At the same time, I believe that a major cultural institution such as the UofMN should consider the preservation of cultural and historic heritage as a top priority; a legacy for the future of the State.

Investing and preserving unique historical architectural buildings should be a foremost priority of our university. A new sport facility can conceivably find a location within or outside the area that would not require to demolish a unique historical/cultural landmark for the City of Minneapolis.

Best regards,

Alessandro Bartolomucci

UMN Brief excerpt from Sept 9, 2016

Athletes Village, Recreation Sports and Electric Steel Elevators

The Facilities, Planning and Operations Committee reviewed proposed plans to build a competition-level track and field facility near the Athletes Village. The track facility is a key component to the University's commitment to gender equity and Title IX compliance.

To accommodate the track, the University must relocate a sports bubble and field currently on that site. The bubble and field, which serves Twin Cities campus students in intramural athletics, are recommended to move to land near TCF Bank Stadium. That land is currently the site of the Kurth Elevator and Electric Steel Elevator. A recommendation to purchase and clear the Kurth Elevator site was presented for review. The University owns the Steel Elevator land and the Committee also reviewed a resolution for demolition of the elevators currently on the site while preserving historic equipment and documentation of the elevators. The University is accepting comments on the proposed demolition through September 23 via email to cppm@umn.edu. The Board is expected to act on these proposals in October.

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Alessandro Bartolomucci, Ph.D.
Associate Professor
Director, IBP Phenotyping Core
Department of Integrative Biology and Physiology
University of Minnesota
2231 6th St. SE
Minneapolis, MN 55455

Phone: 612-626-7006

Email: abartolo@umn.edu

web page: <http://bartolomucci.ibp.umn.edu/>

<http://www.health.umn.edu/research/resources-researchers/phenotyping-cores>

3 via email to cppm@umn.edu. The Board is expected to act on these proposals in October.



c ppm Capital Planning and Project Management <c ppm@umn.edu>

Please save our historic grain elevators

1 message

ANDREW Blaisdell <blais048@umn.edu>
To: c ppm@umn.edu

Mon, Sep 19, 2016 at 10:05 AM

Concerning the proposed demolition of the grain elevator for the sake of expanded sports facility:

Our current sports facilities expansion is a run-away train, which is a problem in and of itself. When this threatens nationally important history in our city, it becomes truly unacceptable.

This is Minnesota, which to me at least means grain and railcars. Please preserve our history.

Thank you,
Andrew Blaisdell



cppm Capital Planning and Project Management <cppm@umn.edu>

Please do not approve the demolition of the Electric Steel Elevators

1 message

James Boyd Brent <jboydbre@umn.edu>
To: cppm@umn.edu

Sat, Sep 24, 2016 at 9:23 AM

Hello, I've just heard that this possibility is being discussed: please find a way to not approve this. Surely it is possible to use these extraordinary buildings in a creative way—one that celebrates and affirms our cultural heritage?

Demolishing them sends a loud and clear message that the University and the citizens of Minnesota do not value their culture and history: these are emblems of this history. (I am a foreign national who has made Minnesota his home; I am inspired, daily, by the magnificent buildings in the East Bank grain elevator complex).

respectfully,

James Boyd Brent

--

James Boyd Brent MFA, Associate Professor
Graphic Design
College of Design
University of Minnesota
[612 624 1731](tel:6126241731)



cppm Capital Planning and Project Management <cppm@umn.edu>

Please don't raze the historic grain elevator complex

1 message

Blaine Brownell <brownell@umn.edu>
To: cppm@umn.edu

Sun, Sep 18, 2016 at 11:22 AM

To Whom it May Concern,

I have recently learned that the University of Minnesota aims to demolish a nationally significant historic grain elevator complex in order to build a Recreational Sports Bubble. I am concerned about what appears to be a swift raze-and-rebuild reaction to obsolete infrastructure instead of a much more thoughtful adaptive reuse strategy.

Saving part or all of the grain elevator complex while adding new functionality would not only address local neighborhood concerns, but also deliver a more culturally sensitive and environmentally responsible outcome. A prominent example is the Mill City Museum, which is arguably one of the Twin Cities' most successful and historically meaningful destinations.

I kindly urge you to consider the sage advice of the Prospect Park North Innovation District and UMN Minnesota Design Center, if for no other reason than to pause and reflect on other options for this neighborhood. By participating in a more community-centered process and considering the wisdom of local designers, historians, and urbanists, I am confident that you will not only arrive at a better solution but also demonstrate respect for community stakeholders—two worthwhile objectives that will return healthy dividends in the long run.

Sincerely,
Blaine Brownell

Blaine Brownell AIA LEED AP
Associate Professor and Director of Graduate Studies
University of Minnesota School of Architecture, 89 Church Street SE, Minneapolis, MN 55455
[612-626-1040](tel:612-626-1040) z.umn.edu/mat



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator off University Ave

1 message

daniel.buchen@results.net <daniel.buchen@results.net>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 2:15 PM

Please do not destroy this landmark to Minnesota's grain industry. Please re-purpose or preserve it.
Thank you.

Daniel Buchen
U of M class of 76.



cppm Capital Planning and Project Management <cppm@umn.edu>

Historically Significant Grain Elevators

1 message

Nichole Buehler <nichole.buehler@gmail.com>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 11:20 AM

Dear U of MN Capital Planning and Management Department,

I am an alumn of the University of Minnesota and a resident of Minneapolis (Cedar-Riverside). I am writing to express my opposition to the demolition of the Electric Steele and Mathisen grain elevators. These structures are part of the living history of our city, and add character and richness to our communal landscape. The East Bank/Stadium Village area of the City has already lost enough of its historic charm with the invasion of high rise (eye-sore, cheaply constructed) student apartments. Please, rehab these structures, DO NOT tear them down.

I hope you will listen to the voice of the community and do the right thing.

Thank you,
Nichole Buehler



Elevators: a historic and enriching presence on campus!

1 message

Garrett Burnham <burnh039@umn.edu>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 10:43 AM

To the University of Minnesota Board of Regents,

As an architecture student in my final year of the BS program, I was taught the value of historic buildings and spaces in our modern world. The Electric Steel Elevators which the university is considering for demolition are a landmark to myself and my colleagues every bit as much as the campus mall, the knoll, and every other architecturally significant place at the U. These elevators soar over the campus and remind us of the agriculture and industry that built this city and this campus. They contextualize the most urban campus of the U of M system and develop a strong sense of identity for Gophers. Furthermore, the city currently stands an excellent chance of being awarded the World Expo of 2023, and I firmly believe that such an event would be fundamentally lacking in character for the loss of such iconic and historically rich context as provided by the elevators. If you are in doubt of the symbolic power that is latent in such old hulks of industry then I would ask you to pay a visit to the Surly Brewing Company. A staple of the rich and vibrant craft beer scene that has taken root in Minneapolis, Surly has embraced their industrial neighborhood with grace and elegance. Without such powerful anchors to history Surly would merely float in the urban landscape bereft of any historical context. The same context is at stake in regards to the Electric Steel Elevators, and I challenge anyone who says that a minor athletics facility holds more value to this school than they do. I thank you for your time and consideration.

Sincerely,
Garrett Burnham



cppm Capital Planning and Project Management <cppm@umn.edu>

Preserve the Electric Steel Elevators

1 message

Elizabeth Bye <ebye@umn.edu>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 10:14 AM

Please consider the long term benefits of preserving the electric steel elevators as an historic resource that contributes to sense of place. Review of the opportunities and potential futures that have been studied and proposed by neighborhood groups, the MN Expo planning group and the numerous planning initiatives of the College of Design's Minnesota Design Center is essential.

Elizabeth (Missy) Bye
Professor | Apparel Design | apparel.design.umn.edu
Department Head | Design, Housing, and Apparel | dha.design.umn.edu
College of Design | design.umn.edu
University of Minnesota | umn.edu
240 McNeal Hall 1985 Buford Ave St. Paul MN 55108
ebye@umn.edu | 612-624-3751



cppm Capital Planning and Project Management <cppm@umn.edu>

Demolition of Historic Grain Elevator for Sports Bubble

1 message

Katherine Cahill <cahil113@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 8:45 AM

Good Morning,

My name is Katherine Cahill and I am contacting you to protest the demolition of the historic steel grain elevators near Prospect Park in favor of a new sports bubble as a part of the athlete's village complex. I believe this land would be better used marked as a historical site and the education of our community, as it is one of the last steel grain elevators in the region, as opposed to a complex that will only be available for a small fraction of the University of Minnesota's vast student body. This could remove all of the potential this land and building holds for the future and deem it a piece of land allocated to the already large Athlete's Village. I think that the Board of Regents should take more time to consider this decision and the negative implications it could have in the future.

Thank you,

Katherine

--

Katherine Cahill
University of Minnesota-Twin Cities
College of Biological Science | Biology Major
College of Biological Science | Neuroscience Minor
College of Liberal Arts | Chemistry Minor
email: cahil113@umn.edu
Phone: 762-267-1618



cppm Capital Planning and Project Management <cppm@umn.edu>

Preserve Minneapolis's Industrial Heritage

1 message

Samuel Clausen <claus265@umn.edu>
To: CPPM@umn.edu

Wed, Sep 21, 2016 at 9:11 AM

Capital Planning and Project Management

I am writing this in regard for the current proposal to demolish the Electric Steel and Kurth Concrete Grain Elevators. I beg you to consider the current trend we are seeing in Minneapolis, where our historical and industrial infrastructure are being re imagined and reinterpreted to serve a modern populace. HGA Architects recent project the surely brewery is a project that exemplifies these concepts. The University of Minnesota needs to embrace larger changes in the Urban climate and act as an example for the rest of the design community. It would be a shame to erase a large portion of Minneapolis heritage to make way for a yet another sporting stadium in Minneapolis.

Sincerely,

Sam Clausen



cppm Capital Planning and Project Management <cppm@umn.edu>

KEEP GRAIN ELEVATORS

1 message

Anna Cobus <cobus003@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 3:03 PM

Hello,

I am writing to you on behalf of many students that I am in class with or that I teach for. I have been a student at the University since 2011 and I am very passionate about the city we go to school in, live in and work and play. These grain elevators are a part of our history in the cities and are the only ones left standing from the many that used to be on that site. Taking them down is losing a teaching opportunity as well as losing the identity and history of Minneapolis. Further there are so many wonderful design ideas that my classmates and professors have introduced. With the elevators being a part of the site that is in the proposal for the World Expo in 2023 it is vital that we keep these as a part of the landscape. It is the culture of the space and losing them would be a terrible mistake that we cannot undo. Please KEEP THE GRAIN ELEVATORS!

Thanks,
Anna Cobus

email: cobus003@umn.edu

phone: [262-894-2808](tel:262-894-2808)

University of Minnesota

Masters in Architecture Candidate - 2017

Bachelor of Science in Architecture - 2015

Momentum Design Group Architectural Intern

U of M Engineering Records Management Intern

Camp Kesem Minnesota Alumni



cppm Capital Planning and Project Management <cppm@umn.edu>

No to demolition of the Electric Steel Elevators

1 message

John Cook <JCook@hga.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Wed, Sep 21, 2016 at 12:35 PM

[John](#)

[John Cook, FAIA](#)
[Vice President](#)

[HGA Architects and Engineers](#)

420 North 5th Street, Suite 100, Minneapolis, MN 55401
Direct [612.758.4531](tel:612.758.4531) | Fax [612.758.9531](tel:612.758.9531) | Mobile [612.308.5829](tel:612.308.5829)
jcook@hga.com



A Plea to Preserve the Kurth Concrete Elevators and Electric Steel Elevator

1 message

Kevin Curran <kvncurran@gmail.com>
To: cppm@umn.edu

Tue, Sep 20, 2016 at 11:40 AM

Dear Members of the Capital Planning and Project Management team and Board of Regents,

As an alumnus of the University of Minnesota and a current resident of the Twin Cities, as well as a Minneapolitan by birth, I am writing to voice my concern about the proposed demolition of the Kurth Concrete Elevators and Electric Steel Elevator.

While the need to create more space for a recreational sports bubble is understandable, there are other options that have been proposed that will not diminish the cultural heritage and historic preservation of our city. I see this as a recurring issue in the University's approach to facilities expansion, and I feel that these buildings, which create a sense of place on campus and serve as a reminder of the industrial history of our city, are a critical resource and should be preserved and adaptively reused rather than demolished.

I find the actions of the Board of Regents, moving unilaterally in their decision; rejecting overtures for partnership with the Prospect Park North Innovation District, now also referred to as Towerside Innovation District; and neglecting to consult the professional community, the historic preservation community, and the academic design community inexcusable and believe they continue a dangerous precedent for the University's actions in an area of our community with so much historic architecture.

I'm disheartened to hear that this demolition has even been considered. The University's reputation, my own connection to my alma mater, and the historic landscape of the Twin Cities will be greatly damaged if these plans move forward.

I urge the regents to consider other options rather than destroy these historic structures.

Regards,
-Kevin Curran, class of '11.



Electric Steel Elevators


1 message

Greg Donofrio <donofrio@umn.edu>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 4:15 PM

I write to convey my strong objections to the University's plan to demolish the Electric Steel Elevators. These structures have been determined eligible for listing in the National Register of Historic Places. As such, I encourage the University to explore all possible alternatives to demolition. To be sure, our commitments to athletic excellence and gender equality are core values, but so too is respect for history, community engagement, and high-quality campus design. There is no reason why the relocation of an athletic facility necessitates the demolition of historic resources. A world-class university like ours can surely plan, design, and implement a solution that preserves the historic Electric Steel Elevators AND advances the athletic dreams of our students and alumni. We must also be respectful of our community neighbors in Prospect Park who have expressed serious concerns about not only the plans to demolish the elevators, but also the lack of consultation and outreach that lead to this drastic decision.

In sum, I strongly urge the University to reconsider this decision and to consider alternatives in collaboration with campus neighbors, the design community, and other interested parties.

Sincerely,
Greg Donofrio, PhD
Associate Professor
Director, Heritage Conservation & Preservation Program
School of Architecture | College of Design
University of Minnesota
Faculty Profile
 [Greg Donofrio](#)



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevators

1 message

Eric Ecklund <ecklu056@umn.edu>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 7:40 PM

I oppose the demolition of the elevators due to their historical significance and the opportunity to showcase the Twin Cities' industrial past with these elevators that have become rare.



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator Complex Comment

1 message

David Eide <eidex103@umn.edu>

Wed, Sep 21, 2016 at 8:53 PM

To: cppm@umn.edu

Please do not demolish the Electric Steel Elevator complex. This structure contributes to the sense of place on campus and substantial amounts of vacant land lie right next to this complex that could be built on with smart planning. Are there any possible uses of this structure if it were to be renovated? Please consider alternatives because once it is gone, it is gone forever.

Thank you,

David Eide

University of Minnesota, '17
Bachelor of Science | Urban Studies
Minor | Housing & Community Development



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevators

1 message

Meghan Elliott <mghnlltt@gmail.com>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 5:41 PM

As a resident of Minneapolis and former Heritage Preservation Commissioner, I do not think that adequate consideration has been given to the heritage value of the Electric Steel Elevators prior to the proposal for demolition.

Thank you for your additional consideration of this historic resource,
Meghan Elliott



cppm Capital Planning and Project Management <cppm@umn.edu>

Historic Grain Elevator

1 message

Rachel Ewell <rachelewell1@gmail.com>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 2:13 PM

To whom it may concern:

As a resident of Hennepin County and Minneapolis, I am writing to express my objection at the news that the University plans for demolition of the Electric Steel and Mathisen Grain Elevators.

I believe that the U is doing a disservice by removing these historic properties versus looking at possibilities that would allow for the properties to be preserved. There are many options for those properties other than demolition that should be considered by the University.

Preserving the elevators will allow the U to demonstrate that it is truly a leader in research and development, not only in the sciences but also in urban planning and design. These unique historic structures can be available for another purpose that supports emerging industries – whether that be local food production, grain storage (like hops and barley – key ingredients in Minnesota’s booming craft beer industry), data storage, or something else altogether.

Sincerely,

Rachel Ewell



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator

1 message

Chris Faust <chrisfaust@studio210.com>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 12:35 PM

I've attached a letter to the board about my concerns regarding the disposition of the Electric Steel Elevator complex.

Chris Faust

www.chrisfaustphoto.com


651-788-0487

3 attachments



Screen Shot 2016-09-20 at 8.37.22 PM.png
86K

 Dear Regents.docx
1878K

 _resume (1).docx
138K



Eric Amel · **Chris Faust**

11 hrs · Minneapolis · 🌐

Hey Chris, did you get my message that it is time to stand with the Electric Steel Elevators or they too will vanish from the industrial landscape? Your photography work at this site is amazing.



Dear Regents:

9/22/2016

I'm writing to you as you consider the fate of the Electric Steel Elevators and your grand plan to demo everything. I've posted my concern over this site on Facebook and I will attach the content of that posting along with this letter, as well as images that were included.

I realize this site was never nominated for the National Historic Register, but I think it should have been. This was the first steel elevator in the long evolution of grain elevator design. Before 1898 elevators started out with wood (there still stands a enormous wood elevator in the Superior Wi. Harbor at the GM modern elevator site), the came elevators made of tile and concrete block, and then the Electric Steel Elevator. First of it's kind with riveted (not welded) steel bins, electric conveyor belt system, and novel at the time, electric winches to replace small steam locomotives to move hopper cars in and out.

This elevator still has its pieces and equipment inside and up until 2013 was still in use. I won't repeat my long history with the elevator that I posted on FB but I hope you'll read it. Suffice to say, I think there is some life left in it.

Up until 2013 it was leased to Anheuser Busch to store their Hops and Barley. At a projection of 4 million bushels that's a lot of beer. My thought was that the University could change it into a non profit coop for all the micro breweries, Craft beer and even the bigger breweries like Surly, Summit or even Schell's brewery. This could be a multi school effort, Carlson School of Management, School of Agriculture, etc. They all could run it as a teaching elevator and even employ student help in the form of work study there would be community involvement. As it becomes more successful maybe other services could be added like malting.

I think that this is the moment that the board can be creative and not default to the same old stuff and just do sports and parking. I worked in the graduate school from 1980-1993 as a photographer/graphic artist when the University employed such people and handle just about every thesis that needed illustration of some kind. I've worked with a lot of creative and amazing instructors and students over that period, and I know there is the talent that can do this.

I've worked with the CALA department off and on over the years and participated in senior thesis reviews and saw every time at least one design where by the elevator district became a park and the concrete elevators were turned into monuments and lit at night like the Parthenon while ball fields and parking are placed around them. As I've mentioned before scores of artists have either photographed or painted the ESE site such as Frank Golhke, Mike Lynch, Stuart Klipper and many more. Frank had a Guggenheim Fellowship in 1973 to work on the landscape vernacular of the grain elevator and titled: "Castles on the Prairie". In that group are the ESE and some of the Hiawatha complex as well. In 2000 I had a show with Mike Lynch at the MIA

for the Minnesota Artist Exhibition Program where he featured the ESE as well. If the board has any questions about what I've written you can contact me any time.







EDUCATION

1980 Master of Science in Educational Media, University of Wisconsin-La Crosse.
1978 Bachelor of Arts in Biology, St. Cloud State University.

TEACHING EXPERIENCE

2015-Present Teaching Media and Photography at Gordon Parks High School in the St.Paul School Dist.

2013-2015. Adjunct professor at Brown College, Mendota Htgs. MN.
Teaching courses on Photography and Media.

2011-2015. Substitute Teacher St.Paul Public Schools. All subjects K-12

2007-2011. Technology teacher, SIS manager, Librarian, standardize test administrator for Risen Christ Catholic School in south Minneapolis.

2005-2007. Substitute teacher for the St.Paul School Dist. Mostly K-6 all subjects.

2004-2005 Teaching assistant for St.Paul Public Schools. Assisting with curriculum for the third and fourth grade at Expo Elementary School.

Work Experience 1978 – present

1992-Present Guest lecturer

2014 Artist in Residence St.Paul Public Schools at Gordon Parks H.S.

2014 Re-Creation of a Winston O Link photograph in conjunction with the Weisman Art Museum and The University of Minnesota Art Dept.

2014 Series of workshops and lectures at both The University of Wisconsin-LaCrosse and Winona State University

Various courses, guest lectures, thesis committees and mentored internships from MCAD, the University of Minnesota, Bethel College, Carlton college and the College of Visual Arts.

1993-Present. Working as a self-employed fine art photographer selling display prints, prints for collectors, and working on commissions.

1993-1995. Treasurer and board member for Lowertown Lofts Artist Co-op. Prepared budgets and helped in eventually purchase of the co-op building from original development investors.

1992-1995 pARTs Gallery (was Minnesota Center For Photography) now closed. Founding board member and have a local nonprofit photographic arts gallery in Minneapolis. Performed and assisted in gallery installation, budgeting, selection, and fundraising.

1980-1993 University of Minnesota Department of Space Science Center. Managed a 4-7-person custom contract graphic art and specialized photographic shop. Primarily making visuals and documenting various scientific subjects. Work included: Printing for all thesis work for graduate students, journal articles,

brochures public education. Making slides for lectures, both photographically and computer generated. Photographing public events, specialized scientific phenomena, new inventions, portraits, and group activities. Preparing budgets, ordering all supplies, capital improvements, marketing strategies. Hiring and laying off of FTE and student employees. The unit closed in 1993 and it's function consolidated.

1980 Asst. Medical Photographer (temp position) at Gillette Children's Hospital. St. Paul Mn Assisted in photographic documentation of surgical, clinical pathological subjects and procedures, as well as preparing images for journal articles, slides for lectures and incredible amounts of printing of negatives.

1978-1979 National Fishery Research Laboratory, Lacrosse Wis. Work as a Biological Technician, GS-5 in aquatic toxicology. Received a Special Achievement Award from the U.S. Fish and Wildlife service for work done on controlling *Osmorus mordax* (Smelt)

GROUP EXHIBITIONS (Selected)

- 2015 Minneapolis Institute of Arts, *100+: A Photograph For Every Year of the MIA.*
- 2015 801 Washington Lofts, Rephotography of Henry Bosse. Group show with other MSAB recipients.
- 2011 Minneapolis Institute of Art, *Wide-Eyed: Panoramic Photographs.*
- 2010 Silver Park Gallery, *Portrait of the Land: Three landscape Photographers look at the Landscape.*
- 2009 Minnetonka Arts Center, *Uncommon Landscapes.*
- 2008 Walker Art Center, *Worlds Away: New Suburban Landscapes.*
- 2007 Concordia University, St. Paul, MN. *Photography Biennial 5: Night.*
- 2004 Tacoma Art Museum, *Lewis and Clark Territory: Contemporary Artists Revisit Place Race and Memory.*
- 2003 Sherry Leedy Contemporary Art, Kansas City Mo., *Night.*
- 2003 Falconer Gallery, Grinnell College, *Roots of Renewal.*
- 2003 Photographic Center Northwest, *Sustaining Vision.*
- 2003 University of Wisconsin- Stout, *Blue Collar: A Show of the Great Lake States.*
- 2002 Carleton College, *Vantage Points: Campus as Place.*
- 2001 Walker Art Center, *American Tableaux.*
- 2000 Minneapolis Institute of Art, *Night / Photographs by XXX and Paintings by Mike Lynch.*
- 2000 National Building Museum Washington D.C, *Nature Constructed/Nature Revealed: Eco-Revelatory Design.*
- 1999 Minnesota Historical Society, *Minnesota 2000, Twelve Photographers look at the State at the end of the Century.*
- 1998 Katherine Nash Gallery, University of Minnesota, *McKnight Fellowship Recipients.*
- 1998 Sioux City Art Center, *Midwest Photography Invitational.*
- 1998 Weisman Art Museum, University of Minnesota, *Metros capes.*

- 1998 Carlton College, "*Land Used*"
- 1998 The Addison Gallery of American Art, *Expanded Vision, The Panoramic Photograph.*
- 1997 Minneapolis Institute of Art, *The Poetics of Vision: The Collection of Harry Drake.*
- 1997 Brevard Museum of Art and Science, *Surfing The Wave: Water Media*
- 1996 San Francisco Museum of Modern Art, San Francisco, Ca. *Crossing the Frontier.*
- 1996 Minneapolis Institute Of Art, The Minnesota Arts Exhibition Program Show on *Earth*
- 1996 Blue Sky Gallery, Portland Or.
- 1993 ArtSquad Gallery, Easton Pa. *Edge Cities.*
- Film in The Cities, St. Paul, Mn. *McKnight Fellowship Recipients.*
- 1993 The Eye Gallery, San Francisco, Ca. *Selections 93.*
- 1992 Forum Gallery, Jamestown, N.Y. *Utopia.*
- The Center For Photography, Woodstock, N.Y. *The American Dream.*
- 1990 Alias Gallery, Atlanta, GA. *Contemporary Landscapes.*
- Film in the Cities, St. Paul, MN. *McKnight Fellowship Recipients.*
- Katherine Nash Gallery, University of Minnesota, Minneapolis, MN. *The Landscape.*
- 1989 No Name Gallery, Minneapolis, MN. Collection of present Pinhole Photographs.
- Photo Central, Hayward, CA. *The Extended Image.*

INDIVIDUAL EXHIBITIONS (Selected)

- 2015 Gordon Parks Gallery, *Rephotographing the Mississippi: Returning to the Work of Henry Bosse.*
- 2014 Minnesota Marine Art Museum: , *Revisiting Twain's Mississippi: New Photographs By XXXX-XXXX*
- 2013 New York Mills Cultural Center, *Revisiting Twain's Mississippi: New Photographs By XXXX-XXXX*
- 2013 Tweed Museum, Duluth Minnesota, *Revisiting Twain's Mississippi: New Photographs XXXX-XXXX*
- 2013 Minneapolis Public Library, *Revisiting Twain's Mississippi: New Photographs By Chris Faust*
- 2013 St. Cloud Public Library, *Revisiting Twain's Mississippi: New Photographs By XXXX-CCXC*
- 2006 Pump House Gallery, Lacrosse WI. *River And Civilization.*
- 2003 Columbia University, *Midwest Photographers Project.*
- 2003 Berea College, Center for Appalachian Studies *Eclectic Visions: Cultural Landscapes from Appalachia,*
- 1999 Science Museum of Minnesota, *Portraits of the Gorge: The Many Faces of the River.*
- 1997 Graham Foundation, *The Lake Calumet Region: The Juxtaposition Between the Natural and Built Environment.*
- 1996 Minneapolis Foundation *Cultural Landscapes.*
- 1994 Wave Hill, Bronx N.Y., Exhibit of photographs made of the *Landscapes of the Architect Samuel Parsons.*
- 1994 Northern State University, Aberdeen South Dakota, *Recent Landscapes.*

- 1993 University of Minnesota, Department of Landscape Architecture, *Veneer of Greenness*, suburban landscape photographs.
- 1990 PhotoCentral, Hayward, CA. Collection of large-scale recent pinhole work entitled: *Childhood Memory*.

AWARDS

- 2014 Minnesota State Arts Board , Artist Initiative Grant
- 2014 Graham Foundation
- 2000 Graham Foundation
- 1997 McKnight Foundation Fellowship for Photography
- 1996 Graham Foundation
- 1995 Minnesota Humanities Commission
- 1995 Bush Fellowship
- 1994 Minnesota State Arts Board Fellowship
- 1993 American Society of Landscape Architects, National Honor Award in Communications.
- 1992 McKnight Foundation Fellowship for Photography
- 1990 First Honors, PhotoMetro Annual Print Competition, San Francisco, CA.
- 1989 McKnight Foundation Fellowship for Photography

COLLECTIONS

Minnesota Historical Society; Federal Reserve Bank Minneapolis, Cray Research, ConAgra; The Center for Photography Woodstock N.Y; Hennepin County Historical Society (Twin Cities); 3M; San Francisco Museum of Modern Art, Wisconsin State Historical Society; Minneapolis Institute of Arts; PaineWebber; Sioux City Arts Center; Sloan Kettering Institute; Bethel College; Weisman Museum; General Mills; The Walker Art Center; The Bush Foundation, US Bank, Great Plains Software, Northwest Area Foundation; Carleton College, Berea College, Grinnell College, Minnesota Museum of American Art, Plains At Museum.

COMMISSIONS

- 2015 The Bakken Oil Fields, A private commission of photographs to be housed at the Plains Art Museum.
- 2014 City of Detroit, Care and Stewardship: A Photographic Survey of abandoned Detroit
- 2009 Public Art St.Paul. Walk With Science, Collaborative project with Scientist on the River Landscape.
- 2007 Minnesota State Arts Board, New commissioned pieces for the MNDOT offices
- 2006 Wisconsin State Arts Board, Mural Project for the Veterinary Diagnostic Lab at the University of Wisconsin -Madison
- 2004 Metropolitan Airport Commission, Murals for the LRT tunnel

- 2003 University of Minnesota, Design Institute: Knowledge Map On Area Community Gardens.
- 2002 McKnight Foundation, Embrace Open Space.
- 2002 Berea College, Center for Appalachian Studies, Changing Appalachia Project.
- 2001 Vantage Points: Campus as Place, Carleton College.
- 2000 FORECAST, Public art project in the Minneapolis Greenway Corridor.
- 1999 Open Spaces Project, Through the City of Chicago.
- 1998 St.Paul Foundation. Greening River Park Project.
- 1997 Minnesota 2000, Photo documentation Project through the Minnesota Historical Society.
- 1997 Wisconsin Historical Society, Sesquicentennial Rephotographic Project.
- 1994 The Swenson Collection, a private commission through the Minnesota Historical Society.
- 1994 National Park Service, a commission on urban parks of Samuel Parsons in New York City.

PUBLICATIONS

This Perennial Land; Third Crops, Blue Earth, and the Road to Restorative Agriculture

Lansing Sheppard and Paula Westmoreland, Photographs by CCCC-XXXX and Meg Ojala. University of Minnesota Press. 2010

Nocturnes: Night photographs by XXX XXX. Essay by Joan Rothfuss. University Of Minnesota Press, 2007

Vantage Points; Campus as Place: Photographs by Beth Dow, XXXX_XXXX and Alec Soth. Carlton College Art Gallery. 2002

Wisconsin Then and Now; The Wisconsin Sesquicentennial Rephotography Project Nicolette Bromberg, pp. 117,157,171,201,211. University Of Wisconsin Press. 2001

Minnesota in Our Time; A Photographic Portrait: Edited by George Slade. Minnesota Historical Society Press. Pp. 47-58. 2000.

Placing Nature; Culture and Landscape Ecology. Joan Nassauer. pp. 15,33,45,65,85,109,123,139,163. Island Press. 1997

OTHER MEDIA

Additional Portfolio Images on Flickr

https://www.flickr.com/photos/organize/?start_tab=new_set

Interview with *Lenswork Magazine*, Extended version #75
Shutterbug Magazine, online version, Minnesota Originals, TPT production: 2012
Regional Emmy winner
<http://www.mnoriginal.org/episode/315-uguo000-the-willie-wisely-trio-silvana-lacreta-ravena-carl-and-emilie-flink-vocalescence/>

Interview on Minnesota Public Radio entitled " *Shadows and Light Across this Land*"
<http://minnesota.publicradio.org/display/web/2007/09/04/midmorning2/>

KARE-11 segment on a group photo I did with the Cirkut Camera:
http://www.kare11.com/news/article/1039441/391/Land-of-10000-Stories-Panoramic-photo-continues-century-tradition?fb_action_ids=10201787459546149&fb_action_types=og.recommends&fb_ref=artsharetop&fb_source=other_multiline&action_object_map=%7B%2210201787459546149%22%3A232914853529064%7D&action_type_map=%7B%2210201787459546149%22%3A%22og.recommends%22%7D&action_ref_map=%7B%2210201787459546149%22%3A%22artsharetop%22%7D

Juror

2012 Minnesota State Arts Board, Annual Artist Initiative Grant.

1995 Ohio State Arts Council, Annual Fine Arts Grant for Photography.

2007 Minnesota State Fair, Fine Arts Photography

1993 Minnesota State Fair, Fine Arts Photography.



cppm Capital Planning and Project Management <cppm@umn.edu>

Comment on plans to move athletic facilities to the steel elevators site

1 message

Tom Fisher <tfisher@umn.edu>

Wed, Sep 14, 2016 at 1:47 PM

To: cppm Capital Planning and Project Management <cppm@umn.edu>

Dear CPPM,

I write to express major reservations about our University's plans to demolish the steel elevators and to move women's athletic facilities to that location.

I have been asked by President Kaler to represent the University on the proposed EXPO 2023 submission (attached), which is on its way to the Dept. of Commerce in D.C. and on to the Bureau of International Expositions (BIE) in Paris by December 15th. The EXPO site includes the land that the steel elevators and adjacent concrete silos stand on and as you can see from the attached submission, these industrial remnants will play a major part in the EXPO should we get selected next year. (Our chances are very good, according to the BIE). That suggests that we should not expend money on the EXPO site until we know what will be needed and how the EXPO planners will use the existing elevators and silos.

The likelihood of the EXPO also means that whatever the University does on that land will almost certainly have to move for the fair. With an expected 2 + million people coming to the event, having women's recreational fields in the middle of it is not an appropriate use of land. Why would we invest money installing these athletic facilities only to have them altered in a few years for other uses?

At the same time, I am part of the Prospect North Partnership board overseeing the Towerside Innovation District, which will include start-up and skunk-works facilities for new businesses tied to the research coming out of the university. Again, having women's recreational field in the middle of what will be the legacy of the EXPO, with new economy buildings and activities happening on the site, also doesn't seem like a good use of that land.

I recognize the important need to provide an alternative place for women's athletics and there is at least one location much closer to the Athletes Village that would cost less than demolishing the elevators and silos and that would not make the women walk such a distance to get to their fields, much farther than what the men have to walk. My center - the University's urban design center - is preparing a document to show how a much less costly and more conveniently located alternative site exists that will avoid having to move the women's facilities because of the EXPO.

All of that said, I urge the University - our institution - to pause the current demolition plans and to consider what I think, from almost every perspective, is a better option that will create a much more coherent, cost effective, and equitable way of accommodating women's athletics.

Best,

Tom Fisher

 [EXPO 2023 DOC Application \(Digital\) 3.pdf](#)

--

Thomas Fisher

Director, Metropolitan Design Center
Dayton Hudson Chair in Urban Design
College of Design
University of Minnesota
1 Rapson Hall
89 Church Street S.E.
Minneapolis, MN 55455

9/28/2016

University of Minnesota Twin Cities Mail - Comment on plans to move athletic facilities to the steel elevators site

[612-625-9000](tel:612-625-9000) - telephone

[612-625-7525](tel:612-625-7525) - fax

tfisher@umn.edu - email

www.designcenter.umn.edu - web

To access the *Expo 2023* attachment that was submitted with this comment, please visit <http://z.umn.edu/ese1>



Don't destroy our cities historic fabric

1 message

Windy A Fleischaker <wfleischaker@millerdunwiddie.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 3:52 PM

1) a call for historic preservation and sense of place

The Electric Steel Elevators are nationally significant and stand between the Minneapolis and St. Paul campuses as sentinels to the agricultural-industrial history unique to this region. The grain elevators remaining in the SEMI area contextualize the university's most urban campus—contributing to our sense of place in ways that are profoundly meaningful, unique and distinctive.

2) a call for preserving opportunity, visionary design thinking and comprehensive planning with partners

Minnesota stands a very good chance of being awarded the World Expo 2023, and there are other possible solutions to the relocations precipitated by an expansion of the U's Athlete's Village. The decision to demolish an historic resource for the quick-fix of a sports bubble would undermine all the opportunities and potential futures that have been studied and proposed by neighborhood groups, the MN Expo planning group and the numerous planning initiatives of the college's Metropolitan Design Center.

To read more, check out this recent article from MinnPost: [From Historic to History](#)

Windy Fleischaker Associate AIA

[miller dunwiddie architecture](#)

123 North Third Street Suite 104 Minneapolis, MN 55401

d: 612-278-7756 f: 612-337-0031 p: 612-337-0000

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Electric Steel Elevators

1 message

franklin fleming <flemings@usfamily.net>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 4:42 PM

From: Joe Ring <joe@jringglass.com>
Date: September 23, 2016 3:08:33 PM CDT
To: cppm@umn.edu
Subject: Electric Steel Elevator

To The University of Minnesota Board of Regents

In the early part of the 20th century the area called Prospect Park was home to the largest single manufacturer of Farm tractors in the world and site of one of the world's largest grain storage and transfer complex. This massive agriculture industrial center was a major contributor to the economic and social growth of Minneapolis and Minnesota. Because of these historical facts the city of Minneapolis and the residents of Prospect Park, for close to 20 years, have conducted a public planning process for preserving the Electric Steel Elevators as the last remaining unique example of this great industrial area. History has shown us that if we know and understand our past we are able to use that knowledge to plan for the future. It is for these reasons I support the preservation of the Electric Steel Elevator site.

I call upon the University of Minnesota to embrace the spirit of the Federal, State and Minneapolis City preservation laws to begin a dialogue with all affected parties, based on the Federal 106 process, so that in the we will not be condemned for not doing all we could have, which is what our institutions have done so many times in the past.

Joseph Ring
Member of the PPA Historic District Committee

Susan Larson-Fleming
Member of the PPA Historic District Committee
Archivist, Hennepin History Museum



cppm Capital Planning and Project Management <cppm@umn.edu>

Athlete's Village Opposition

1 message

Greta Foster <Greta@msrdesign.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Tue, Sep 20, 2016 at 8:23 PM

I have recently learned of the potential plans to demolish the Electric Steel Elevators. I am a graduate from the University of Minnesota and take great pride in both the education I received as well as the time I spent supporting Gopher sports. It would be a shame to lose these historically significant elevators that provide part of the U's campus identity. I understand the necessity to grow the U's presence, but this development should be considered elsewhere.

Thank you for your consideration,

Greta Foster, CID, Associate
612 375 8701 T

MSR www.msrdesign.com

710 South 2nd Street, 8th Floor
Minneapolis, MN 55401-2282



Fate of the Electric Steel Elevator

1 message

Giovanni Gallo <gallo101@umn.edu>

Wed, Sep 21, 2016 at 9:31 AM

To: cppm Capital Planning and Project Management <cppm@umn.edu>

Hello Board of CPPM,

I hope my message finds you all in excellent health and high spirits.

I write to all of you as hopefully another voice expressing the importance of the Electric Steel Elevator (ESE) betwixt TCF Stadium and the Saint Paul Campus.

There is rumour circulating that this marvel is to be replaced with some sort of sporting field, or at least demolished for another purpose. I only wanted to demonstrate my protest and plea that this structure remain. It is a mark or visual and cultural excellence marking some of the history of these Twin Cities, and although it has remained idle the last two years, and was nearly demolished in 2015, it has a remarkable potential to be repurposed for growing businesses and even the coming Minnesota-World's Fair and Expo.

As a student of the University of Mn, I can fully claim that there are already a surplus of sporting fields and centres, which undeniably allow every student and possible patron remarkable access to the sports culture. Adding some sort of annex or field in this area could not effectively change the vast economic and architectural structures that surround them, but removing the ESE would certainly change this landscapes beauty and atmosphere to a noticeable and distressing degree.

I hope that my words may help direct your minds to letting it stand, and perhaps re-inventing or reanimating its insides.

I thank you for any consideration.

Respectfully,
A University of Mn Student,

Giovanni R. G.
gallo101@umn.edu



cppm Capital Planning and Project Management <cppm@umn.edu>


Electric Steel Elevator comment

1 message

Richard Gilyard <rgilyard.architect@earthlink.net>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 9:17 PM

Richard Gilyard, FAIA
194 Malcolm Avenue SE.
Minneapolis, Minnesota 55414
[612-362-9056](tel:612-362-9056)
rgilyard.architect@earthlink.net

 Electric Steel letter.pdf
42K

**ARCHITECT
RICHARD L. GILYARD, FAIA**

September 23, 2016

Facilities, Planning and Operations Committee

Re: Athletic Facility at Electric Steel Elevator Site

As a Prospect Park resident and neighborhood association board member, a founding partner in the Prospect North Partnership and a planning and design professional, I strongly urge the University to reconsider its proposal to locate an athletic facility at the Electric Steel Elevator site.

The elevator site is at the center of a district where business incubation / maker labs and spaces envisioned by the Prospect North Partnership meet the University research complex. To interrupt/fracture this connection with a totally unrelated activity will greatly diminish the vibrancy and creative synergy that comes from proximity of related uses to one another and the cohesiveness of the Towerside Innovation District.

The athletic facility proposed for this location is not indicated on any published master plan and is in direct conflict with the vision and plans of the Prospect Park neighborhood, the Partnership and the city. The plan to demolish the Electric Steel Elevators was opposed by the neighborhood and city of Minneapolis and was arrived at with no consideration of the collaborative process described in the legislative action creating the University District Alliance in 2007.

The Minnesota Legislature created the University District Alliance, a coalition of the four neighborhoods surrounding the Minneapolis campus, their business associations, the city of Minneapolis and the University. The formation of this entity was recognition that the impact of the University on the surrounding neighborhoods was profound (not all of it positive) and that "the destiny of the University campus is closely and inextricably linked to the destiny of the neighborhoods." The report, which was the foundation of the legislative action, called for greater transparency of University planning at the campus edges and a "new method of collaborative planning and action."

Our expectations of a joint approach to planning have, for nearly 10 years, been ignored. There has been no meaningful engagement by the University with the surrounding neighborhoods. The practice of announcing 'done deal' projects on the seams of campus and community with the opportunity to comment on insignificant details is not the promised and expected level of collaboration.

This is a time of enormous and exciting change, and it remains our hope that the University and the neighborhoods can become true partners in realizing the potential of the neighborhoods to become world-class, inviting, diverse and magnetic, attracting talent and energy essential for this area to become a one-of-a-kind University community.

I'm an alumnus of the College of Liberal Arts and the Institute of Technology School of Architecture. I and my neighbors live here because we love the University for the many ways it enriches our lives. It is my hope and expectation that the University would respect us as much as we respect the institution. Let's rethink the Electric Steel Elevator site and begin a comprehensive, joint planning process for the Innovation District and the entire University district.

Thank you for consideration of these comments.

Richard L. Gilyard, FAIA



Grain Elevator Complex - Proposed Demolition

1 message

Michael Gordon <michaelgordo@gmail.com>
To: cppm@umn.edu

Sat, Sep 17, 2016 at 4:44 PM

To whom it may concern,

As an design professional in the field of architecture I wholeheartedly oppose the proposed demolition of the grain elevator complex adjacent to the Prospect Park Neighborhood. This proposal seems incredibly short sighted, culturally inappropriate, and shepherded by a select few. There is rich architectural history in this area unlike anywhere else in the UMN campus.

To demolish this without further study, community involvement and greater transparency is borderline unethical. It seems there are ways to accomplish multiple goals, i.e the expansion of sports facilities and the preservation of historically significant structures, without completely demolition.

As alumni and local architectural professional it appears that the university has been giving extraordinary attention and resources to the sports community. This opinion is held by many. The sports community, while revenue generators, is very small. Please consider the larger student and urban community.

Regards,

Michael Gordon
Associate AIA
[651.335.3284](tel:651.335.3284)



Electric Steel Elevators - request to reconsider demolition

1 message

Daniel J. Green <dgreen@millerdunwiddie.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 7:56 AM

Regents of the University of Minnesota,

I write to you as a licensed architect in the state of Minnesota and resident of the historic Marcy Holmes neighborhood. It is my opinion that a decision by the University to demolish this nationally significant, historic grain elevator complex in order to build a temporary, recreational sports bubble would be hasty and poorly considered. As a practicing architect in the Twin Cities design community, I believe there to be potential to creatively reuse the complex and I urge you to reconsider the value of preserving this historic resource for the economic and cultural benefit of current and future generations.

The Electric Steel Elevators are associated with a significant period of time in our state that exemplifies a broad pattern of our cultural and economic history here in Minneapolis. The site and building was an integral component to the processing of linseed and flour that allowed Minneapolis to dominate agribusiness in the early 20th century. It also is a distinctive landmark of a vanishing industrial neighborhood. In a state and city long known for innovation, the Electric Steel Elevators are a nationally significant design and modern advancement of the type. The complex should be preserved and celebrated.

Numerous examples of investment and reuse of architecturally significant industrial structures can be found around the world. The Tate Modern Museum in London, The High Line in NYC and Gasworks Park in Seattle come to mind. These structures contribute in many ways to the vibrancy of the city and have become icons known around the world. The University must continue to be bold and think large about its campus and the Electric Steel Elevators should be seen as an opportunity and not an obstacle to achieving greatness in design.

Thank you,

Daniel J. Green, AIA, LEED AP

Associate Principal | Architect - MN

[miller dunwiddie architecture](#)

123 North Third Street Suite 104 Minneapolis, MN 55401

d: [612-278-7698](tel:612-278-7698) f: [612-337-0031](tel:612-337-0031) p: [612-337-0000](tel:612-337-0000)

Visit our website at www.millerdunwiddie.com



cppm Capital Planning and Project Management <cppm@umn.edu>

Do NOT demolish historic grain elevator....

1 message

Katie Greene <katiegreene@keynorthboutique.com>
To: cppm@umn.edu, uregents@umn.edu

Wed, Sep 21, 2016 at 6:56 AM

It has never been a good idea to demolish historically significant structures. The outcome has only resulted in regret for the loss of pertinent and irreplaceable physical plants.

Please vote in support of historical significance before it is too late. There are certainly more innovative options.

Sincerely,
Katie Greene, Proprietor of Key North Boutique & Mother of Architect

Sent from my iPhone



Comments on the Electric Steel Elevators

1 message

Rosemarie Gregoire <grego312@umn.edu>

Thu, Sep 22, 2016 at 8:37 PM

To: cppm Capital Planning and Project Management <cppm@umn.edu>

To CPPM and the Board of Regents:

I am an architecture student here at the University of Minnesota. When I heard the news that the university was making plans to demolish the Electric Steel Elevators for development of the Athletic Village, I felt disheartened and sad. The elevators have significance historically as part of Minneapolis' narrative and in the way they connect the university with the rest of the city's history. They are unique to our region and I believe that the university should embrace their value within the campus as a whole.

In addition to their historical significance, many students and alumni have a personal stake in these buildings. In my time here as a student, I've witnessed peers both inside and outside the architecture department use these buildings directly in their projects or as a source of inspiration. I myself have utilized their monumentality in projects of my own. Speaking specifically as a student of architecture, one of the many reasons I chose to attend this school was based on how the Twin Cities and the university treat architecture as a valuable addition to their worlds. Every student that I have spoken with about the elevators has been able to relate to me a unique and interesting relationship with them, whether it is from seeing them on their daily commute to and from campus, living in Prospect Park and feeling a connection to greater Minneapolis, or simply being able to have a connection with the history of Minnesota.

It would be a grievous error to remove these buildings that have so much value to many people on and outside campus for the expansion of the Athletic Village. I understand the desire for its expansion, but I ask that you reconsider the location. Our campus has always been defined by our beautiful and historic buildings. Let the elevators tell another unique element of the history of the university to the multitudes of students that will come to our school in coming years. History speaks volumes, and I know in the past, the university has chosen to respect and honor that.

Respectfully,

Rosemarie

--

Rosemarie Gregoire

University of Minnesota | Architecture | 2017

507.254.1720 | grego312@umn.edu



cppm Capital Planning and Project Management <cppm@umn.edu>

Demolition of Historic Grain elevators

1 message

Jacob Halsne <halsn009@umn.edu>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 11:22 PM

Hello,

I would like to voice my concern about the plan to demolish the historic grain elevator complex behind the stadium standing between Minneapolis and St. Paul.

The site is a part of Minneapolis culture, a remnant of the industry that brought it to life. It is also an interesting opportunity for future design development and is a historic resource that isn't worth destroying for a sports bubble that could be located else where. I am already weary of the 166 million dollar project that serves only 740 students out of a total 50,000 at the University and destroying this resource as a part of the project makes me angry and frustrated. Please reconsider the location of this sports bubble, as this historic resource cannot be replaced.

Best,

Jake Halsne
Landscape Architecture Graduate Student



Objection to demolition of Electric Steel Elevator

1 message

Erin Hanafin Berg <ehberg@mnpreservation.org>
To: "cppm@umn.edu" <cppm@umn.edu>

Thu, Sep 22, 2016 at 1:32 PM

I am writing on behalf of the Preservation Alliance of Minnesota to voice our objection to the University's planned demolition of the Electric Steel Elevator complex.

Electric Steel Elevator is a historically significant site that is eligible for listing in the [National Register of Historic Places](#), and was under interim protection by the Minneapolis Heritage Preservation Commission at the time of acquisition by the University. The very definition of the National Register is "the official list of the Nation's historic places worthy of preservation." The fact that the University would acquire the property without acknowledging that worth – and without any apparent intention of driving the structure's preservation and reuse – seems unconscionable on the part of a body that should be acting in the public interest.

We recognize that there are challenges to reusing and rehabilitating any historic structure, especially one that was built for a specific purpose and industry. But we also believe that Minnesotans are capable of conceiving of and implementing creative solutions that advance our society, academic institutions, and economy. We believe that more creative effort, by a broader range of people, would achieve a preservation outcome for this site.

We respectfully ask the University to reconsider its plans for demolition of the Electric Steel Elevator and the adjacent grain elevator complexes, and to engage people from the design, history, and business communities in developing a preservation solution for these significant historic resources.

Sincerely,

Erin Hanafin Berg

Preservation Support Services Manager | Preservation Alliance of Minnesota

(w) [651.293.9047](tel:651.293.9047) | (c) [651.353.1394](tel:651.353.1394)

ehberg@mnpreservation.org

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cppm Capital Planning and Project Management <cppm@umn.edu>

Historic Preservation

1 message

Gretta Hans <hansx019@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 8:03 PM

Dear Board of Regents,

As a history student at the University of Minnesota, I urge you to reconsider your plan to demolish the historic grain elevators behind TCF Bank Stadium and replace them with a 'sports bubble'. These idea disregards historic preservation and conservation potential for the area as well as it is a huge waste of money. This money could conversely go to scholarships or other more educational and progressive plans for the university.

By the way, this a UNIVERSITY not a sports stadium. Therefore money should go to EDUCATION and I am sorry and embarrassed that I should have to explain that to college graduates.

Sincerely,
Gretta Hans



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevators

1 message

David Heberlein <davidheberlein@gmail.com>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 9:02 AM

Please DO NOT demolish these elevators!! They are unique and have historical significance. In fact they could be put back to use with a brewery in the area.

WE DONT NEED TO DESTROY THIS SITE TO MAKE ROOM FOR MORE ATHLETIC FIELDS OR SPORTS BUBBLES.....

Thank you for reading this.

A concerned Minnesotan and graduate of your institution.

David Heberlein
St. Paul, MN



No to Demolition of Grain Elevator Complex

1 message

Travis Herr <herr0267@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 4:09 PM

To Whom It May Concern,

Ladies and Gentlemen. To demolish the Kurth Elevator and Electric Steel Elevator to make room for a Recreational Sports Bubble would be ignorant of not only the historic value these properties have, but also be ignorant of the potential for the SEMI area to be transformed into a vibrant area of development. The potential for this area is vast, as shown by the research that has been completed by the Metropolitan Design Center and the Schools of Architecture and Landscape Architecture. Projects ranging from Green 4th to EXPO 2023, and other design charrettes like the Catalyst session hosted by Eric Amel, AIA (MS&R) and Perry Kulper (Taubman College).

University of Minnesota Sports do bring a large source of revenue for the University, however demolishing the historic grain elevators for a cheap fix to a short term problem is not the solution. The network of sporting facilities within the metro area are vast and for a little extra cost to the University I am sure that adequate space could be obtained until a viable and long term solution can be approved.

Currently twelve of the Masters of Architecture Candidates for 2017, including myself, are working with Jim Moore and Karen Lu of HGA to charrette this site as the World's Fair in 2023. The work that this studio will produce between now and December will have tremendous consideration for site, context, history, and will contain many designs that will have the potential to regenerate the site and give inspiration to other developments within the metro area.

I am strongly opposed to the proposal for demolition of the Elevators and the construction of the Recreational Sports Bubble on this site.

I have attached references for your pleasure. Please feel free to contact me via email at herr0267@umn.edu or by phone (920)-207-7464.

Sincerely,

Travis William Herr

REFERENCES:

http://minnesota.uli.org/wp-content/uploads/sites/31/2014/09/GREEN4TH_20141021-Part1.pdf
<http://expo2023.info/>

--

Travis W. Herr
M. Arch Candidate '17
University of Minnesota
Evans Scholars Alumni '09

To access the *Green 4th* attachment that was submitted with this comment, please visit <http://z.umn.edu/ese2>



cppm Capital Planning and Project Management <cppm@umn.edu>

Historic Grain Silos

1 message

Justin Hickman <justinhickman@gmail.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 7:00 PM

To whom it may concern,

I want to express my support for preserving the historic grain silos near Prospect Park on the East Bank. It is a waste to destroy aspects of the city that give it character and have historical value to build a sports bubble in my view. I hope the university reconsiders destroying these historical assets and builds the bubble in another location.

Sincerely,

Justin Babak Hickman
justinhickman@gmail.com
[612.964.8260](tel:612.964.8260)



Proposed demolition of Kurth and Electric Steel Elevators

1 message

Peter Holbrook <peteh@holbrook.com>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 4:45 PM

Friends:

I am writing to register my concern about the proposed demolition of the historic Kurth and Electric Steel elevators in order to make way for a new U of M track and field facility.

While the importance of preserving the few remaining vestiges of our industrial past may not yet be on everyone's radar, I like to think that the University would take a more far-sighted view. We should all take a lesson from the wholesale destruction during the 1950s and 60s of significant architectural landmarks like the Metropolitan Building in Minneapolis — an act of civic vandalism which today is remembered with much regret.

Surely it must be possible to find a more appropriate and less destructive location for this new sports facility. I urge you to consider this matter carefully, because once these landmark elevators are gone, they will be gone forever.

Respectfully,

Peter Holbrook
39 Seymour Av SE
Minneapolis MN 55414
Office: [651-644-2774](tel:651-644-2774)
Cell: [651-402-7041](tel:651-402-7041)
peteh@holbrook.com



cppm Capital Planning and Project Management <cppm@umn.edu>

Objection to the demolition of the Kurth Elevator and Electric Steel Elevator.

1 message

Randall Holl <randallholl@gmail.com>

Mon, Sep 19, 2016 at 1:11 PM

To: cppm@umn.edu

Cc: Randall Holl <rholl@umn.edu>

To Whom it May Concern:

I would like to formally submit my objection to the historic elevators mentioned above. It is important to preserve these fascinating and beautiful structures that exemplify the history of our people and our place. Do not demolish these structures, instead find a way to preserve and adapt.

Sincerely,
Randall Holl
Architect

--

Randall Holl AIA

NCARB LEED

612-991-5383

randallholl@gmail.com



cppm Capital Planning and Project Management <cppm@umn.edu>

DON'T TEAR DOWN THE GRAIN ELEVATORS

1 message

Travis Houle <houle0114@umn.edu>

Thu, Sep 22, 2016 at 11:31 AM

To: cppm@umn.edu

Hello,

It is my understanding that the U of M plans to tear down the grain elevators near campus to replace it with a "Sports Bubble". Doesn't the board understand what that will do to the landscape? For the greater good, leave the grain elevators. We all get to enjoy their sight as we move through campus. Don't take that away and replace it with a facility a small fraction of us will ever get to use.

--

Travis Houle

[612-219-4935](tel:612-219-4935)



cppm Capital Planning and Project Management <cppm@umn.edu>

Please reconsider demolition of the Electric Steel Elevators

1 message

Elizabeth Hruska <hrus0010@umn.edu>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 4:36 PM

Dear CPPM,

For so many reasons, the decision to demolish the Electric Steel Elevators needs to be re-examined. As Professor Lindt of the U's School of Architecture has illuminated, this situation represents a nationally significant call for historic preservation to maintain a sense of place, as well as the case for "...a call for preserving opportunity, visionary design thinking and comprehensive planning with partners".

As Professor Lindt has noted, there are other solutions for this significant structure than a sports bubble. Please explore preservation and adaptive re-use.

Best,

Liz

--

Elizabeth Hruska, M.A.
Assistant Director
Career and Internship Services - CCE, CDes, CFANS | careerhelp.umn.edu
Office for Student Affairs | osa.umn.edu
University of Minnesota | umn.edu
hrus0010@umn.edu | 612-624-2710

I am not in the office on Fridays.



cppm Capital Planning and Project Management <cppm@umn.edu>

Please do not demolish the grain elevators

1 message

Chris Hutton <hutt0064@umn.edu>
To: "cppm@umn.edu" <cppm@umn.edu>

Sat, Sep 17, 2016 at 1:58 PM

UMN,

As a student of architecture, I know the significance of a "sense of place", which is what these grain elevators give the UMN campus. Demolishing them would take away the history of our city and state and university.

Please consider finding another option for the sports bubble. Knocking down historic structures isn't the right thing to do.

Chris Hutton
UMN M. Arch graduate 2016



cppm Capital Planning and Project Management <cppm@umn.edu>

Do Not Destroy MN's History !!!

1 message

Daniel Jasper <djasper@umn.edu>
To: cppm@umn.edu

Sun, Sep 18, 2016 at 10:31 AM

Dear CPPM,

The University of Minnesota should not be in the business of destroying the state's history and the physical evidence of our rich agricultural legacy. The buildings and structures you propose to raise are the very assets that make Minneapolis and the location of the University within the city--unique. The area that comprises the Prospect Park North Innovation District isn't the sole property of the University of Minnesota; it belongs to all of us as part of our shared cultural heritage.

There is ample acreage of paved parking lots in the vicinity of these buildings that could be re-purposed to serve as the foundation for the Recreational Sports Bubble. Any self respecting University that positions itself publicly as a thought leader and center for innovation would surely recognize the shortsightedness-and irresponsibility--of the proposed project.

In closing I respectfully ask you to NOT build the Recreational Sports Bubble on the Electric Steel Elevators location.

Thank you,

Daniel Jasper
Associate Professor
College of Design
University of Minnesota
Minneapolis+St. Paul, USA



cppm Capital Planning and Project Management <cppm@umn.edu>

Do not destroy MNs history

1 message

Sarah Johnson <joh11012@umn.edu>
To: cppm@umn.edu

Sun, Sep 18, 2016 at 2:33 PM

Dear CPPM,

I am a senior at the U of M.

The University of Minnesota should not be in the business of destroying the state's history and the physical evidence of our rich agricultural legacy. The buildings and structures you propose to raise are the very assets that make Minneapolis and the location of the University within the city--unique. The area that comprises the Prospect Park North Innovation District isn't the sole property of the University of Minnesota; it belongs to all of us as part of our shared cultural heritage.

There is ample acreage of paved parking lots in the vicinity of these buildings that could be re-purposed to serve as the foundation for the Recreational Sports Bubble. Any self respecting University that positions itself publicly as a thought leader and center for innovation would surely recognize the shortsightedness-and irresponsibility--of the proposed project.

In closing I respectfully ask you to NOT build the Recreational Sports Bubble on the Electric Steel Elevators location.

Thank you,
Sarah

--
Sarah Johnson
sarahjohnson.space

(952) 688-3186
joh11012@umn.edu



Replacing historic grain elevators with a sports bubble

1 message

Sally Jorgensen <sallyj@umn.edu>

Wed, Sep 21, 2016 at 2:15 PM

To: cppm@umn.edu

Cc: eric@msrdesign.com

This is a terrible idea and is totally out of character for the University's relationship to neighboring communities. In the past there has been relatively good collaboration between the University and neighborhood organizations such as PPA (formally PPERIA). Why was there not any communication about this issue before the U came up with this plan? There is far too much emphasis on sports related buildings at the expense of academics and the University's relationship to the surrounding community. Parking and traffic for events at the new stadium have already been disruptive for those of us who live nearby.

Please find someplace for the Sports Bubble. Maybe it could be in shared space on the fair grounds which is only used for two weeks of the year.

Sally Jorgensen



cppm Capital Planning and Project Management <cppm@umn.edu>

I object.

1 message

Lindsey Kieffaber <kieff124@umn.edu>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 2:17 PM

I object to the demolishing of the grain elevator complex. I object to it's demolition for the expansion of athletic facilities without community participation and consideration for others. As a designer I object to the erasure of historic grain silos which are unique and an important part of our history.

Brutish is the word that comes to mind. It's just another demonstration of the athletics department here at the U of M thinking they can do what they want regardless of the consequences, and the effect it has on others. Demolishing the grain elevators in spite of neighborhood protest, of historic significance, of the master plan.

As an undergraduate athlete myself, I have nothing inherently against athletics, and think athletics are great, however, it should not be to the detriment of the community as a whole.

It demonstrates the athletic department bullying the neighborhood, and demolishing something important and historic for all Minnesotans. And for what reason? To erect and replace the silos with an athletic complex made for a certain class of people's use. It's short sighted, and it's inconsiderate.

It sends the wrong public relations message, and more care and thought should have been put into this before proposing it.

I object.

-Lindsey Kieffaber



GRAIN ELEVATORS NEED TO STAY!

1 message

Eryn H. Kim <kimx4261@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 6:02 PM

To whom it may concern,

As a graduate student of the University of Minnesota, I am writing to express my concerns regarding the removal of grain elevators to the Northeast of UMN-Twin Cities campus.

Historical significance to the site and the city as whole is an important aspect of these ruins.

However, that's not even the most important aspect.

With a VERY GOOD chance of winning the bid for Expo 2023 (to which the expected site is located where grain elevators are), the Expo provides an opportunity to benefit the University, the City of Minneapolis, and the people living around the University economically, socially, educationally, and much more.

In order for this to occur, City of Minneapolis has to establish an identity (a branding or sorts) that will set up the stage for the Expo (and not just for the Expo, but for the city to move forward if at all) to take place, and the University of Minnesota as an integral part of the city's fabric plays a key role in this process.

The grain elevators are an important piece of the city's and the site's history which WILL BE a catalyst to revitalize the area that has remained quiet since the demise of grain milling industry, by serving as an icon of the city's/site's branding/identity.

In addition, the area's proximity to Prospect Park Innovation District makes keeping the grain elevators all the more important. In the likely chance that Expo 2023 were to occur, grain elevators will play a key role as the city's/site's branding/identity icon that accelerates the area to develop as intended for the functions of research and innovation (and much more) given the context and purpose of the World's Fairs. This consequential development will not only retain talent in the University, Twin Cities, and the State of Minnesota, but it will also be an opportunity for the University to "spread its fame" worldwide by means of trickle-down strategy. Here, University-generated research can be translated into practical applications by research and development partners in the Innovation District, which will then enable more opportunities to bring University's research under the public's attention. Even if the World's Fair (Expo 2023) is not to occur in Minneapolis, the grain elevators still have a great value by presenting a design opportunity which could be utilized as the University's/city's/site's icon that will encourage future developments for the sake of its uniqueness, symbolism, and historical value.

While the need for an athletic venue/facility to generate additional revenue and to provide services to the University is recognized, the University and its community will be better served if grain elevators are saved to allow something even greater to occur. In the era where tuition rates are consistently hiked and educators are "let-go" due to lack of monetary resources to support them, addition of an athletic venue/facility is not only a temporary, short-term solution to solve this complex problem, it will add little to no value to the University. Myself as a grad student at the U, all of these problems present a great concern not just for myself but for future students as well. What we need is a reliable source of funding, its supporting backbone, and the incentive to keep talent within the University's reach in order to keep reputation of the University up high... and this grain elevator holds the key to that pathway.

I hope you understand the seriousness of the consequences of removing the grain elevators, and the missed opportunity it would have allowed for the University, the City of Minneapolis, and the State of Minnesota as a whole to witness.

Sincerely,

-EHK



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steele Elevators.

1 message

Cadillac Kolstad <ak@millcitymusic.com>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 12:39 PM

As a former UMN student, I would like to state.

Do not under any circumstances demolish the Electric Steel Elevators.

If this comes to be I will never ever donate to the U, and I will use whatever influence I have to discourage donations and I will lobby my legislators for no increases in funding from the state.

Thank you for your consideration.



Don't Demolish our History

1 message

Christian Korab <korab003@umn.edu>

Thu, Sep 22, 2016 at 11:15 AM

To: cppm@umn.edu

Cc: gayla lindt <glindt@umn.edu>

Dear Governors & Administrators of The University of Minnesota,

With alarmed concern for the proposal to demolish the historically significant grain elevators, I say;

The proposal itself and the public, institutional and business contexts giving rise to this proposal are examples of the sort of short-sighted thinking that plagues American culture and continues to lead to so much ugliness in our physical environment over the course of our transition from an agrarian heritage, through industry and in to the present and tenuous new world order of money and power. The University of Minnesota should be ashamed to be seen aligned with short-sighted and knee-jerk pathologies of our collective behaviors. By scale of consequence and ill-considered action this initiative has little chance of proceeding without creating, at very least, a problem of perception for your institutional spin doctors.

The absurd domino effect in motion from the confluence of monied and minority interests threatens an unrecoverable loss of Midwestern heritage without so much as a public acknowledgment made by the institution about the heritage we nominally elect to dispose of. Should these dominoes continue to tumble, the imprint left in the rubble will be an image obscenely inconsistent with the higher values espoused by The University of Minnesota as an institution of public trust. "Public" means all of us, not just those of us in the cultural spotlight of the moment. At very least, I would expect The University to give time for reflection in a due process of public debate rather than presenting a strategically ill-timed lip-service to claimed and quasi-public debate.

Shame on you administrators and governors of temporary public seat for the inconsistency of your thinking and actions with the visions The University espouses in its public position documents. You people are charged to temporarily serve the public trust with long term interests, not just part of the public with expediences of institutional management and profit.

Christian M Korab

Korab Image

[612.729.2907](tel:612.729.2907) mobile

4057 42nd Ave S

Minneapolis MN 55406

KorabImage.com



cppm Capital Planning and Project Management <cppm@umn.edu>

don't tear down those iconic elevators!

1 message

Rebecca Krinke <rjkrinke@umn.edu>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 11:07 AM

Those elevators signal Mpls!

They differentiate us and tell of history.

Vistors to the city are fascinated by them.

They are a key aspect of history preservation and an icon to fire visionary ideas of place-making.

Rebecca Krinke

Rebecca Krinke

Professor

Dept. of Landscape Architecture

Artist-in-Residence,

Target Studio for Creative Collaboration,

Weisman Art Museum

University of Minnesota

144 Rapson Hall

89 Church Street SE

Minneapolis, MN 55455 USA

www.rebeccakrinke.com



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator

1 message

Lydia Kulesov <lydia@lydiakulesov.com>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 7:08 PM

Dear UMN,

I am NOT in favor of the University of Minnesota demolishing the Electric Steel Elevator in Prospect Park and destroying an important historical landmark of the Minneapolis grain milling industry which our great city was founded on.

I am especially disappointed that the University places greater value on collecting revenue from sporting events than it does on recognizing the historical and educational value of this unique architectural structure greatly valued by many in the community.

The very heart of Minneapolis is the historic Mill City area which is a major tourist destination and has had a major impact on urban renewal of the Mississippi River front and downtown. Given that there is a resurgence of interest in artisan breads made from local freshly milled grain and a new brewery practically popping up on every neighborhood block these days, one could easily imagine that a smarter and more visionary reuse of the elevators is possible and even more desirable.

Please reconsider plans to destroy this historical landmark and instead come up with a creative solution to preserve a central piece of Minneapolis history.

Sincerely,
Lydia Kulesov
Studio Artist/Designer, NE Minneapolis Art District
UMN Alumni



cppm Capital Planning and Project Management <cppm@umn.edu>

Athletes Village, Recreation Sports and Electric Steel Elevators- Objection to Destruction

1 message

Chris Laabs <laabs022@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 1:19 PM

Dear University of Minnesota Board of Regents,

As a student of the university, I would like to object to the destruction of the Electric Steel Elevators. As a location eligible for the National Register of Historic Places and protected by the city of Minneapolis it would be a great and very permanent loss of Twin Cities and Minnesota history.

As you're well aware the Electric Steel is far from the first grain silo to be evaluated for destruction. We've already lost many of the historic structures that established the Twin Cities as a metropolis, our unique historic fabric is already strained. What makes Electric Steel even more relevant, besides its pivotal role as a physical piece of the city's history is its unique construction by a prominent structural engineer.

What your council is considering is a very permanent option to a temporary issue. Once Electric Steel is gone we've stolen its historic value from generations to come. As Minnesota's eponymous institution your actions and irreverence for history will reflect on you, this institution, this state, and me. As a member of the institution you represent, I want to clearly state my objection- do not destroy the Electric Steel Elevators.

Chris Laabs

--

Chris Laabs, LEED Green Associate
M.Arch Candidate
School of Architecture
University of Minnesota



cppm Capital Planning and Project Management <cppm@umn.edu>

don't demo the grain elevators!

1 message

Mark Larson <mark@rehkamplarson.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Sun, Sep 18, 2016 at 12:33 PM

As an alum and architect, I strongly support the idea of keep the grain elevators – they are an iconic historic bit of history in this town. Let's incorporate into any future plan as backdrop, ruin or remnant!

Mark Larson, AIA

M.Arch U of MN 1993

Mark Larson, AIA

Principal

Rehkamp Larson Architects, Inc.

www.rehkamplarson.com

[612-285-7275](tel:612-285-7275)



Significance is the metric by which we determine value and "nationally significant" is not nothing

1 message

gayla lindt <glindt@umn.edu>
To: cppm Capital Planning and Project Management <cppm@umn.edu>

Fri, Sep 23, 2016 at 11:19 PM

Dear University of Minnesota Capital Planning and Project Management,

In its September meeting, the board of regents approved \$104 million to renovate Pioneer Hall in an effort to adaptively reuse a building considered by most regents (and likely without contest by the broader university community) to be of enough historical significance that it should be heavily invested in — preserved in some form (in this case, by maintaining its outside elevations). Likewise, the university has chosen in recent years to renovate and reuse Northrop Hall, and Tate Lab of Physics.

By contrast, the university is proposing to demolish Electric Steel Elevators, a feat of engineering by C.A.P. Turner and deemed significant enough by architectural history and preservation experts to be eligible for nomination to the National Register of Historic Places. It seems an ethical imperative to understand the difference between these "historic" conditions before making a final determination about the fate of the ESE.

The Electric Steel Elevators did not come into being of, by and for the university as a campus building. Instead, the university acquired the elevators while they were under interim protection by the City of Minneapolis, claiming them as an "opportunity purchase." This distinction is important: the ESE have only recently become "university buildings" while Northrop, Tate and Pioneer halls are a part of the university community's collective conscience about the Twin Cities campus and its sense of place. As Regent Anderson stated in the September meeting, his father had stayed in Pioneer Hall, after all. It is an entirely understandable response that campus buildings are more readily understood as historically significant by those most closely connected with the campus. We understand this significance not only in our heads but in our hearts.

There is general consensus by all parties paying reasonable attention that Electric Steel Elevators are historically significant. Some have read the documentation or have been told how these structures represent an important experimental stage in grain storage and transfer in the Midwest. Yet, I have come to believe that those wanting to demolish ESE understand this significance only on paper — they understand it in their heads, but have yet to understand its significance in their hearts. Likely, they never will.

Significance denotes "unstated meaning" and "meaning" is how we — as individuals or as cultural collectives — connect with something. Importantly, significance is the metric by which we evaluate historic value. And how we value something is relative to how we value other things we know. Pioneer Hall has been integral to the institution as a first-year residence hall for thousands and thousands of students; Northrop is a beautiful work originally designed by Clarence H Johnston, a well-known, well-regarded architect of this region, significant for the dignified role it plays bounding the northerly edge of Northrop Mall.

Herein lies the rub: Because the ESE may not have the emotional cache of a building that came into being of, by and for the university or within its campus boundaries, it is even more vital that its significance — and thus its fate — be consider from a much, much broader perspective than other campus buildings. Simply stated, its evaluation needs to extroverted, rather than introverted.

Thus, I have also come to believe that those wanting to demolish ESE understand this significance only from an insular perspective and have yet to understand its significance on a national or global scale. Pioneer Hall is not, and will never be, nationally significant; nor would Tate. They are important campus buildings, yes, but relatively inconsequential on a national or even global stage. By contrast, the Electric Steel Elevators are globally distinct structures that contribute in powerful ways to the unique sense of place that is the Twin Cities campus. They are iconic structures that signify how this region is distinct from all other regions in the world.

The University Minnesota Board of Regents — charged with the public trust and in the case of Electric Steel Elevators — can not and should not rely on internal perspectives for this decision but must rely instead far more heavily on the Minneapolis Heritage and Preservation Commission and the State Historical Preservation Office as true partners in determining the fate of ESE.

Sincerely,
Gayla Lindt

GAYLA LINDT, Lecturer
Director, Bachelor of Design in Architecture
School of Architecture
College of Design

9/28/2016

University of Minnesota Twin Cities Mail - Significance is the metric by which we determine value and "nationally significant" is not nothing

University of Minnesota

[612.624.2832](tel:612.624.2832)



opposition to demolition of the Electric Steel Elevators

1 message

Patrick Lynch <patrick@msrdesign.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Tue, Sep 20, 2016 at 11:40 AM

To whom it may concern-

The University of Minnesota's strongest asset is being able to identify with a place is, whether it is the world class research that makes us globally known and locally essential for students, to athletics that bind us all as a community, or vernacular features that become unrecognizably tied to a place. The three of these provide an essential sense of lifelong ownership to a place even though most are just passing through. This ownership shows itself in donors, research funding and scholarships, all tied to a collective affinity for the place. The University of Minnesota is lucky that our fore founders explicitly and smartly planned the campus. The assets today of the Mississippi River, the Downtown Skyline, The Mall, the Weisman Art Museum, the Electric Steel Elevators all tie the University to the state's history and its place. All of these things speak profoundly that we are the University of Minnesota. The Steel Elevators might not carry the same 'glamour' as some of these others campus features, but the Steel Elevators do have an embodied history that proclaim 'we are Minnesota'. Memorial Stadium carried this cultural embodiment of place which is now being replaced in our minds by TCF stadium. The Metrodome never could have resonated as the University of Minnesota just as the 1960's buildings of the west bank struggle to project the same identity.

The potential of the Steel Elevators may not be fully known, but their ability to identify as this place and our collective history is undeniable. Ask anyone starting a new college or new school to list their biggest difficulties and high on that list are questions like 'Who are we?' and 'How do we create an identity?'. The University of Minnesota can easily answer these questions and the Electric Steel Elevators are a part of the reason why.

Thank you for your time,

Patrick Lynch

Patrick Lynch, LEED AP, Designer

612 359 3252 T

MSR www.msrdesign.com

710 South 2nd Street, 8th Floor
Minneapolis, MN 55401-2282



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric steel elevators

1 message

Laurie McGinley <laurie.mcginley@gmail.com>
To: Cppm@umn.edu

Sat, Sep 24, 2016 at 4:27 PM

Hello friends at CPPM!

Please consider an alternate plan for the athletics facility that is just east of the TCF stadium. The electric steel elevators that could be demolished are a part of our historical culture. Unlike their concrete neighbors, these are more likely to have an adaptive reuse that retains the history and makes a vibrant new use of the property.

Laurie McGinley
Architect, and bike commuter who passes by the site all the time.



Grain Elevator Preservation

1 message

Nick McIntosh <n.w.mcintosh@gmail.com>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 12:37 AM

Dear Board of Regents,

I am an architecture student here at the University of Minnesota and I believe that your plan to tear down the grain elevators near campus would be a large mistake. The Electric Steel Elevators are an important piece of history that represents our agricultural and industrial history. They are a manifestation of what this city was built off of. It would be a shame to see these beautiful pieces of history be torn down in order to create a sports dome that could easily be placed in a different location.

These elevators could potentially be preserved and reused in the future. There has been talk of a World Expo in 2023 that could use this site; tearing the elevators down would undermine any opportunity for an event like this. The University of Minnesota is a visionary institution that should know not to tear down such an opportunity. This is not only an opportunity to preserve a structure that will help attract a world expo, but also an opportunity to strengthen the UofM's identity as an important institution within the city of Minneapolis. A city that was built off of hard work and perseverance.

To tear these Elevators down would be to go against Minneapolis' ideals. Yes, it would be easy to tear them down, sell the scrap and build an ugly dome, but that is not how this University was formed. We were not founded by a group that took the "easy way." This University was founded by a group of individuals that worked hard to create something worth creating. So please, preserve this piece of history because it is worth preserving.

Please reconsider this decision,

Nick McIntosh



cppm Capital Planning and Project Management <cppm@umn.edu>

Comment on demolition of Grain Elevators

1 message

Patrick Moffett <moff0069@umn.edu>

Fri, Sep 23, 2016 at 8:26 AM

To: cppm Capital Planning and Project Management <cppm@umn.edu>

Dear Friends & Former Colleagues of CPPM,

I wanted to take a moment to give some thought and comment on the potential demolition of the historic grain elevator located in Prospect Park. I will begin with a quote that you might recognize "Imagine, Plan, and Build Places that Inspire". You're correct, it is the CPPM Mission Statement that we worked so hard to outline and deliver 2 years ago. While I know how good the department is at "Planning and Building", this development of demolishing the grain elevators makes me question if we ever really were able to "Imagine" as a department.

The potential of the grain elevators is so rich. Located on the edge between a redeveloping Prospect Park and the recently completed Biomedical District, the buildings have the potential to expand and incorporate more than a sports bubble. The character and potential adaptive reuse of the elevators could become a staple architectural feature on campus and create another destination of significance for students and residents of Minneapolis by combining program that addresses the research driven district and the culturally significant neighborhood.

The University uses "Driven to Discover" as a trademark for all of its amazing research and problem solving that has been done across campuses and departments. I find it astounding that this does not apply to how we can adaptively reuse the grain elevators, especially with world class architectural talents right at home in Minneapolis. I urge you to tell the University Leadership to discover the rich nature of the elevators and its potential to create a culturally significant landmark on campus for both students and residents of Minneapolis, instead of opting for the easy and wasteful choice of demolition.

Sincerely,

Patrick Moffett
University of Minnesota | College of Design Alumni '16
C: [612.618.4395](tel:612.618.4395) | E: Moff0069@umn.edu



Potential Demolition of Nationally Significant Historic Grain Elevator

1 message

Owen Murray <murra667@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 12:01 PM

To whom it may concern,

It has come to my attention that the University of Minnesota intends to demolish the historic Electric Steel Elevators adjacent to our campus in order to make accommodations to athletic programs here on campus. I am writing to you as an undergraduate student at UM-TC with a strong educational background in Spanish-Portuguese Studies, Urban Studies and Geographic Information Science. While I do not work in administration, I feel that I am qualified to give my input on this issue as it relates to my knowledge of world history and cultural artifacts, urban spaces and communities, and geography, all of which I have passionately pursued through various institutions of higher education in the U.S. and abroad, including UM-TC.

I will be brief, and will not share with you my arguments about the value of cultural and historical artifacts to our human lives and identities. I hope that through the experiences gained in your lifetimes, in your hearts, you already know these things to be true.

I also understand that making decisions is never easy, and will most likely not satisfy all parties who share a stake in the decision. This is something that I know to be true through my experience as a student, experience in my work as an employee at the University of Minnesota, and also as an individual. But if there is one thing that I have learned time and time again through my education here at the University of Minnesota, it is that I am not an expert on many issues, and that for an infinite number of things in my life, there are many people who are more qualified than myself in these areas.

As it relates to the issue at hand, various neighborhood groups, the MN Expo planning group and our very own Metropolitan Design Center have been working carefully on developing ideas and projects for this particular area. If I understand correctly, these projects do not correspond to the intentions for athletic accommodations planned by the University of Minnesota. As a student of this institution, where I have learned the art of research and applying knowledge and the sciences to the important and sometimes irreversible decisions that we face in our daily lives, I urge you, and trust that you will make a careful and well-informed decision on this issue, factoring in those plans, proposals and research from those qualified, and keeping the best interests of our university, municipal, statutory, national, and global community at the center of the decision. Please feel free to reach out to me if you have any questions about my thoughts on this issue.

Warm Regards,

--

Owen Murray

(719) 330-9933

murra667@umn.edu



Support for Saving Electric Steel Elevator

1 message

Ryne Nichols <nicho651@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 7:05 PM

Good evening,

My name is Ryne Nichols and I am graduate student of architecture here at the University of Minnesota.

It has come to my attention that the University is seeking to tear down the Electric Steel Elevator in order to relocate the sports bubble athletic facilities. I implore you to NOT follow through on this plan of action for a number of reasons.

First of all, this elevator is at the core of our history as a city, state and region. The grain industry and its affiliated infrastructure is the reason we have the city we know and love today. It afforded our state the unique opportunity to be a leader of industry in our foundation days, and now we are all reaping the benefits. So many of these precious artifacts have already been lost. We must not let the last of this history be destroyed.

These structures are also an important piece of architectural design history, and urban sculpture. The elevators we have left are unfortunately neglected, but they still contribute greatly to the unique experience of our architectural history. We must cherish these relics and find ways to creatively breathe new life into them. I can assure you a new sports bubble is not the way to accomplish that.

I've attached a map that illustrates what this rail corridor looked like in 1929. The red regions are the grain elevators we have destroyed, and the grey regions show the few we have left. I want you to imagine how striking of a skyline these masses would have formed if they were all still standing. Picture the design potential if we had found ways to adapt them to modern uses. I can imagine an incredibly beautiful and unique urban center full of character and city pride.

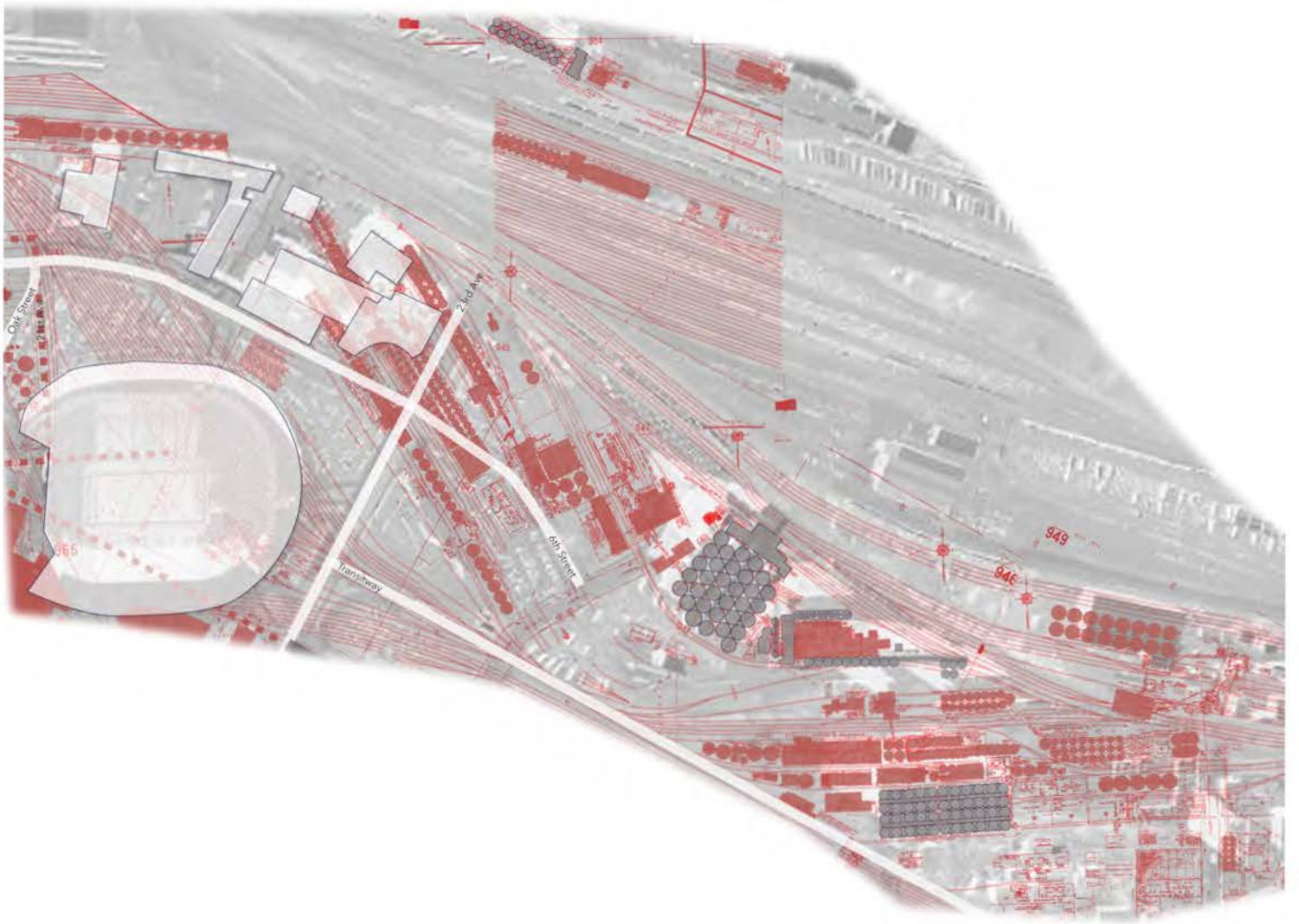
Unfortunately we only have two elevators left, but they can still be salvaged and transformed into something we can all be proud of as a city, state and university community. Big things will be happening in this area. Development is coming. Let us embrace a piece of our history as we move forward, not destroy the rest of this endangered species.

Respectfully,

Ryne Nichols



Southeast Minneapolis Grain Elevators.jpg
12001K





cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator Demolition

1 message

Isabella Noet <noetx001@umn.edu>

Sat, Sep 24, 2016 at 5:25 PM

To: cppm@umn.edu

To whom it may concern-

As a student at the University of Minnesota campus, I have found that the buildings surrounding campus and their context, often not buildings associated with the University itself play a major role in the place along of the school itself. The demolition of the historic elevators behind TCF Bank stadium would be a shame and their replacement with another athletic facility would only carry the campus further down a singular, disconnected image of the University. There is more to the campus that could and should be represented, in particular, the history of the area.



cppm Capital Planning and Project Management <cppm@umn.edu>

I object to altering the identity and history of a "place" to make room for an athletic bubble

1 message

Matt Olson / OOIEE <we@ooiee.me>
To: cppm@umn.edu

Sun, Sep 18, 2016 at 10:40 AM

To whom it may concern,

Please don't tear down an important part of a neighborhood's history and a community's visual identity because you need a place for a somewhat disposable athletic bubble.

We all know that place is important to our human experience. The way we learn about history through seeing it's shapes, helps us create a sense of meaning. At times this can be subtle but, in my opinion, it's always very important.

Thank you.

MATT OLSON
612. 239.6264

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cppm Capital Planning and Project Management <cppm@umn.edu>

ESE Elevator

1 message

Theodore Olson <theolson@bitstream.net>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 10:55 PM

Dear Board of Regents,

Please reconsider your plans to demolish the ESE elevators. There is no need great enough for sports fields that merits the loss of these Twin Cities architectural artifacts. I'm more curious what are your plans to reduce the cost of tuition instead?

Sincerely waiting for your answer.

Theodore Olson
Saint Paul, MN



Electric Steel Elevators

1 message

Andrzej Piotrowski <piotr001@umn.edu>
To: cppm@umn.edu

Sat, Sep 17, 2016 at 10:00 PM

As a professor of architecture at the University of Minnesota I am writing regarding plans to demolish the Electric Steel Elevators. Many years ago, while still an architect in Poland, I knew Minneapolis only for two structures, the Federal Reserve Bank designed by Gunnar Birkerts and the Midway grain elevators. The bank building was famous for its innovative technical solution. American grain elevators have been the subject of many exhibitions and publications in Europe and the Midway complex is only second to that in Buffalo, NY. Reyner Banham and many other historians claim that the American grain elevators were the source of architectural modernism.

I have taught architectural design for more than a quarter-century in Minnesota. Many of my graduate students worked on adaptive reuse projects of post-industrial environments because this is how architects all over the world design resilient cities nowadays. Considering that the origin of Minneapolis is inseparable from the milling industry and its identity is inseparable from the grain elevator buildings I strongly believe that the University of Minnesota should not demolish the emblematic Electric Steel Elevators. Who else will demonstrate to the local community that contemporary urban environments are most successful when people know and appreciate the local history and when designers imaginatively engage with that history, especially with the post-industrial heritage?

Respectfully,

--

Andrzej Piotrowski
Professor

University of Minnesota
School of Architecture
253E Rapson Hall.
89 Church Street SE
Minneapolis, MN 55455-0148
telephone (612) 624 8036
http://www.upress.umn.edu/Books/P/piotrowski_architecture.html



cppm Capital Planning and Project Management <cppm@umn.edu>

Please don't demolish!

1 message

Emily Pressprich <press060@umn.edu>
To: cppm@umn.edu

Sat, Sep 24, 2016 at 4:01 PM

Please don't demolish something so iconic and historically significant as the elevators. Opportunities to save pieces of history and identity don't come around often and, when we fail, we almost always kick ourselves later. Don't be the bad guy ten years down the line.

Those elevators are part of the identity of this campus and this city. Every time we loose a bit of old infrastructure or a monumental structure, this city looses a bit of itself. If you love this city and love to tell people about it, you won't destroy these elevators. If you want to live in a bland, indistinct, middle-of-america cultural desert then go ahead.

Consider the deeper value of these buildings, beyond utilitarian wants and needs, beyond aesthetics, beyond money, and consider there cultural value; the industrial, agricultural, blue collar america that brought us into the twenty first century. I want the next generation to appreciate that and I think it is important for them to appreciate that. The last thing we need is another blind spot.

Another thing: STOP USING MY TUITION TO BUILD THINGS I DON'T WANT OR NEED! The 50,000 students that attend this school are being sucked dry for the benefit of a privileged few, less than a thousand students, and the middle management that we never even see.

There are plenty of reasons for talented athletes to attend this school besides another sports facility. A lower tuition could be even more appealing. A place rich in cultural and historical significance definitely is.



cppm Capital Planning and Project Management <cppm@umn.edu>

ESE

1 message

Rick Pritchett <rickneil612@yahoo.com>
Reply-To: Rick Pritchett <rickneil612@yahoo.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Thu, Sep 22, 2016 at 8:58 AM

Please consider saving the ESE~it is such a part of our Midwest history and do we really need another sports field?
Rick Pritchett



Electric Steel Elevators

1 message

Cara Prosser <pross025@umn.edu>

Fri, Sep 23, 2016 at 2:37 PM

To: cppm Capital Planning and Project Management <cppm@umn.edu>

To whom it may concern,

As a student at the University of Minnesota I am appalled to hear that the University is planning to destroy the Electric Steel Grain Elevators. It appears as though the historical implications of this have not been considered and have just been thrown to the wayside in order to provide more athletic complexes and opportunities at the University.

The historic and academic implications of the destruction of these elevators should be considered. If the parties involved would have learned from their peers on campus they would have learn how big of a role these structures play both historically and architecturally to the fabric of the Prospect Park Neighborhood.

As an architecture student at the University of Minnesota I have seen both students and faculty explore these elevators as a site over my 7 years at the University. Students not only have developed creative ideas for reuse, but have also seen these structures as inspiration for work that questions how do we preserve, reuse, and adapt historic structures as our world continues to progress forward. Destroying these structures has never been the solution to this design problem.

Not only do the elevators serve as a way for students to engage in research and design they also are currently being considered as the hub of the city of Minneapolis' bid for the 2030 World Expo. The reason the site around the elevators was chosen is because of its strong sense of place and history. Hosting the Expo would provide the city and region with an opportunity to engage with a global network of experts from countries around the world. The Expo itself is aligned with the University of Minnesota's slogan of "Driven to Discover" and with the Grand Challenge Initiatives. As stated on the World Expo website, "World Expo's have become discussion platforms aimed at finding solutions to universal challenges of our time". This statement is exactly what the University of Minnesota is trying to address with the Grand Challenge Curriculum and Initiatives, which is part of the University's Strategic Plan. What a great opportunity this Expo would be to collaborate on these efforts while showcasing our world class research institution here in the Twin Cities.

With all of these things in mind Capital Planning and the administrative team that is proposing the destruction of these elevators should think twice before they act. It is quite apparent that these elevators have an impact on research happening internally at the University and have the potential to draw researchers, academics, and dignitaries from around the world for the 2030 World Expo.

Sincerely,

Cara Prosser

--

Cara Prosser

pross025@umn.edu

Architecture | M.Arch candidate

College of Design | University of Minnesota



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Grain Elevator Complex

1 message

Jenna Rempfert <remp0017@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 9:18 PM

To Whom It May Concern,

I am a M.S. Candidate in Heritage Conservation and Preservation here at the University of Minnesota. As an architectural historian, but more importantly as a long-time member of the University of Minnesota community, I writing to state my objection to the destruction of the Electric Steel Grain Elevator Complex. The University has not only ignored due process with the SHPO and the Minneapolis HCP, but also has ignored the voices from within Minneapolis, Prospect Park, and the University of Minnesota.

Purchasing a property that is potentially eligible for the National Register of Historic Places with the full intent to demolish it is incredibly disingenuous to the broader community. Documenting and photographing the complex is not preservation. Notifying neighborhood associations of a pending demolition is not consultation. I am disappointed in the University's plans to demolish the Electric Steel Grain Elevator Complex and urge reconsideration and further exploration of adaptive reuse.

Best,

Jenna Rempfert

Jenna Rempfert
M.S. Architecture - Heritage Conservation and Preservation December 2016
B.A. Anthropology
University of Minnesota
remp0017@umn.edu



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator

1 message

Joe Ring <joe@jringglass.com>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 3:08 PM

To The University of Minnesota Board of Regents

In the early part of the 20th century the area called Prospect Park was home to the largest single manufacturer of Farm tractors in the world and site of one of the world's largest grain storage and transfer complex. This massive agriculture industrial center was a major contributor to the economic and social growth of Minneapolis and Minnesota. Because of these historical facts the city of Minneapolis and the residents of Prospect Park, for close to 20 years, have conducted a public planning process for preserving the Electric Steel Elevators as the last remaining unique example of this great industrial area. History has shown us that if we know and understand our past we are able to use that knowledge to plan for the future. It is for these reasons I support the preservation of the Electric Steel Elevator site.

I call upon the University of Minnesota to embrace the spirit of the Federal, State and Minneapolis City preservation laws to begin a dialogue with all affected parties, based on the Federal 106 process, so that in the we will not be condemned for not doing all we could have, which is what our institutions have done so many times in the past.

Joseph Ring
Member of the PPA Historic District Committee



cppm Capital Planning and Project Management <cppm@umn.edu>

Historic Grain Elevator Complex

1 message

Cheryl Robinson <robin916@umn.edu>
To: cppm@umn.edu

Sat, Sep 17, 2016 at 11:44 PM

Please put this demolition on hold and open up a discussion with design and architecture students and faculty. Many of them will have good ideas for re-use of these structures. There are many courses offered at this institution that teach us the value of history and saving historic buildings. Wouldn't the grain elevators at the very least serve as a laboratory for actual re-purposing and preservation practice?

Sincerely, Cheryl L Robinson



cppm Capital Planning and Project Management <cppm@umn.edu>

Electric Steel Elevator, Prospect Park

1 message

Robert Roscoe <bobroscoe@me.com>
To: CPPM@umn.edu

Fri, Sep 23, 2016 at 6:19 AM

Please see attached:

 ESE U of M.doc
30K

Robert Roscoe / Design for Preservation

1401 East River Parkway, Minneapolis, Minnesota 55414 612.317.0989 bobroscoe@me.com

September 21, 2016

Electric Steel Elevator
Minneapolis, Minnesota

As a resident of Prospect Park and a graduate of the University of Minnesota, I ask the University Board of Regents to reconsider their priorities in the Electric Steel Elevator issue: the value and importance of preserving an intact example of the evolution of Minnesota's wheat farming and milling industries versus expanding the recreational programs of the University.

Instead of a "sports bubble," the University should be consistent with their educational goals by creating an interpretive plaza that informs the public of the role of the entire mill elevator site in serving the wheat farming and milling economy that has been very influential in the Minnesota economy. This recognition has not been given proper acknowledgement in Minnesota economic history.

Historian Robert M. Frame, who has studied storage facilities that supported the state's wheat farming and milling industries, says steel was one of the early choices for as an alternative to wood before concrete eventually became the material for thousands of grain silo complexes throughout Minnesota and the nation. The only other steel elevator in Minnesota was taken down in 1995.

Regent Peggy Lucas commented the provisions in State Statute 138.666 regarding the cooperation mandated between the University Board of Regents and the Minnesota Historical Society may sound onerous, but her experience with historic preservation in her development business reflects its important value, and has given her a positive relationship with historic preservation.

I also comment that in historic preservation, the National Register of Historic Places has not limited placement on the register to stylish monuments and places of notable people and enterprises. Innumerable industrial structures without ornament, solely comprising essential architectural features, such as the Electric Steel Elevator, have become part of the vast inventory of historic places that inform us of the nation we have become – and what can represent us in the future.

Thank you for your consideration.

Very respectfully,

Bob Roscoe



cppm Capital Planning and Project Management <cppm@umn.edu>

Do NOT destroy MSP History - Preserve Grain Elevator Complex

1 message

Travis Rukamp <rukam001@umn.edu>

Sat, Sep 17, 2016 at 3:32 PM

To: cppm Capital Planning and Project Management <cppm@umn.edu>

To whom it may concern,

I do recognize that Minneapolis and the University of Minnesota has a prosperous relationship with sports and recreational facilities. Sports and recreation is not something that is used as a unique identity to the Twin Cities, yet the history of grain production is, just look at our skyline and the St. Anthony Main district. In my opinion as a graduate of University of Minnesota, a current graduate student of architecture, a midwesterner, a steward of preservation I highly object to the demolition of the Kurth Elevator and Electric Steel Elevator.

Please do not destroy a unique and critical part of the history that exists in the Twin Cities.

Best,

—

Travis Rukamp

School of the Art Institute of Chicago | [Master of Architecture](#)

University of Minnesota | [Bachelor of Design in Architecture](#)

Architecture Designer | [BKV Group](#)

p | [920.621.6877](tel:920.621.6877)

e | rukam001@umn.edu



cppm Capital Planning and Project Management <cppm@umn.edu>

Opposition to Demolition of Grain Elevator Complex

1 message

Shelby Rutzick <rutzi010@umn.edu>

Thu, Sep 22, 2016 at 2:13 PM

To: cppm Capital Planning and Project Management <cppm@umn.edu>

Hello,

My name is Shelby and I am a senior at the University of Minnesota. I am sending a note to share my thoughts on the intent to replace the Kurth Elevator and Electric Steel Elevator with a sports bubble.

The site of the grain elevators keep a rich history of the area and a sense of place alive on our campus, and these structures are very meaningful between the Minneapolis and St. Paul campuses for students, faculty, neighborhood residents, and visitors alike. A decision to demolish the elevator site is a step in the wrong direction for efforts of historic preservation and sets a wrongful precedence for the future planning on the University of Minnesota campus.

Further, it is inappropriate to destroy a nationally significant complex for the construction of a sports bubble that only a small proportion of the campus community will engage with. The plan to demolish the grain elevator site undermines the importance of this environment as well as opportunities proposed by various groups for future work of the site.

Please consider these perspectives and the impact that this presents to the greater University of Minnesota community before approving these measures.

Best,
Shelby Rutzick

--

Shelby Rutzick
Director of Team Development | Colleges Against Cancer
Secretary | College of Liberal Arts Student Board
College of Liberal Arts, Class of 2017
University of Minnesota, Twin Cities
rutzi010@umn.edu



Electric Steel Elevators - Concern about University Process and Loss of Critical Heritage

1 message

Ozayr Saloojee <saloojee@umn.edu>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 12:11 PM

To Whom It May Concern -

This e-mail is to voice my strongest opposition to the University's intended plans to remove the historic grain elevators in the SEMI area in order to relocate a sports bubble due to the expansion of the University's Athletic Village. While I recognize that the University's Athletic programs and initiatives are a part of campus life, they are but one aspect of this community and its built environment.

On a campus with buildings by internationally recognized architects such as Frank Gehry, Antoine Predock and Stephen Holl, we live and work in a community with additional works of architecture by native and adopted Minnesotans such as Bill Pedersen, Ralph Rapson and David Salmela; with landscapes and projects by the best architects, designers and landscape architects in the country.

It is deeply troubling that the University would prioritize a sports bubble over the nationally important heritage of the elevators we are fortunate to have on our campus. These important works and our varied communities define the University as a vibrant urban campus, with broad arcs of profoundly meaningful history, context and the designed environment. That we are also a land-grant university means that we should - and indeed, MUST - be in service to our broader community.

Is is especially disconcerting that the University has acted unilaterally - and very quietly - on this project in the SEMI area - rejecting collaboration and partnership with the Prospect Park North Innovation District planners. No in-house design architects were consulted; the school of architecture - which has has championed the value of creative problem-solving and design thinking on campus - has been absent from these conversations. Given the recent disclosure (through the Minnesota Daily) that the the University has used \$500,000 in tuition and taxpayer dollars for legal fees fighting the establishment of a faculty union, there is now, more than even, the need for transparency and inclusivity!

I teach in the school of architecture with colleagues from among the best firms in the midwest. Two of them are leading a third year graduate design studio exploring the possibilities of a Minneapolis and Minnesota designated site for the 2023 World's Expo - of which we stand a good chance of getting. This would be the first World's Fair in the United States in almost 4 decades. In a city and region that is increasingly known for its innovative approaches to urban design and the public good, the university has a phenomenal opportunity to engage in the visioning - and implementing - of a resilient, multi-layered, distinct and meaningful campus future, complete with the incredible histories that are part and parcel of everyday - and not only athletic - life. Our recent celebrations of the 50th anniversary of the establishment of the Department of Landscape Architecture saw guest and alumni from around the United States (and globally) at the UMN - many of them were awestruck and impressed by how thoughtful and integrated our urban settings are - the campus was no exception.

I urge you, in the strongest way possible to please re-consider - what feels to many as a fait accompli - the destruction of this critical heritage.

As a faculty member that came to the University of Minnesota in 2005, what drew me to accept a position as a junior faculty member had much to do with the special qualities of this campus: it's urbanity, its vibrant student populations, its wonderful mix of architecture, public spaces, green spaces, and the singular uniqueness of its historic context.

Do not eliminate the unique in favor of the ubiquitous, the special instead of the the bland. Don't accept the easy fix. We are exhorted by our University to discover, to reject complacency, to excel; to tell our students to be better, to be fair, compassionate, honest, engaged. We expect the same of our colleagues in administration; we expect the same of you!

With hope and concern,

Ozayr Saloojee

9/28/2016

University of Minnesota Twin Cities Mail - Electric Steel Elevators - Concern about University Process and Loss of Critical Heritage

Ozayr Saloojee
Associate Professor of Architecture
2014-2016 University of Minnesota Imagine Chair in the Arts, Design and Humanities
Affiliate faculty member, Landscape Architecture
Affiliate faculty member, Religious Studies
College of Design // University of Minnesota
o: +612.625.0690
e: saloojee@umn.edu



cppm Capital Planning and Project Management <cppm@umn.edu>

Save the historic grain elevators! No sports bubble.

1 message

ambersausen@gmail.com <ambersausen@gmail.com>
To: cppm@umn.edu

Sat, Sep 24, 2016 at 3:04 PM



cppm Capital Planning and Project Management <cppm@umn.edu>

Objection to grain elevator complex demolition

1 message

Kate Schaefer <kschaefer@uwalumni.com>
To: cppm@umn.edu

Tue, Sep 20, 2016 at 10:20 AM

Board of Regents,

I am appalled by your decision to raze a nationally and historically significant icon, the Electric Steel Elevator, in order to build a recreational sports bubble at the U of MN.

I urge you to reconsider; the grain elevator contributes to the University's sense of place in ways that are profoundly meaningful, unique and distinctive.

Kate Schaefer



Don't Destroy Minnesota's History

1 message

Dustin Schipper <schip062@umn.edu>
To: cppm@umn.edu

Thu, Sep 22, 2016 at 9:17 PM

To CPPM and the Board of Regents,

I'm deeply concerned about the plan to demolish the historic Electric Steel grain elevators. Very few of the grain elevators that contributed to Minneapolis' economic development are left standing today, and many of them were torn down by the University as it has grown over the years. With so few elevators remaining, I worry that in just a few decades the only piece of this history remaining will be Mill City Museum; a graveyard housing the artifacts scoured from the corpses of buildings no one cared to preserve. Not only would tearing down another elevator in our current construction boom set a terrible precedent for future developers, but the Electric Steel elevators are the last steel grain elevators remaining in Minnesota.

When I returned home from my first tour of this University, what stuck in my mind were the rich connections the campus had to the urban fabric surrounding it. The reason Minnesota stood out to me was because it didn't just feel like a glittery campus bubble cloistered away from society. It would be tragic if the school that will one day be my alma mater gave up on being a campus of richly historic urban diversity for the allure of becoming a shiny soulless place; Anywhere, USA.

-Dustin Schipper-

M. Arch Candidate



cppm Capital Planning and Project Management <cppm@umn.edu>

PLEASE stop! Don't destroy the Electric Steel Elevators!

1 message

Chris Schlichting <schli019@umn.edu>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 10:21 AM

To the Board of Regents,

I am alarmed and discouraged by the decision to raze the Electric Steel Elevators in order to build a bubble for athletics. I know you can do better. There are many solutions that haven't been explored that will yield much better results. Please slow down and engage the wealth of expertise you have at your disposal before moving to destroy a structure that has incredible value to our community.

Sincerely,

Chris Schlichting

--

Chris Schlichting
Academic Adviser
College of Design
107 Rapson Hall
89 Church Street S.E.
Minneapolis, MN 55455

Direct: [612-624-2824](tel:612-624-2824)
Office: [612-626-3690](tel:612-626-3690)
Fax: [612-626-3682](tel:612-626-3682)



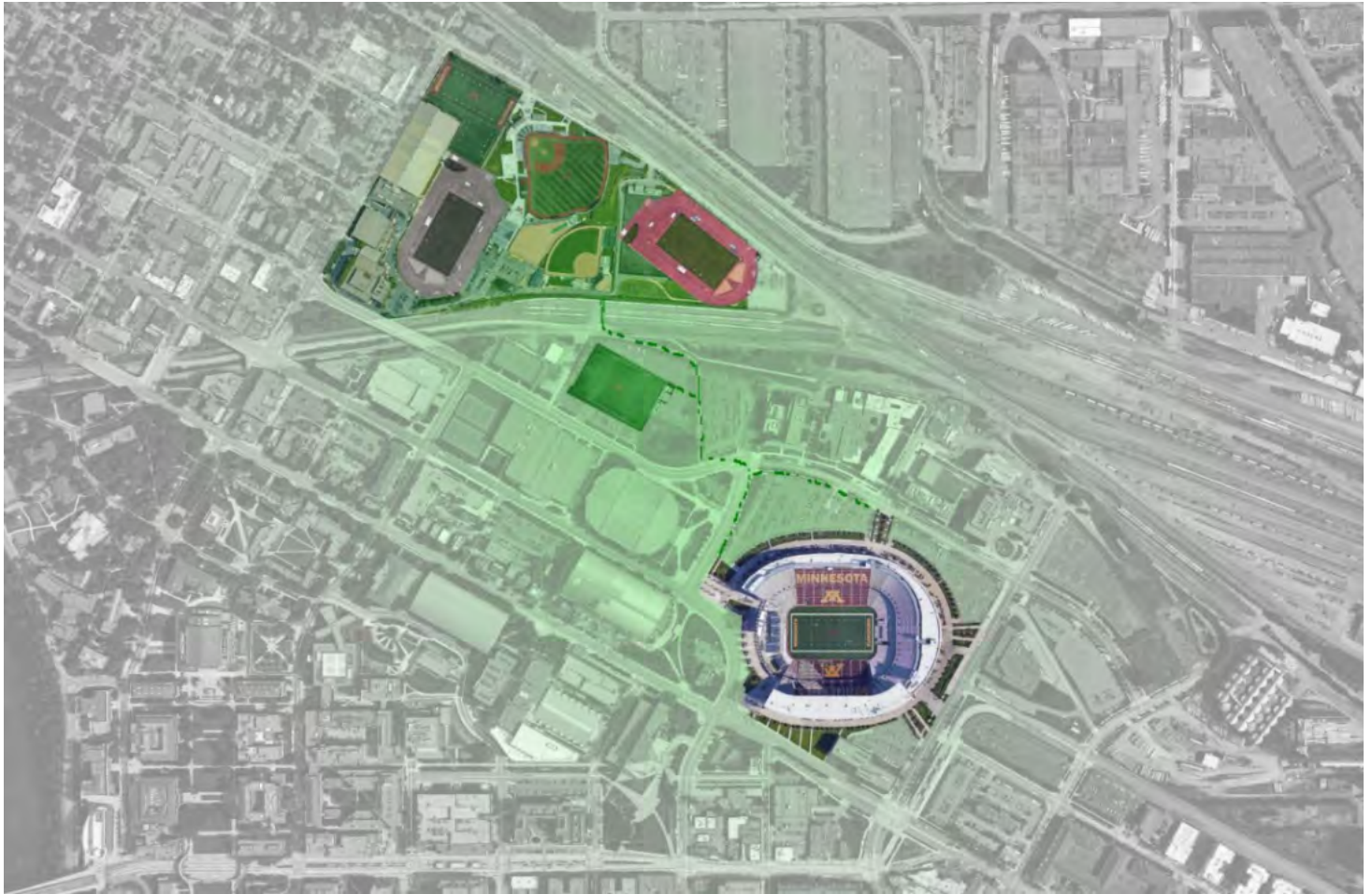
Existing Grain Tower preservation

1 message

Ben Schwarz <ben@msrdesign.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Tue, Se

Hello, in my humble opinion, may I suggest carefully considering alternative sites. One that may functionally serve better, and retain a more concentrated/central athletic facility nucleus would be relocate the current parking lot directly to the south, and replacing that parking with either a single level underground lot below the sports bubble, or a 2-3 story ramp in the lot to the east of the bubble relocation of the track to the current location of the sports bubble, freeing up the space necessary for football and basketball expansions. This or a similar approach, would keep all major sports facilities intact and preserve the existing historical grain towers for future rehabilitation/ reuse.



Ben Schwarz, Designer
612 375 8712 T

MSR www.msrdesign.com

710 South 2nd Street, 8th Floor
Minneapolis, MN 55401-2282



I object to converting the historic space (grain elevators) to a "sports bubble"

1 message

Jeanette Simmonds <jsimmond@umn.edu>
To: cppm@umn.edu

Mon, Sep 26, 2016 at 11:45 AM

Dear Board or Regents,

I just learned of the proposal to demolish a nationally significant historic grain elevator complex in order to build a Recreational Sports Bubble.

I believe there are MANY faculty, staff, students, and community members who have been friends to the university who feel strongly that such a project is inappropriate.

I am unfortunately late to get my reply in, as I prioritize student emails over other kinds of emails. Please nonetheless consider my plea when you vote, or take the time to request a report that reflects an inclusive process soliciting input from the busy faculty, students and staff who often put excellence of service and dedication to studies above other, arguably equally important issues.

Thanks so much, Jeanette

--

Jeanette Simmonds, Ph.D.
**Assistant Academic Adviser
Geography, Biology, Society, and Environment, & CLA Public Health minor programs

University of Minnesota
Department of Geography
406 Social Sciences Bldg. (West Bank)
Phone: 612-625-0133 (also email if you leave a message)
Email: geogadv@umn.edu (fastest way for students to contact me)

Advising Website for BSE, GEOGRAPHY, GIS and Public Health Programs (real time advising calendar embedded in program pages:

<http://www.geog.umn.edu/ugrad/>

<http://www.geog.umn.edu/ugrad/geography.php>

<http://www.geog.umn.edu/ugrad/bse.php>

<http://www.geog.umn.edu/ugrad/gis.php>

<http://publichealthminor.umn.edu>



cppm Capital Planning and Project Management <cppm@umn.edu>

No sports complex over the bones of mn heritage. It's a dumb idea.

1 message

Savannah Steele <steel334@umn.edu>
To: "cppm@umn.edu" <cppm@umn.edu>

Sat, Sep 17, 2016 at 2:07 PM

The grain elevators are too important and special to remove for a sports facility.

A future 2023 expo could attend these rare buildings more intelligently, and benefit the community far more.

The embodied energy and memory in these buildings ought to be respected.

I cannot believe someone even conceived of the plan to remove them in favor of such a short sighted plan.
Absurd even.

Feel free to call me. I'll talk to you about this.
[763-233-2514](tel:763-233-2514)

Savannah Steele



cppm Capital Planning and Project Management <cppm@umn.edu>

Please do not demolish the Electric Steel Elevators!

1 message

Swanson, Mark <mswanson@imiweb.org>
To: cppm@umn.edu

Mon, Sep 19, 2016 at 10:26 AM

Dear CPPM,

I am a local architect who appreciates the historic cultural and economic significance of grain storage, milling, and transportation buildings to the Minneapolis area. I would advise to find a way to honor the significance of the Electric Steel Elevator buildings. I understand the safety risks of the buildings and the complex issues inherent in repurposing the buildings, but please do not act hastily to accommodate the non-academic demands of the University.

The Electric Steel Elevator silos are a rare example of steel being used in an elevator silo structure. The steel elevators were designed by Claude Allen Porter Turner, who also designed several iconic structures in Minnesota, such as the Duluth Aerial Lift Bridge and the Mendota Bridge. The fact that these silos are steel should make them easier to structurally modify than say the tile silos at the Pillsbury A Mill. The Mill City Museum and the Pillsbury A mill as well as the Schmitt Brewery in St. Paul are excellent examples of repurposing buildings when it would have been easy to just knock them down.

I am sure the owners of the Electric Steel Elevator company would like to sell the property which is no longer viable for them and is a liability with urban explorers and U students. Perhaps this site belongs on the National Register of Historic Places and a joint effort between the State of MN and the University is needed to buy the site and begin a rigorous analysis of potential solutions that tie this site to Minneapolis's amazing history.

Thank you,

Mark L. Swanson, AIA



Mark Swanson, AIA*, CSI, LEED BD+C, NCARB

Director of Industry Development and Technical Services
mswanson@imiweb.org

International Masonry Institute
Office: (612) 332-2214 / Cell: (612) 840-8695

312 Central Ave. SE | Minneapolis, MN 55414
www.imiweb.org



See whats happening at IMI-Minnesota

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cppm Capital Planning and Project Management <cppm@umn.edu>

Re-purpose the Historic Grain Elevators

1 message

Jonathan Taga-Neumann <jtneum612@gmail.com>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 3:49 PM

This landmark of the city plays an important role in helping to keep the uniqueness of Minneapolis apparent by appreciating the past while being able to look to the future. Plan with or around these elevators. Become the city that can demonstrate urban design and planning through strategy and lead in innovative. We know we can.

Sent from my iPhone



cppm Capital Planning and Project Management <cppm@umn.edu>

Grain Elevators

1 message

Sharon Torkelson <schmi.torkelson@gmail.com>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 8:09 PM

Shame on you for wanting to tear down such an important part of the history of Minneapolis and the area.
The University should be looking at ways of incorporating the buildings in the plan for the campus.
Use the talents of your designers and architects to repurpose the buildings and create unique work and learning spaces for the school.
DO NOT DISTROY this vital part of history!!!

Sent from my iPhone



cppm Capital Planning and Project Management <cppm@umn.edu>

Keep the Elevators

1 message

Amy Van Gessel <vange044@umn.edu>
To: cppm@umn.edu

Fri, Sep 23, 2016 at 9:47 AM

I am writing to voice my objection to the demolition of the historic grain elevators in order to build a sports bubble. I am a graduate student in the School of Architecture and have a heightened interest and appreciation for these historically significant structures. The Electric Steel Elevators not only create a sense of place in the Prospect Park neighborhood but also have become a living classroom for students in design. These structures are a common piece in the larger puzzle of learning about our built environment and context in respect to how cities grow and change over time. In my mind, finding a viable reuse of these elevators is not an urgent issue, but a great design challenge that has inspired many students in the past and now. Demolishing the Electric Steel Elevators would be a short-sighted decision with no respect for creating a larger historic memory of what built Minneapolis-St. Paul into what it is today.

Thank you for your time,

Amy Van Gessel
M. Arch Spring 2017 | University of Minnesota
vange044@umn.edu | [260.318.5737](tel:260.318.5737)



cppm Capital Planning and Project Management <cppm@umn.edu>

Objection: Do not demolish the historic grain elevator behind TCF Bank Stadium

1 message

Kathryn Vlastic <vlasi003@umn.edu>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 9:48 PM



Electric Steel Elevator: Demolishing the City's Past

1 message

Tom Vogel <voge0073@umn.edu>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 8:28 AM

To whom it should concern,

My oppositions to the University of Minnesota's plan to demolish the grain elevators known as the Electric Steel Elevators are challenging for me to formulate. For much of my life in the Twin Cities, similar structures have served as a surreal back-drop to my passages through the city, my work in it, and my community life. I choose the word surreal carefully (a hyper-reality) because these buildings concentrate, in a way that is far more real than any other physical object I can imagine, the history, economics, culture, and development of this city, so obviously, distinctly, and with such acute resolution that I cannot bear to imagine living without them as backdrops in my life.

The choice, and I believe it is a choice, of a land-grant university to erase the landmarks of regional knowledge, prowess, and history is so astonishingly myopic as to be comical. These landmark structures make the place we live recognizable, unique, and beautiful. The Electric Steel Elevators- as the relics of our agri-industrial past- made and make the place where we live in ways that a sports bubble never could.

This note is not the place for me to suggest the wonderful architectural possibilities of a university expansion that integrated and recognized the history of Minneapolis- the potential of such a campus that would celebrate the unique qualities of the land and place that it lives could be truly wonderful. Instead of painting a picture of what could be, I would instead remind you of what would not be if these structures are erased. The University and those of us complicit in these decisions to bury and build over our shared cultural landmarks will have laid to rest a piece of our shared cultural understanding of what 'here' is.

Even if the elevators serve only as a strange backdrop to our lives near and at the university, they have a silent effect on our lives; their forms- and the history embedded in their forms- is a source of richness and variety to our campus. The novelist Italo Calvino suggested that, "when the forms exhaust their variety and come apart, the end of cities begins."

I urge those of you with the power to make this significant decision to recognize the place that the Electric Steel Elevators have in our city, on our campus, and in our lives. They connect us to something much larger than our own individual needs, or our university's real needs for expansion. The dwindling number of silos scattered throughout Minneapolis and St. Paul stand as reminders- solid hundred foot tall reminders- of what these cities have accomplished. Do not erase this history, its buried palimpsest will not act as a fitting backdrop for our present lives.

Sincerely,
Tom Vogel (Master's of Architecture candidate 2018)



Electric Steel Elevators

1 message

Nicholas Wallin <nick@snowkreilich.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 1:04 PM

To whom it may concern,

I am writing in regards to the Electric Steel Elevators near the TFC Stadium, and their potential demise. I am just beginning to learn more about this area and history of the place. With such contexts, I tend to find these industrial relics fascinating, and when they can be reused or integrated in some fashion, they can create a rich and unique sense of place. I am an architect in Minneapolis, and having had experiences in adaptive use projects, I have been able to see firsthand the great possibilities and transformative nature of such approaches to the mainly forgotten structures of our past culture and heritage.

I understand there are challenges which such structures but a huge historical part of what made this region would be completely lost if these structures were senselessly torn down. Communities that adapt, integrating history, not in the preservation sense, but adapting to current and future conditions demonstrate a strong resiliency not only in the built environment, but in a cultural sense as well. This is what makes places unique, giving its residents a sense of pride, and leaving visitors with a lasting impression.

Tearing these elevators down would set a bad precedent for future development in that area, and the region. I imagine there are some interesting opportunities here that aren't being fully explored or considered. One can look at a few examples, local and afar, to see the great impact and excitement for the old industrial fabric.

Local examples:

- Mill City Museum – the renovation of this building, and inclusion of the museum, sparked enormous amounts of development, while revitalizing a large stretch the river. This is one of the Twin Cities main cultural hubs, celebrating the past as well as the future.

On the boards

- River First Competition
- Water works

Smaller scale local examples:

- Arts District in Northeast
- Surly Brewery – integrating grain silos into the landscape, acting as a backdrop to the outside garden.
- Bauhaus Tap Room
- Lake Monster Brewing Company

Outside Minnesota

- Urban Outfitters Headquarters, Naval Yard in Philadelphia, PA
 - Renovation of multiple buildings in the old navy yard that was dilapidated for years. Now, a huge business hub, attracting the most talented designers, even attracting people away from NYC.

- Highline, west side of Manhattan
 - This structure would have been demolished years ago but was too expensive to do so. Creative thinking and perseverance of that project has transformed the whole area into an international tourist site, and spurred millions, if not billions of dollars in investment. Two people fought years to keep this relic alive and relevant, and now it is the envy of the world.

A similar thing can be done with these grain elevators. The two individuals for the Highline created awareness of the structure by developing an international open ideas competition, attracting well-known artists and actors to the cause, and an eventual invited competition that led to the current design. I was a part of a similar process for the Waterworks site in which we quickly developed viable ideas that drummed up enough support and excitement to an eventual international RFP. This will be another great addition the Mill City District.

I simply feel the fate of these Steel Elevators has not been adequately been presented to the public consciousness. For such a significant structure (one of very few remaining in the country), a little more consideration and effort should be put forth. This area could be the next great urban revitalizations, setting a precedent for innovative uses of industrial landscapes with forward thinking development, and the Steel Elevators could be the catalyst. Think about it.

Thank you for your time and consideration.

Sincerely,

Nick Wallin

Nick Wallin

nick@snowkreilich.com

[612.359.9430](tel:612.359.9430) t

[612.752.0287](tel:612.752.0287) d

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Commentary on Athletes Village, Recreation Sports and Electric Steel Elevators

1 message

Chris Wingate <chris@msrdesign.com>
To: "cppm@umn.edu" <cppm@umn.edu>

Fri, Sep 23, 2016 at 1:15 PM

As a Minneapolis resident, University of Minnesota graduate and adjunct faculty member, and professional designer, I am profoundly troubled by the current proposal to purchase and clear the Kurth and Electric Steel elevators for a new sports complex. I understand that any project is an extremely complex endeavor with a multitude of needs, desires, and opinions that need to be addressed, balanced, and brought together through outreach, collaboration, and visionary leadership. While the process can be challenging, it is precisely the purposeful embracing of complexity that leads to the creation of identity in a project, a place, a city, and an institution. Unfortunately, the current proposal to demolish historically significant structures to create a clean slate for a sports complex seems like an attempt to eschew complexity for baseline efficiency. This approach is directly at odds with the identity of our city and the educational mission of the University of Minnesota.

The University of Minnesota's tagline is Driven to Discover. As an undergraduate and graduate student, the University offered me the opportunity to pursue higher education within a framework that makes discoveries possible - dive deeply into a subject matter of your choosing while being exposed to a broad range of additional topics, ideas, and ways of seeing the world. This dual approach enables students to creatively synthesize their personal interests and ever broadening educational experiences through the targeted lens of their developed expertise in a chosen subject matter. This isn't the most efficient way to get a job or learn a confined and bordered skillset. Instead, it is the complexity inherent in the process that positions students to develop their personal identities, be active and engaged citizens of the world, and become leaders in their chosen fields. The value of embracing complexity in service of discovery is at the heart of the educational mission of the University of Minnesota. I believe the projects undertaken by the institution should be powered by these same values.

The identity of the Twin Cities has been likewise forged through the embracing of complexity – ask residents what they love about our city and you will get responses about the intertwinement of lakes, green spaces, and associated recreational opportunities, about fortune 500 companies, a range of industries, and associated job opportunities, about urban density, diversity, and the cultural experiences that are available, and about a sense of connection and presence of history from our connection with the Mississippi to the remaining markers of the past industrial periods that have shaped the area through time. This pastiche of experience and opportunity is the identity of this place and it should be embodied, embraced, and emboldened by our leading institutions when they have the opportunity to affect the built environment. The University of Minnesota has an incredible opportunity to add to the rich identity and unique sense of place the Twin Cities offers through their planning, interaction, and engagement with the Kurth and Electric Steel Elevators site. Please do not forego this opportunity by demolishing the Kurth and Electric Steel elevators, erasing their embedded history and contribution to our unique sense of place, ignoring additional stakeholders, options, and opinions, and creating a sanitized starting point because it is the path of least resistance. Instead, look to your own educational mission to readdress the proposal, reengage outside stakeholders through the framework of the University District Alliance, and re-envision an alternate future for the Kurth and Electric Steel elevators that builds upon their unique and important embedded history to create a rich sense of place.

Sincerely,

Chris Wingate

Christopher Wingate, LEED AP, Associate

612 375 8706 T

MSR www.msrdesign.com

710 South 2nd Street, 8th Floor
Minneapolis, MN 55401-2282



cppm Capital Planning and Project Management <cppm@umn.edu>

Historic Value of the Grain Elevators

1 message

Alyssia Wong <wongx561@umn.edu>
To: cppm@umn.edu

Tue, Sep 20, 2016 at 1:55 AM

To whom this may concern,

I'd like to offer my opinion on the matter from an outsiders perspective.

I was born and raised in California where majority of the state is filled with "newer" architecture with a much more recent heritage compared to some of the buildings here in Minnesota. My first experience coming to this state enrolled in the College of Design was met with these historic monuments - buildings constructed of stone resembling castles and flour mills all around paying homage to what built this state.

While the flour mill economic days are long over, what is left behind are historic monuments that no other state has. These buildings are as much an identity to Minnesota as beaches are to California. Taking down what little that's left is almost the same as paving the Los Angeles beaches with concrete.

I urge you to please reconsider stripping Minnesota of its identity.

--

Regards,
Alyssia Wong (5053331)



UM plans to raze Electric Steel & Kurth Elevators

1 message

Bruce N. Wright <bruce@justwrightcommunications.net>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 2:20 PM

I am writing to express my displeasure at learning of the University of Minnesota's plans to deconstruct two sets of historic grain elevators, landmark icons that are invaluable as representation of this region's technological history and of significance to this nation's history as well.

The loss of these structures would be tremendous and irreplaceable. The scale of these structures could never be replaced by any currently economically feasible means, given their size and method of construction.

I urge the University to pause and seriously consider alternatives to razing these massive structures when planning for the expansion of the University Athletic program facilities. The histories of Minneapolis and the University are intimately tied to the history of grain processing on the Mississippi and these structures are representative of those histories, integral to the urban landscape.

I am a graduate of the University (BArch, MFA) and feel strongly that it is the University's obligation to protect the landscape within which it resides, as well as meet its academic, social, financial and other responsibilities as an institution of higher learning. Destroying the Electric Steel and Kurth Elevators would not measure up to those responsibilities.

Bruce Wright
[class 1974; class 1996]

Bruce N. Wright, AIA, AIGA
Design editor/journalist/architect

Just Wright Communications

Words+Pictures+[!] = The Story

E : bruce@justwrightcommunications.net

C : +1 612.991.1809

W : www.justwrightcommunications.net



demolition of Electric Steel Elevator near University Ave.

1 message

Patricia Youker <plyouker@gmail.com>
To: cppm@umn.edu

Tue, Sep 20, 2016 at 11:02 PM

Dear Ma'dam's and Sir's,

This is in regards to the proposed and planned demolition of the Electric Steel Elevator off of University avenue. This is an iconic piece of history and part of our twin cities culture. There is plenty of opportunity for a private investor to turn this into a useable structure for another business, e.g. a craft brewery. We have plenty of sports facilities in this golden state, and I am sure another viable location can be found to erect the rec sports bubble. The continued push for more and more area for sports related structures on the U of M campus is starting to take its toll on our community. Not everyone places such a high value on sports, a great deal of our community wants to preserve our culture, even if that means repurposing a current structure. In how many years time will that rec bubble move or be displaced? It is a temporary structure and while some feel it is necessary, there are a many more who are getting tired of seeing our skyline and historical areas of the city overrun by larger and more expensive sporting facilities.

Please take a breather and take into consideration how much this will change the area and all for a temporary rec bubble.

It is my hope that those who can make a difference will find a way to prevent this demolition from taking place.

Sincerely,

Patricia Youker
plyouker@gmail.com



Historic Grain Complex > Recreational Sports Bubble

1 message

Nathan Young <nathan.r.young@gmail.com>
To: cppm@umn.edu

Wed, Sep 21, 2016 at 3:13 PM

Hi,

I'm writing to request that the Board of Regents of the University of Minnesota choose not to tear down an historical site in order to make room for a rec center.

The recent article from [MinnPost](#) stated that the University of Minnesota is willing to spend over \$1,450,000 to get this project going. And [previously it was reported](#) that the University had approved the use of \$2,200,000 just to buy the land.

Instead, please consider putting \$1,450,000 towards accomplishing some of the following ideas: converting the grain complex to a server farm, artists lofts, a public work space, or a library annex; investing in your adjunct faculty; boosting financial-aid coiffures; establishing a new scholarship; giving staff cash bonuses to staff and faculty; increasing pay for custodians/janitors of the school.

The issues are complex, but there are at least two key themes:

1) a call for historic preservation and sense of place

The Electric Steel Elevators are nationally significant and stand between the Minneapolis and St. Paul campuses as sentinels to the agricultural-industrial history unique to this region. The grain elevators remaining in the SEMI area contextualize the university's most urban campus—contributing to our sense of place in ways that are profoundly meaningful, unique and distinctive.

2) a call for preserving opportunity, visionary design thinking and comprehensive planning with partners

As many of you at HGA know, Minnesota stands a very good chance of being awarded the **World Expo 2023**, and there are other possible solutions to the relocations precipitated by an expansion of the U's Athlete's Village. The decision to demolish an historic resource for the quick-fix of a sports bubble would undermine all the opportunities and potential futures that have been studied and proposed by neighborhood groups, the MN Expo planning group and the numerous planning initiatives of the college's MDC.

Please don't.

-Nathan.



cppm Capital Planning and Project Management <cppm@umn.edu>

Regarding the Kurth Elevator and Electric Steel Elevator site development.

1 message

Richard Zajicek <rzajicek49@gmail.com>
To: cppm@umn.edu, uregents@umn.edu

Wed, Sep 21, 2016 at 10:23 AM

Contrary to their stated "commitment to Urban Community Development," the University seems intent on giving short shrift to the considerations of city and neighborhood organizations and fast tracking the demolition of the Kurth Elevator and Electric Steel Elevator complex. I'm suspicious of the U's process and seeming haste to cut corners and bypass community involvement. Is this the optimal process and policy? Have alternative uses for the elevators been thoroughly explored? (Data storage, perhaps) Is a sports facility the best use for this specific piece of land? Is this property the best place for the intended sports facility? Has the U taken the long view on this? Really? How would anybody know?

Please allow adequate time for the city and concerned agencies to weigh in on the fate of these structures and the plans for the development of this property.

Richard Zajicek, Minneapolis.

Reprint of comments recorded on online articles

- a) MinnPost, September 7 2016
- b) Star Tribune, September 24, 2016

a) MinnPost comments, from September 7th article

Online comments posted with an article published by MinnPost on September 7, 2016, were mixed, some in favor of retaining the structures and others in favor of demolishing them.

This is a good thing

SUBMITTED BY IAN STADE ON SEPTEMBER 7, 2016 - 8:04PM.

Riverland Ag. Corp convinced me as a Heritage Preservation Commissioner that the logistical situation of the 21st century did not make this a viable place for a grain elevator.

The owner had a buyer in the university so it made sense not to vote for a designation study and interim protection. It is a dangerous eyesore. I'm glad things are moving forward.

On the way to the fair....

As a repeat State Fair attender who parks at the U of M football stadium and then takes the fair bus the rest of the way I rode past these 6 times in the past 2 weeks. Each time I was left in wonderment why they are still standing: No one has offered any viable (or even non-viable) plan to do anything with these structures. They are in a total state of decay and even a surface parking lot would be an improvement. Take lots of pictures, make 3D models, maybe save 1 as viewing perch for the planned athletic fields and after that level them and the concrete elevators and the Harris Warehouse ruins beyond them, leaving a great green way for U of MN students to walk on their way to Surly.

Old elevators and buildings

Raze! Let the good work of destruction go on. The space occupied will be replaced for better purposes. Looking forward keeps cities alive and vibrant and not a museum. Some good photos and descriptions are adequate. Parts can be saved, but for the most part, the elevator and many of the old saved buildings are no good anymore. I do not understand the unwillingness to let go of the past

Bye

Get rid of them. Industrial buildings have zero esthetic value, having been built purely for function. Operating grain elevators are another matter. The University is more important. But another sports facility? I don't know about that.

b) Star Tribune comments, September 25, 2016

Online comments posted with an article published by the Star Tribune on September 25, 2016 were mixed, with many expressing skepticism about the feasibility of adapting the elevators for reuse. As of this writing 24 comments had been posted. Excerpts are below.

fromupnort SEP. 25, 16

If they cannot be torn, do not rehab into any purposes where humans will work or reside please. I worked in a converted granary in the past and it nearly killed me with the mold and dust left in the building. We'd even see wheat flies flying about. I ended up with respiratory issues until I left that place. It was horrible.

julio57 SEP. 25, 16

7:46 PM

The Star Trib needs to stop referring to them as "urban explorers". They are trespassers plain and simple, and while no one wants to see anyone injured or killed, we certainly should not appear to validate their trespassing them by giving them a name that sounds 'cool'.

erikthegreat SEP. 25, 16

Data storage? Student housing? Haha.

tnesley SEP. 25, 16

Allow the preservationists pay the property taxes and upkeep needed to make them safe.

fluffyducksSEP. 25, 16

This is beyond ridiculous. When will architects start thinking in the real world? Nobody will convert these elevators into anything Mr Amel suggests because the cost is insane. Can it be reused? Yes. Is it economically feasible? No. But most academic designers can't be bothered with reality. I imagine the city let their protection lapse because they realized it was pointless, too. Take some pictures, tear it down, remove the lure for trespassers to break in and get themselves killed.

jandj33 SEP. 25, 16

Let these preservationists buy them at a true market price and live in them. That we will shut them up.

scooter 57SEP. 26, 16

Well, guess you don't care about history.

joelw75 SEP. 26, 16

@scooter57 It's grain elevators... who cares! If it were the Minneapolis city hall building or some other prominent building it would be different.

Historical preservationists need to learn how to pick their battles. Also this as in many cases, it's shameful outside groups can dictate to owners what they should do with THEIR property. If you want to save it, buy it from them at market value and do the work yourself. This applies to these grain elevators, the terrace theater, and many other buildings as well.

scooter57 SEP. 26, 16

4:02 AM

At least keep a few of the steel elevators to make both sides happy.

Holstj SEP. 26, 16

8:46 AM

@scooter57 How much you willing to pay to make this happen?

IMJohnny SEP. 26. 16

10:32 AM

@holstj @scooter57 You will pay more to tear them down. Leave two of them intact and sealed, if that's what it comes to. The real issue for this site, however, is if a sports bubble and intramural ball field is the highest and best use for some of the most valuable real estate in town, given that the sports bubble and rec ball fields could just as easily relocate to the St. Paul end of the intercampus bus shuttle route where land is more abundant and more suitable. Means the frat and dorm teams would just need to budget an additional 10 minutes to ride the bus to their field hockey games. Or has the U gone off the PC deep end by not wanting to offend the field hockey crowd rather than leasing the land to R&D ventures or, gasp, the reviled "private sector," which would presumably ante up to help remediate the inevitable enviro bad boys lurking beneath and within those steel cylinders, thereby saving beleaguered taxpayers a few shekels?

Resolution Related to Historically Eligible Asset: Electric Steel Elevators

Board of Regents Facilities, Planning, and Operations Committee
October 13, 2016

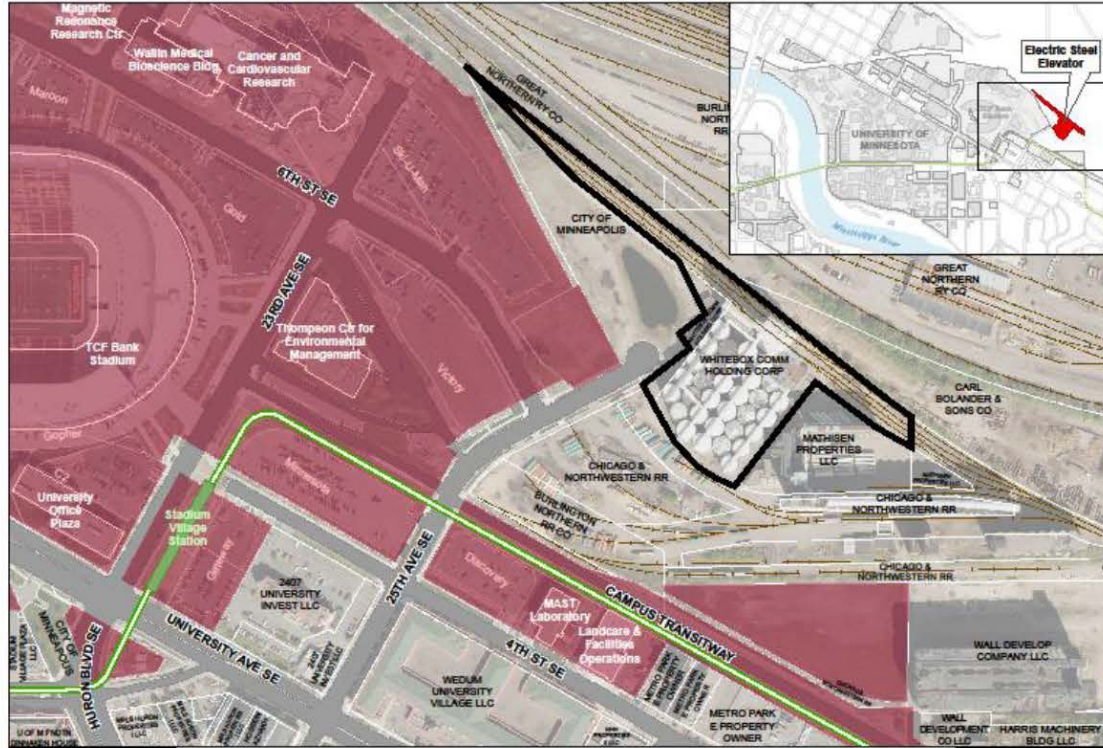


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Location Map





Property Condition and Use

- Constructed over a century ago for the sole purpose of handling grain delivered by railroad
- Ceased operation in 2013 and placed on market; no interest from buyers
- Evidence of trespassing and determined efforts to enter a secured property
- Dangerous, unsafe conditions for trespassing or 'exploring'





Historic Status, Adaptability to University Mission

- Determined eligible as a historic resource in 2003
- Identified physical features of complex that pose challenges to maintain integrity of the structure while offering potential for adaptive reuse
- Assessed use potential for industrial, utility plant, research, office/flex space, public safety training facility, cultural events and installations, storage, museum, recreation/fitness, cultural artifact, or remnant 'ruin'
- No economically or physically viable reuse consistent with University mission





Stakeholder Outreach, Comments Received

- State Historic Preservation Office, City of Minneapolis, University District Alliance, Prospect Park Association, Expo 2023 Bid Proposal
- Four news media articles
- 89 comments received, from following sources
 - 24% College of Design students
 - 22% other UMN faculty, staff, or students
 - 21% design professionals (primarily architects) not affiliated with the University
 - 8% College of Design faculty
 - 7% UMN alumni
 - 18% other, or not specified



Themes within Comments Received

- Preserve as a shared cultural and historic resource emblematic of the region's grain industry
- Consider alternative treatments for the property, ranging from
 - preservation as a vacant ruin or “visual backdrop”
 - adaptive reuse along a broad spectrum of uses
- University should increase engagement with external stakeholders
- Consider alternative sites for the rec bubble, or expand scope to include structured parking



Themes within Comments Received

- Questioned the need a rec sports bubble
- Other themes, including:
 - impacts to the Expo 2023 bid
 - cost of tuition
 - investment in adjunct faculty, financial aid, scholarships, increased pay for custodians and other staff/faculty
- Recommended demolition due to condition, poor usability, cost, and safety



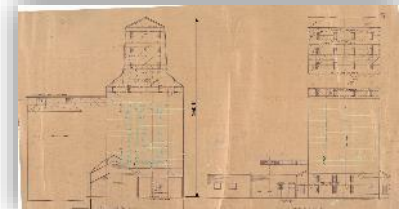
Mitigation of Impacts

- Demolition proposed
 - Achieves the University's land-assembly goals that support current-day project needs
 - Resolves public safety concerns associated with dangerous trespassing conditions
- Mitigation measures
 - Archival documentation of the property - Historic Property Record (SHPO standards)
 - Salvage and donation of historic artifacts for interpretive display
 - Mill City Museum

Grain paddle



Grain scale





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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Capital Budget Amendment: Intercollegiate Athletics Track and Field Facility and Rec Sports Facilities Relocation

Review Review + Action Action Discussion

This is a report required by Board policy.

PRESENTERS: Suzanne Smith, Assistant Vice President, Capital Planning and Project Management
Mark Coyle, Director of Intercollegiate Athletics
Danita Brown-Young, Vice Provost for Student Affairs

PURPOSE & KEY POINTS

The purpose of this item is to take action on an amendment to the FY 2017 Annual Capital Improvement Budget for the following project:

- *Intercollegiate Athletics Track and Field Facility and Rec Sports Facilities Relocation - Twin Cities campus*

A project data sheet is included in the docket materials and addresses the basis for request, project scope, cost estimate, funding, and schedule for this project. A map locating the project on the Twin Cities campus is also included.

BACKGROUND INFORMATION

This project will construct a new competition-level track and field facility for Intercollegiate Athletics at the Athletes Village site on the East Bank and relocate the existing Recreation Sports bubble and softball field to the intersection of 25th Avenue SE and 6th Street SE.

PRESIDENT'S RECOMMENDATION

The President recommends approval of an amendment to the FY 2017 Annual Capital Improvement Budget for the project listed below and of the appropriate administrative officers proceeding with the construction for this project:

- *Intercollegiate Athletics Track and Field Facility and Rec Sports Facilities Relocation - Twin Cities campus*

**Intercollegiate Athletics Track and Field Facility
and Recreation Sports Facilities Relocation
University of Minnesota Twin Cities
Project No. 01-000-16-1667**

1. Basis for Request:

The University’s Track and Field Practice Facility was displaced as a result of the construction of the new Athletes Village Complex. The University’s Women’s and Men’s Track and Field teams are currently commuting to Hamline University for practice. The creation of the new track on the Twin Cities Campus, adjacent to the new Athletes Village Complex, will strengthen the University’s commitment to track and field and provide opportunities for the University to host competitive events.

The new location for Track and Field currently houses the Recreation Sports Bubble and Softball Field, requiring its’ relocation. The new location for the Bubble and Softball Field will be at the corner of 25th Avenue SE and 6th Street SE, which provides a prominent location with improved access to parking and mass transit.

2. Scope of Project:

The project will construct a new NCAA competition-level Track and Field Facility at the Athletes Village site at the current location of the Recreation Sports Bubble and Softball Field. The 48” wide, 9 lane track will also contain javelin, shotput, discuss/hammer throw, long/triple jump, and steeplechase. The facility will include 5,600 SF of amenities including: restrooms, press box, concessions, and 4,000 seat capacity (permanent and temporary) stands.

The relocation of the Recreation Sports Bubble and Softball Field will reconstruct the existing facilities. The project will repurpose the existing bubble facility and salvage, as applicable, the existing mechanical, plumbing, and electrical systems.

3. Master Plan:

The project is in compliance with the Twin Cities Campus Master Plan dated March 2009.

4. Environmental Issues:

Identified remediation costs include anticipated contaminated soil on both sites. The project budget accounts for the remediation as currently identified.

5. Cost Estimate:

	<u>Track & Field</u>	<u>Rec Sports</u>	<u>Total</u>
Construction Cost	\$11,025,000	\$5,425,000	\$16,450,000
Non-Construction Cost	1,975,000	575,000	2,550,000
Total Project Cost	\$13,000,000	\$6,000,000	\$19,000,000

6. Capital Funding:

University Debt	\$19,000,000
Total Capital Funding	\$ 19,000,000

7. Capital Budget Approvals:

This project was not included in the FY2017 Annual Capital Budget as project scope determination was still under way. Therefore, a Capital Budget Amendment is requested so the project may proceed.

8. Annual Operating and Maintenance Cost:

It is anticipated that annual costs for both facilities will be similar to current costs.

9. Time Schedule:

Design complete	April 2017
Bubble Relocation estimated substantial completion	November 2017
Track estimated substantial completion	August 2018

10. Project Team:

Architect	TBD
Contractor	TBD

11. Recommendation:

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

Mr C

Mark Coyle, Director of Intercollegiate Athletics

Michael D. Volna

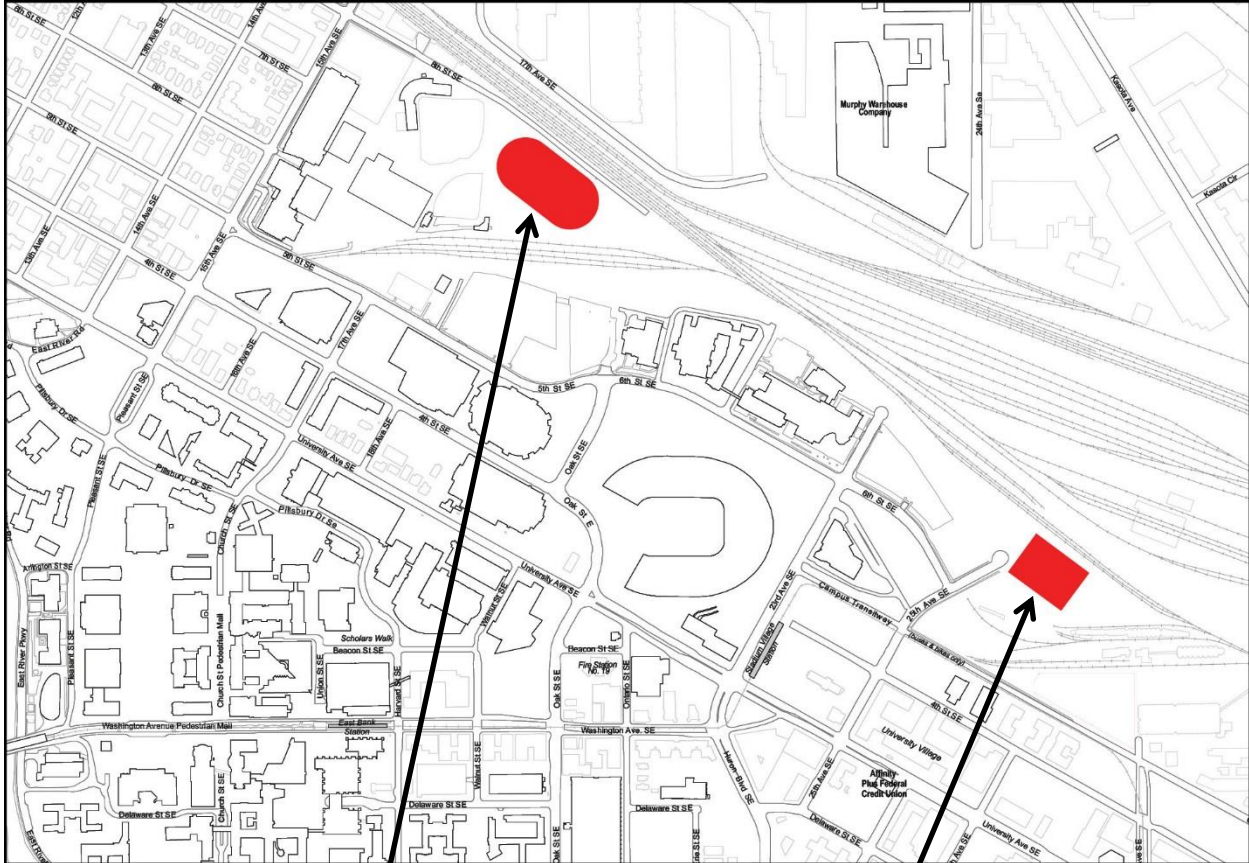
Michael Volna, Interim Vice President and CFO

Michael Berthelsen

Michael Berthelsen, Interim Vice President for University Services

**Intercollegiate Athletics Track and Field Facility
and Recreation Sports Facilities Relocation
University of Minnesota Twin Cities Campus**

Site Map



Track & Field Facility

Recreation Sports Bubble & Softball Field Replacement



Track and Recreation Sports Bubble

Twin Cities Campus

Board of Regents Facilities, Planning, and Operations Committee
October 13, 2016



UNIVERSITY OF MINNESOTA

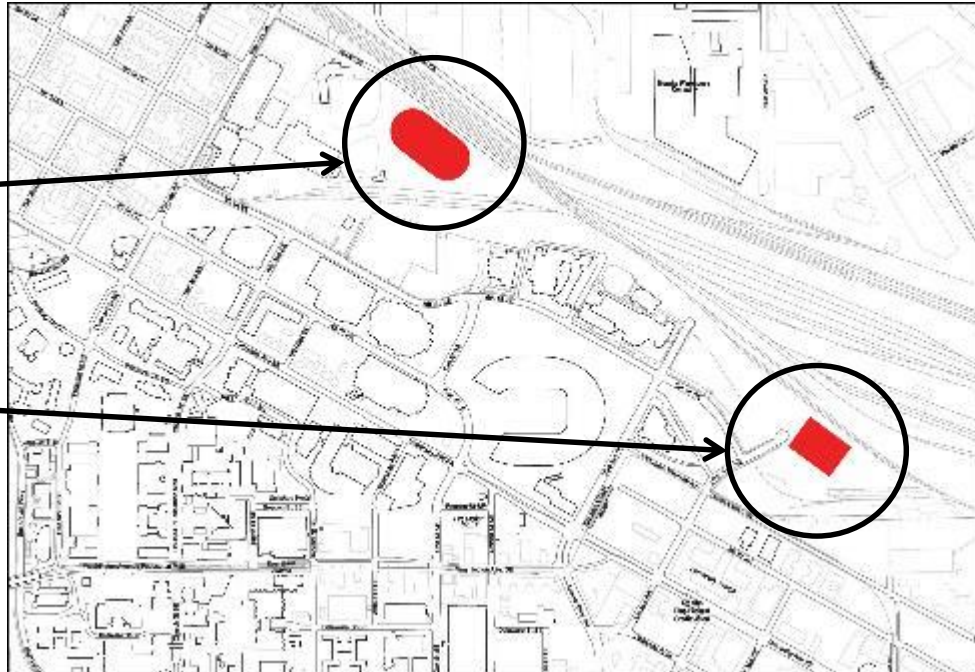
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Capital Budget Amendment Location Map

**Athletes Village
Track & Field Site**

**Recreation Sports
Bubble & Softball
Field Site**





Capital Budget Amendment Project Rationale

- Provide a NCAA competition-level Track and Field Facility on campus
- Comparable relocation for the Recreation Sports Bubble and Softball Field
 - Improved parking and access to light rail
- Maximize shared amenities with the Athletes Village Complex creating an integrated Intercollegiate Athletic experience





Capital Budget Amendment Project Description

- Track and Field Facility
 - 9 lane track, javelin, shot put, discus/hammer throw, long/triple jump, and steeplechase
 - 5,600 gsf of new support buildings
- Rec Sports Bubble/Softball Field
 - Relocation of existing sports bubble and softball field





Capital Budget Amendment Project Description

• Cost Estimate	
– Track and Field Facility	
• Construction	\$ 11,025,000
• Non-construction	<u>1,975,000</u>
• Project Cost	\$ 13,000,000
– Recreation Sports Bubble and Softball Field Relocation	
• Construction	\$ 5,425,000
• Non-construction	<u>575,000</u>
• Project Cost	\$ 6,000,000
Total Project Cost	\$ 19,000,000
• Capital Funding:	
– University Debt	<u>\$ 19,000,000</u>
Total Approved Project Budget	\$ 19,000,000



Capital Budget Amendment Project Description

- Anticipated Completion:
 - Bubble Relocation: November 2017
 - Track Construction: August 2018
- Estimated Annual Operating Costs:
 - No significant change
- Design / Build Contractor:
 - To Be Selected





Capital Budget Amendment Track and Field Facility: Site Plan





Capital Budget Amendment Rec Sports Facilities Relocation: Site Plan





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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Real Estate Transactions

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Michael Berthelsen, Interim Vice President, University Services
Susan Carlson Weinberg, Director of Real Estate

PURPOSE & KEY POINTS

The purpose of this item is to take action on the following Real Estate Transactions:

- A. Purchase of 600, 600½, and 602 27th Avenue SE, Minneapolis (Twin Cities campus)
- B. Sale of 158.881 Acres, Rosemount (UMore Park)

Included with item A is an amendment to the FY 2017 Annual Capital Improvement Budget for the following project:

Demolition of Mathisen Elevators (Twin Cities campus)

BACKGROUND INFORMATION

Board of Regents Policy: *Reservation and Delegation of Authority* states that “the Board reserves to itself 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 February 2015, the Board of Regents approved the “*Resolution Related to the Reorganization of UMore Park Development Project.*” The resolution included market-based development at UMore Park led by business, commercial, and residential real estate developers to produce the highest potential financial return to the University over time. The resolution also included sale of land at UMore Park through public processes, at competitive prices, benchmarked to market rates.

PRESIDENT'S RECOMMENDATION

The President recommends approval of the following Real Estate Transactions:

- A. Purchase of 600, 600½, and 602 27th Avenue SE, Minneapolis (Twin Cities campus)
- B. Sale of 158.881 Acres, Rosemount (UMore Park)

The President recommends approval of an amendment to the FY 2017 Annual Capital Improvement Budget for the project listed below and of the appropriate administrative officers proceeding with the completion of the design and construction for the project:

Demolition of Mathisen Elevators (Twin Cities campus)

PURCHASE OF 600, 600½, and 602 27TH AVENUE SE, MINNEAPOLIS (TWIN CITIES CAMPUS)

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to purchase the properties at 600, 600½, and 602 27th Avenue SE, Minneapolis, Hennepin County, Minnesota and to demolish all structures on the property.

2. Location and Description of the Property

The subject property consists of approximately 2.68 acres and is located at 600, 600½, and 602 27th Avenue SE, Minneapolis, directly adjacent and contiguous to the University-owned property at 600 25th Avenue SE (formerly known as the Electric Steel Elevator property).

The legal description of the property: Parts of Lots 8 and 9, Auditors Subdivision No. 88, Hennepin County, Minnesota.

The property is known as the Mathisen Elevator property (former Kurth Malting property), with two separate grain elevator facilities on two separate parcels that are bifurcated by part of an old, narrow rail spur owned by Union Pacific Railroad (formerly Chicago and Northwestern Railroad). The grain elevators are vacant and empty, and the University has been advised they have not been used for grain storage and distribution purposes for at least ten years. The property includes additional obsolete building structures totaling an estimated 11,323 square feet.

3. Basis for Request

The purchase of this property is an opportunity purchase. The current owner of the subject property, Mathisen Properties LLC, contacted the University to advise that the property is for sale.

4. Details of Transaction

The purchase price for the subject property will be \$1,300,000 to be paid in cash at closing. The closing is expected to occur on or before October 31, 2016.

5. Use of Properties

The property at 600, 600½, and 602 27th Avenue SE, Minneapolis has been identified for relocation of Recreational Sports facilities (Rec Sports Bubble and an additional baseball field) in conjunction with the construction of the new intercollegiate athletics track and field facility.

6. Environmental

The University has completed a Phase I environmental site assessment and will complete a limited Phase II environmental site assessment prior to the closing to confirm the property is in acceptable environmental condition.

7. Source of Funding

The University will issue debt to purchase the property at 600, 600½, and 602 27th Avenue SE, Minneapolis.

8. Recommendations

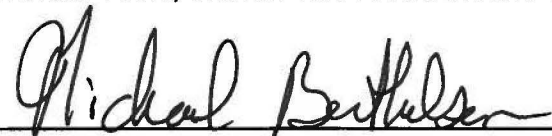
The above-described real estate transaction is appropriate:



Karen Hanson, Executive Vice President for Academic Affairs and Provost



Michael Volna, Interim Vice President and CFO



Michael Berthelsen, Interim Vice President for University Services

**Mathisen Elevator Demolition
Twin Cities Campus
Project No. 01-297-17-1173**

1. Basis for Request:

The Mathisen grain elevators are vacant and empty, and have not been used for grain storage and distribution purposes for at least ten years. The University's intent in acquiring this property is to provide a new location for the Recreation Sports Bubble and Softball Field in order to construct a new competition-level Track and Field as part of the Athletes Village Complex. In order to accommodate the Bubble and Softball Field at the corner of 25th Avenue SE and 6th Street SE, demolition of the Mathisen Elevator site, which is directly adjacent and contiguous to the University-owned property at 600 25th Avenue SE (formerly known as the Electric Steel Elevator property), is required.

2. Scope of Project:

This project will demolish the grain elevators and other structures on the Mathisen Elevator site in preparation for relocation of the Recreation Sports Bubble and Softball Field to this location.

3. Master Plan or Precinct/District Plan:

The project is in compliance with the Twin Cities Campus Master Plan dated March 2009.

4. Environmental Issues:

The University has completed a Phase I environmental site assessment and will complete testing of a limited Phase II environmental site assessment prior to the closing to confirm the property is in acceptable environmental condition.

5. Cost Estimate:

<u>Demolition Cost</u>	<u>\$2,500,000</u>
Total Project Cost	\$2,500,000

6. Capital Funding:

<u>University Debt</u>	<u>\$2,500,000</u>
Total Capital Funding	\$2,500,000

7. Capital Budget Approvals:

This project was not included in the FY2017 Annual Capital Budget at the June 2016 Regents meeting as the University had not purchased the property. Therefore, a Capital Budget Amendment is requested so the project may proceed.

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

None

9. Time Schedule:

Proposed Demolition Start
Proposed Demolition Completion

November 2016
May 2017

10. Project Team

Design / Builder:

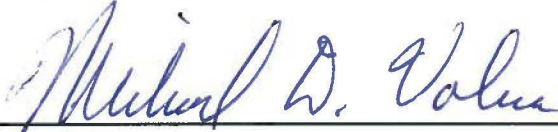
TBD

11. Recommendation:

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



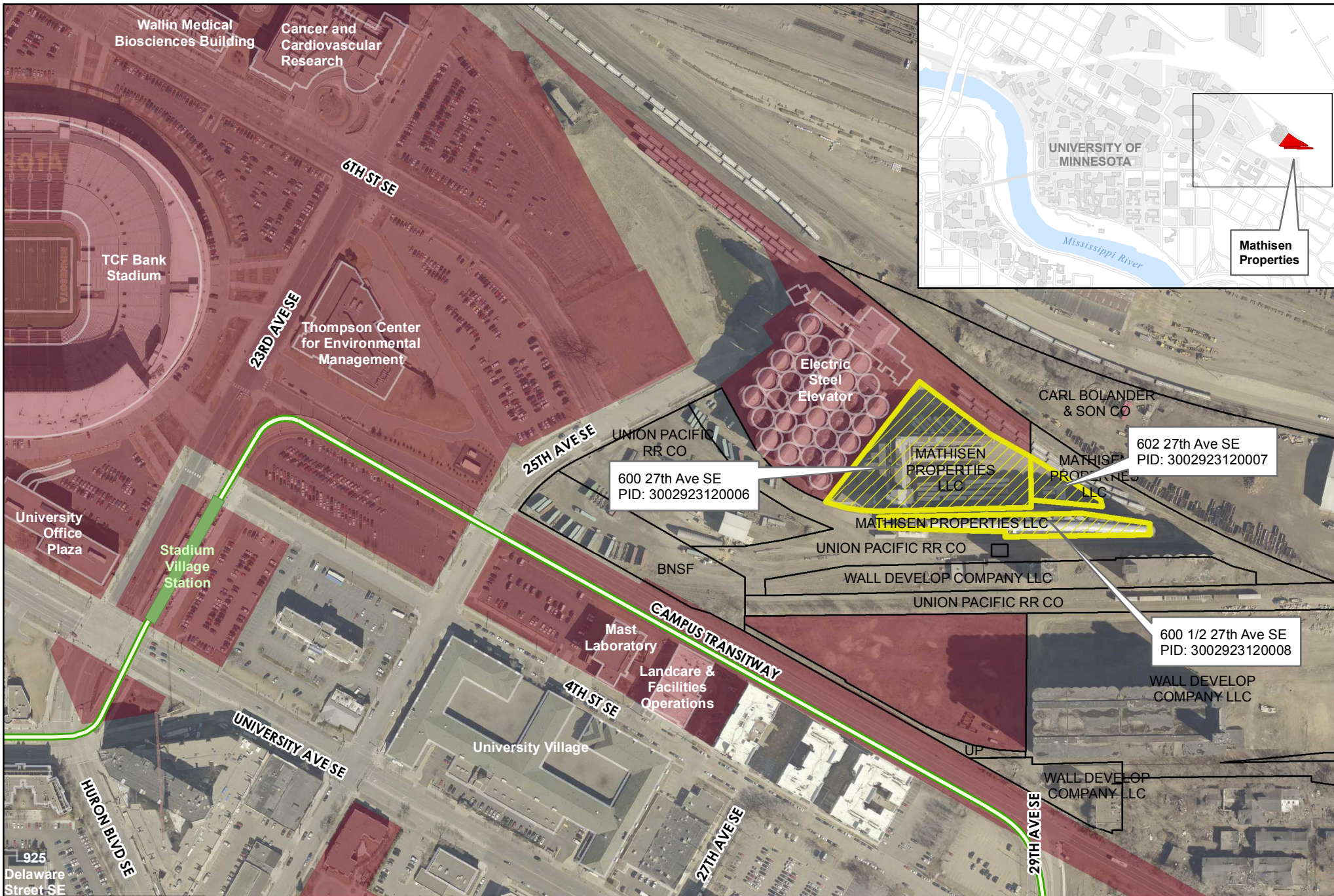
Karen Hanson, Executive Vice President and Provost



Michael Volna, Interim Vice President and CFO



Michael Berthelsen, Interim Vice President for University Services







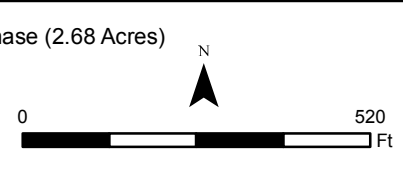
Real Estate Office



University of Minnesota

Purchase of 600, 600 1/2, and 602 27th Avenue SE Minneapolis, Twin Cities Campus

-  Mathisen Properties to Purchase (2.68 Acres)
-  University Property
-  Surrounding Properties
-  Green Line LRT



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

Base Data: Real Estate Office, UServices GIS, Hennepin County

8/22/2016

**SALE OF 158.881 ACRES AT UMORE PARK
FOR INDUSTRIAL-BUSINESS PARK DEVELOPMENT
(UMORE PARK)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to sell 158.881 acres at UMORE Park for Industrial-Business Park development.

2. Location and Description of the Property

The subject property consists of approximately 158.881 acres located in the northeast corner of UMore Park, abutting Blaine Avenue on the west and County Highway #42 (145th Street E) on the north (see included graphic). The property is undeveloped, fairly level, and currently has an agricultural zoning.

The legal description of the property to be conveyed: Southwest Quarter of Section 25, Township 115 North, Range 19 West of the 5th Principal Meridian, Dakota County, Minnesota; excluding minerals and mineral rights.

3. Background/Basis for Request

In February 2015 the Board of Regents approved a resolution related to the reorganization of UMORE Park development process that included:

- (a) Market-based development of UMORE Park led by business, commercial, and residential real estate developers to produce the highest potential financial return to the University over time, incorporating opportunities of the original Concept Master Plan vision when there is private market demand for such elements and such concepts serve to protect or enhance the development value of the remaining site;
- (b) Maximizing financial return to the University by selling land through public processes, at competitive prices, benchmarked to market rates;
- (c) Active University engagement with local jurisdictions and private parties to ensure development projects at UMORE Park protect and enhance the value of subsequent development stages;
- (d) All land sale proposals to be approved by the Board of Regents; sale and development proposals that are economically sound, compatible with the vision for UMORE Park

becoming a vibrant, market-driven community for residents and business, reflective of private sector demand, and in alignment with adjacent community needs, desires, and standards to be advanced by the University; and

- (e) Net proceeds derived from land sale transactions to be deposited into the Legacy Endowment as directed by the Board of Regents in 2009.

The University offered this property for sale for industrial-business park development by Request for Proposal (RFP) in August 2015. No acceptable proposals were received, and the property remained for sale for industrial-business park development.

Opus Development Company LLC (“Opus”) has offered to purchase the property for industrial-business park development on a phased take-down basis, with take-down timing reflective of market demand and identification of end-use clients by Opus, over a term of up to 10 years, which may be extended in University’s sole discretion for an additional 5 years. Nothing in the agreement prevents Opus from acquiring all of the property in the first take-down or all of the remaining property in a successive take-down, if market opportunities so allow.

Development of the property will require water and sewer utility infrastructure improvements as well as improvements to Blaine Avenue along the westerly boundary of the property. Pursuant to discussions with the City of Rosemount, the planned utility improvements include: 1) a 16-inch waterline providing capacity for development of 360 acres, 2) a lift station or alternative providing sewer capacity minimally for development of 406.2 acres, and 3) Blaine Avenue improvements to county road standards, minimally from County Road 42 to the southerly boundary of the 158.881 acres. The improvements and utility infrastructure costs have preliminarily been estimated at \$6.3 million.

At the time Opus has identified an end-user client for the property and is preparing for the closing on the First Takedown Parcel, the City of Rosemount will proceed to complete the design of the needed water, sewer, and roadway improvements, and bid the construction projects.

4. Details of Transaction

The earnest money for this transaction, \$100,000, will be deposited by Buyer within five business days following execution of the Purchase and Sale Agreement, and will be retained until the last of the phased takedowns completes Opus’ purchase of the 158.881 acres, when it will be applied to the purchase price. If Opus fails to complete the purchase of all 158.881 acres during the term, the earnest money will be retained by University

The sale price for the subject property will be \$2.25 per square foot of net developable area, which is defined to exclude non-buildable areas subject to easements for roadways, a sewer line,

and a gas line. The total net developable area for the 158.881 gross acres is estimated at 143.095 net developable acres, reflecting a total price of \$14,024,750 for the property (before needed expenditures for utility infrastructure, and relocation of a gas line, and removal of Ranney pipes impacting development of the property). Opus will have a 120-day Due Diligence Period to investigate the property, including its environmental and physical condition, the City of Rosemount processes for infrastructure improvements and development approvals, and the condition of title.

This sale transaction will require that the net developable area of the First Takedown Parcel and corresponding sale price equal or exceed the portion of the cost of the water, sewer, and roadway improvements not funded by the City of Rosemount, expected to be approximately two-thirds of the total cost of said improvements. The total cost of the improvements will be known once the City has bid the construction projects, and the portion not funded by the City of Rosemount will be paid to the City by Opus, and Opus will be given a purchase price credit at the closing of the First Takedown Parcel equal to this amount. Future Takedowns by Opus will generate cash sales proceeds to the University reflecting the \$2.25 per square foot net developable area sale price.

The City-funded portion of cost of the improvements will be the subject of an agreement between the University and the City that will require University voluntary payment in lieu of special assessments after, perhaps, 10 years for any portion of the 158.881 acres Opus has not purchased.

Costs to be incurred by the University required to complete this sale are estimated as follows: \$1,450,000 to relocate a Northern Natural Gas pipeline; \$71,500 to remove Ranney pipes across the SE corner of the 158.881 acres, and potentially an amount currently estimated at up to \$1.4 million to reimburse the City of Rosemount for the City-funded portion of the cost of the water, sewer, and roadway improvements attributable to the portion of the 158.881 acres that remains in University ownership following conveyance of the First Takedown Parcel, arising only if Opus does not complete its purchase of the 158.881 acres in phased Takedowns over 10 years. (As Opus closes on each phased Takedown, the property's exemption from real estate taxes ends, the City of Rosemount has the ability to assess Area Charges for the property, and the University obligation for the balance of the City-funded portion of the cost of the water, sewer, and roadway improvement is reduced.)

Subsequent Takedowns (i.e. Second Takedown, Third Takedown, etc.) will consist of no fewer than twelve (12) Net Acres, to be designated by buyer in the Takedown Notice, to be reviewed and approved by University. Opus will be required to diligently pursue the marketing and development of the property throughout the 10-year term for whatever portions of the 158.881 acres Opus has yet purchased.

5. Use of Properties

The property will be developed by Opus as an industrial-business park in phased take-downs over a period of up to ten (10) years, which period may be extended in the sole discretion of the University.

The University has developed a Declaration of Covenants (to be recorded before conveyance deeds to Opus are recorded) and Design Guidelines for industrial-business park development at UMORE Park to ensure the development of the property will reflect the goals of the University for a high-quality industrial-business park of mixed uses incorporating as appropriate the concepts of sustainability, environmental innovations, and social-cultural innovations that will enhance the value of future development of UMORE Park parcels.

6. Environmental

The property is being sold "as is / where is". The University does not believe there are any environmental issues with the 158.881 acres, but expects that the buyer will complete environmental investigation of the property the buyer deems necessary and appropriate.

7. Uses of Funding

The net proceeds from the sale of the property will be deposited to the UMore Park Legacy Endowment as directed by the Regents in 2009.

8. Recommendations

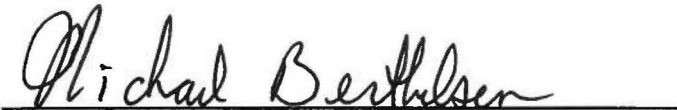
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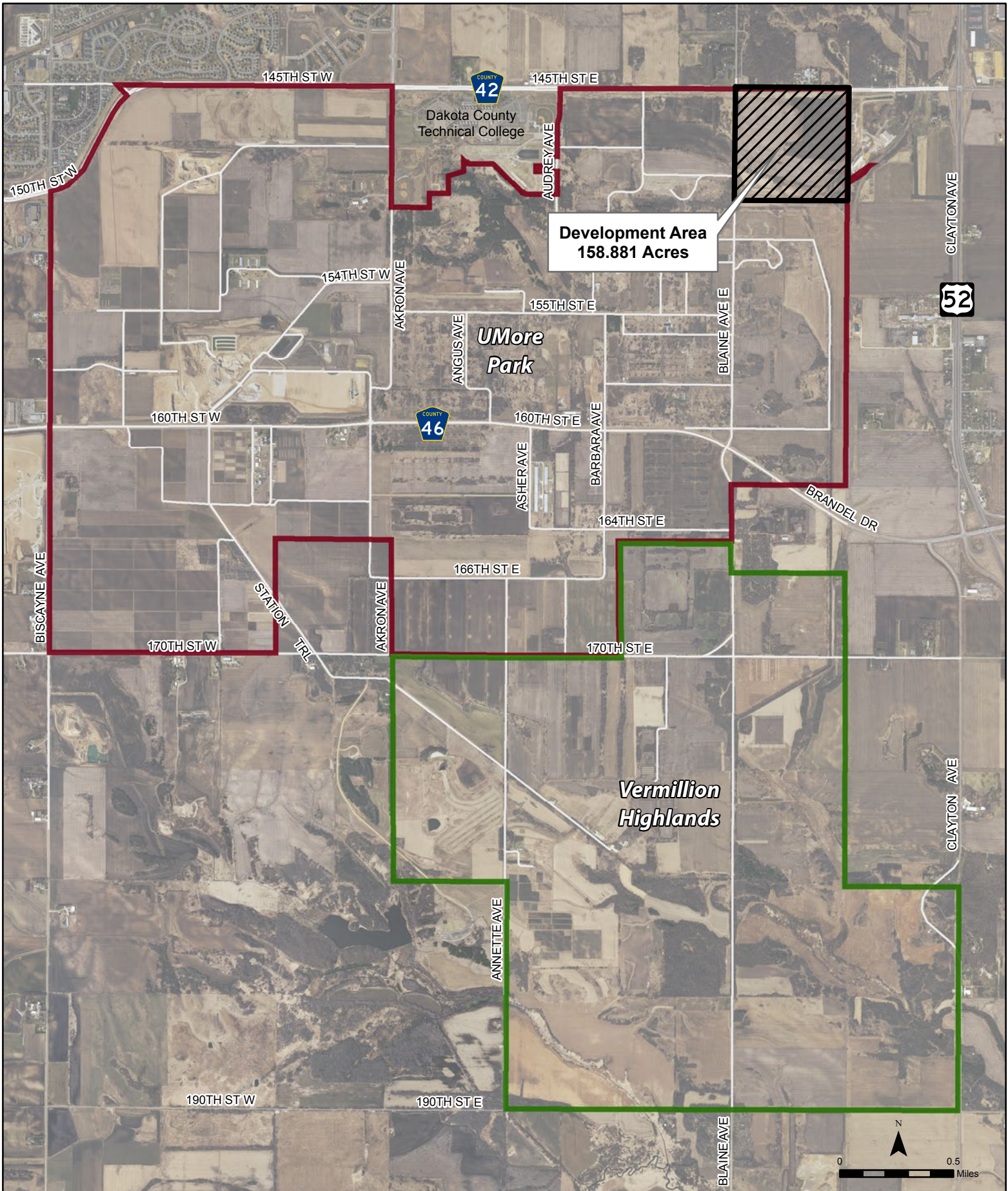
Karen Hanson, Executive Vice President for Academic Affairs and Provost



Michael Volna, Interim Vice President and CFO



Michael Berthelsen, Interim Vice President for University Services



Real Estate Office



University of Minnesota

**Sale of 158.881 Acres at Umore Park
For Industrial-Business Park Development**

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

Base Data: Real Estate Office
Dakota County

8/22/2016

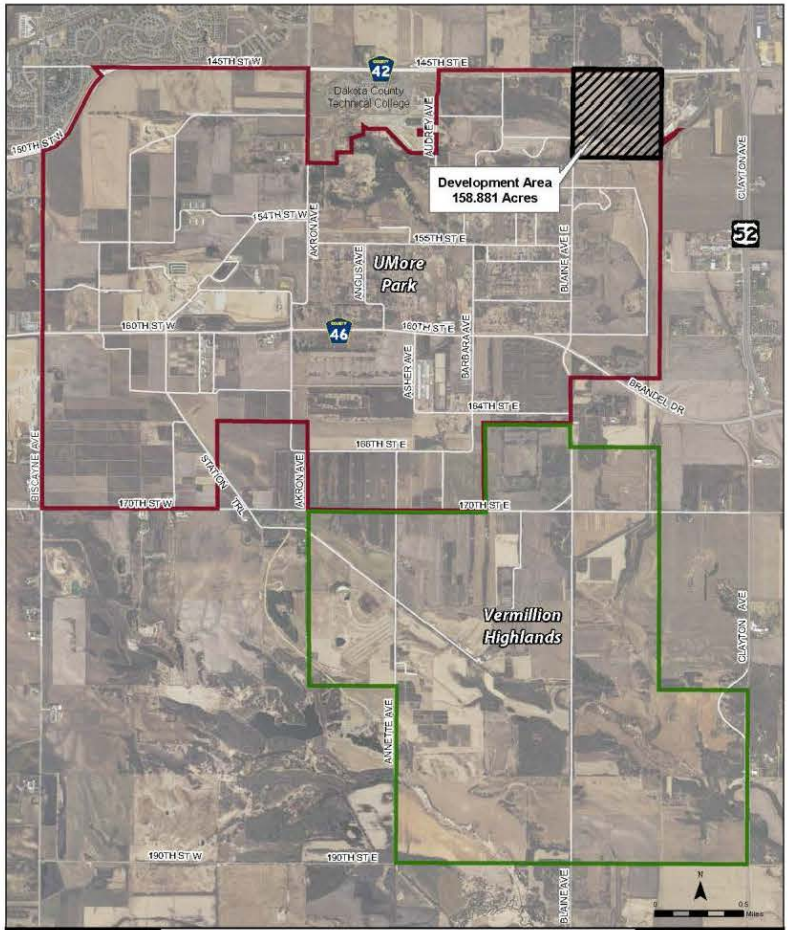
Real Estate Transactions

Board of Regents Facilities, Planning, and Operations Committee
October 13, 2016



UNIVERSITY OF MINNESOTA

Driven to DiscoverSM



Real Estate Office

University of Minnesota

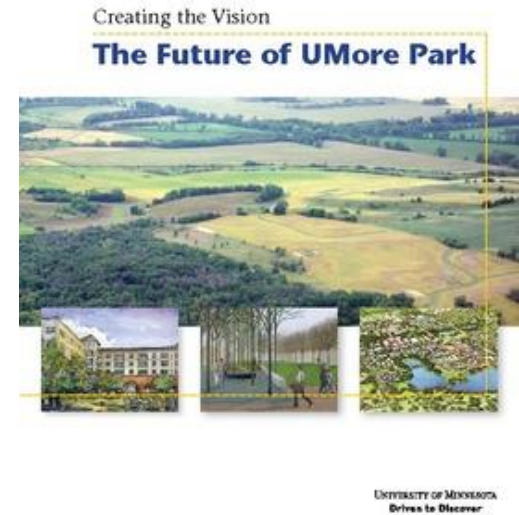
**Sale of 158.881 Acres at Umore Park
For Industrial-Business Park Development**

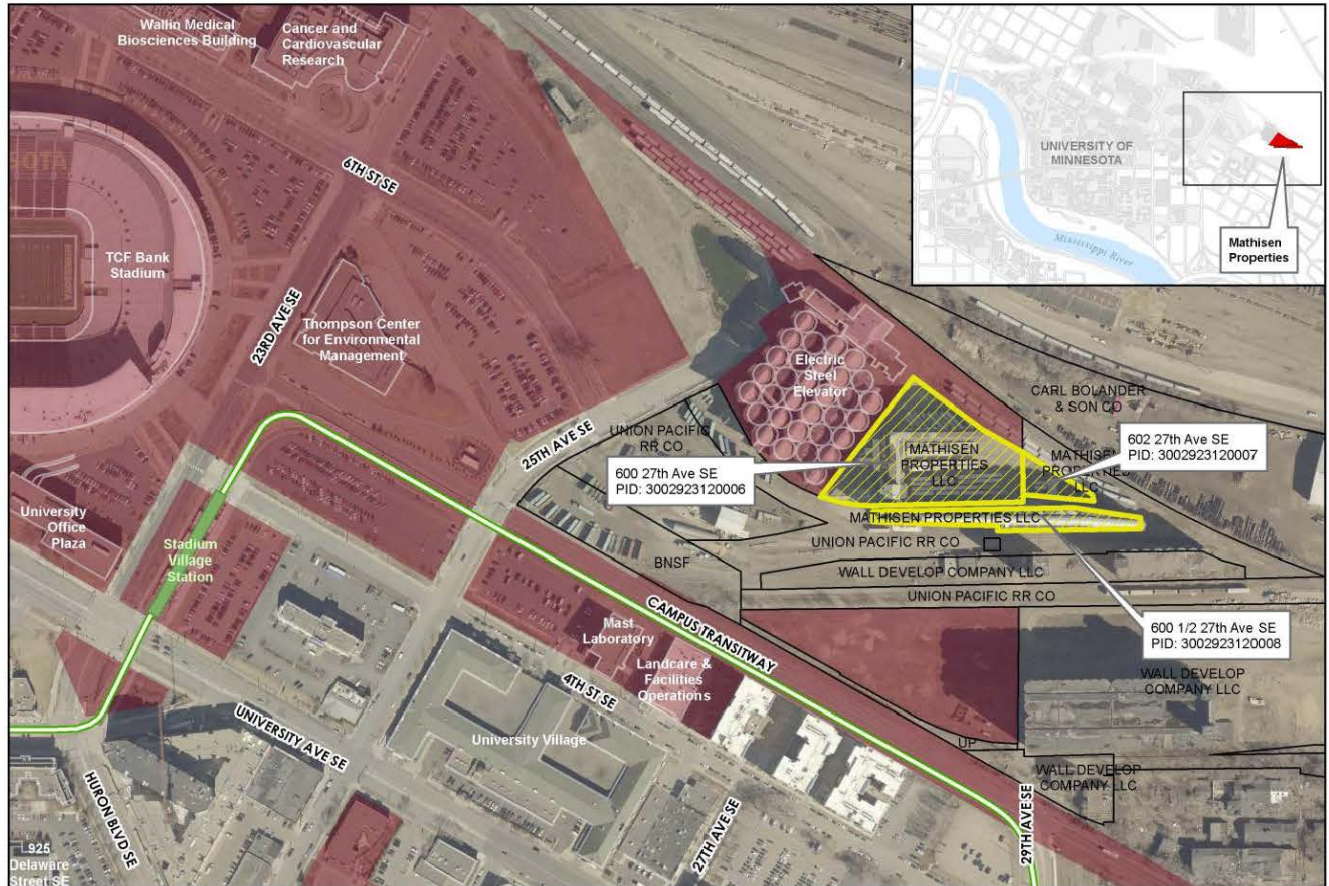
This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.
Base Data: Real Estate Office
Dakota County
9/22/2016



Key Decision Dates at UMORE

- 2006: Master concept and vision
- 2009: Regents create UMORE Development LLC
- 2010: Regents approve aggregate mining lease
- 2014: President charges workgroup to reexamine vision
- 2015: Regents approve reorganization of UMORE development





Real Estate Office

 University of Minnesota

**Purchase of 600, 600 1/2, and 602 27th Avenue SE
 Minneapolis, Twin Cities Campus**

-  Mathisen Properties to Purchase (2.68 Acres)
-  University Property
-  Surrounding Properties
-  Green Line LRT

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This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.
 Base Data: Real Estate Office, UServices GIS, Hennepin County
 8/22/2015



Capital Budget Amendment

- Existing Track and Field was displaced by the Athletes Village
 - New location for Track and Field will be adjacent to Athletes Village, displacing Recreation Sports Bubble and Softball Field
- New location for the Bubble and Softball Field will be at the corner of 25th Avenue SE and 6th Street SE
 - Requires demolition of the Mathisen Elevator site





Capital Budget Amendment

- Demolition of the grain elevators and other structures on the Mathisen Elevator site.
- Cost Estimate
 - Demolition \$ 2,500,000
 - Total Project Cost \$ 2,500,000
- Capital Funding:
 - University Debt \$ 2,500,000
 - Total Approved Project Budget \$ 2,500,000
- Anticipated Completion: May 2017
- Design / Builder: TBD



UNIVERSITY OF MINNESOTA
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UMNews



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BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Consent Report

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Michael Berthelsen, Interim Vice President, University Services
Susan Carlson Weinberg, Director of Real Estate

PURPOSE & KEY POINTS

The purpose of this item is to take action on the following Real Estate Transaction:

- A. Agreements for Facilities and Services for Minnesota United’s Use of TCF Bank Stadium (Twin Cities campus)

BACKGROUND INFORMATION

The September 2016 Facilities, Planning, & Operations Committee meeting docket included an information item on the request by Minnesota United to use TCF Bank Stadium for the 2017 and part of the 2018 Major League Soccer seasons.

Board of Regents Policy: *Reservation and Delegation of Authority* states that “the Board reserves to itself 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.”

PRESIDENT’S RECOMMENDATION

The President recommends approval of the Consent Report.

AGREEMENTS FOR FACILITIES AND SERVICES FOR MINNESOTA UNITED'S USE OF TCF BANK STADIUM (TWIN CITIES CAMPUS)

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the agreements for the Minnesota United's use of TCF Bank Stadium.

2. Description of Facilities and Services

The facilities and services to be provided consist of:

TCF Bank Stadium: Seating Bowl, premium seating (excluding certain suites for University use and subject to right of first refusal of University premium seating contract holders), playing field, western plaza, concourses, M-Club, DQ Club, ticket office, press box, and indoor lobby.

Storage: 8,000 square feet (estimate).

Reserved Parking: Approximately 1,100 parking stalls in close proximity to TCF Bank Stadium for passenger vehicle parking for team coaching staff, players, staff, invited guests and fans with season passes or premium seating packages.

Services: Security, traffic and crowd control, emergency equipment and personnel, TCF Bank Stadium operations, including ushers and ticket takers.

3. Background and Basis for Request

Major League Soccer (MLS) announced on August 19, 2016 that the Minnesota United Soccer Team will join the MLS in 2017 as an expansion team. On August 17, 2016, the St. Paul City Council approved plans for development of a 16-acre site in the Snelling-Midway Area at the northeast quadrant of Snelling Avenue and Interstate 94, including a \$150 million, 20,000-seat soccer stadium for Minnesota United on 6.5 acres. Minnesota United has requested use of TCF Bank Stadium with related University services for MLS's 2017 Season, and the portion of the 2018 Season prior to the date the new soccer stadium is ready for use (along with the option to potentially use TCF Bank Stadium during the entire 2018 Season).

4. Details of Transaction

The MLS regular season runs from March through October. Minnesota United would play up to 20 regular/preseason games and up to 2 to 3 exhibition games in 2017 in TCF Bank Stadium on dates selected from a list of available dates provided by the Department of Intercollegiate Athletics to ensure no conflicts with Gopher Home Football Games or other University events or academic activities. Soccer games will not be scheduled in TCF Bank Stadium on weekends of Gopher Home Football Games, and weeknight games will only be allowed on dates outside of the University's regular fall and spring semesters of its academic year, with start times no earlier than 7:00 PM, unless approved by the University. (The University may approve limited exceptions to allow for 6:00 PM start times for nationally televised games on a case-by-case basis.) Minnesota United estimates that the anticipated attendance for each game will be in range of 10,000 to 20,000. Only wine and beer alcohol sales will be permitted in conjunction with Minnesota United's use of TCF Bank Stadium.

5. Fees

The fees and payments for Minnesota United's use of TCF Bank Stadium and appurtenant facilities will consist of a \$40,000 game fee, a \$1.00 ticket fee, 75% of Aramark's revenue from concessions, reimbursement to the University for all services provided and costs incurred, including game day operations, and reserved parking fees. The University will also receive 25 complimentary tickets for Suite 1 and 12 tickets for non-premium seating.

- The total for the 2017 MLS season (assuming 23 soccer games, 20,000 average attendance, \$3 per attendee for concessions) to be received from Minnesota United is potentially \$6.87 million, with a guaranteed minimum of \$1,000,000 from game and ticket fees.
- For the MLS 2018, the potential total is estimated at \$3.29 million (assuming 11 soccer games, 20,000 average attendance, \$3 per attendee for concessions), with a guaranteed minimum of \$550,000 (reflecting 11 games) from game and ticket fees.

Minnesota United will pay for the number of actual months of use of the storage space at the rate of \$10.00 per square foot per year, estimated at \$53,333 per year (assuming use of 8,000 square feet during the 2017 MLS season and a portion of the 2018 MLS season).

In addition, at the conclusion of Minnesota United's use of TCF Bank Stadium in 2018, it will reimburse the University for the cost to replace the TCF Bank Stadium turf with new football turf, subject to a maximum reimbursement of \$735,000.

6. Neighborhood Contribution

Minnesota United will provide 1,000 complimentary tickets for non-premium seating in the TCF Bank Stadium during the 2017 MLS Season (and a prorated number based on the number of games played during the 2018 season) to be allocated according to the University Good Neighbor Fund process. In addition to the complimentary tickets, Minnesota United shall contribute \$1,500 per game to the existing University Good Neighbor Fund.

7. Use of Funds by the University

Intercollegiate Athletics will receive the revenues and cost reimbursements received from Minnesota United related to TCF Bank Stadium. The University units that provide other facilities and services in conjunction with Minnesota United's use of TCF Bank Stadium, such as Parking and Transportation Services and the University of Minnesota Police Department, will receive the fees and reimbursements related to those facilities and services. Additional revenue will be received by Parking and Transportation Services for parking by soccer game attendees.

8. Recommendations:

The above-described Real Estate Transaction is appropriate:

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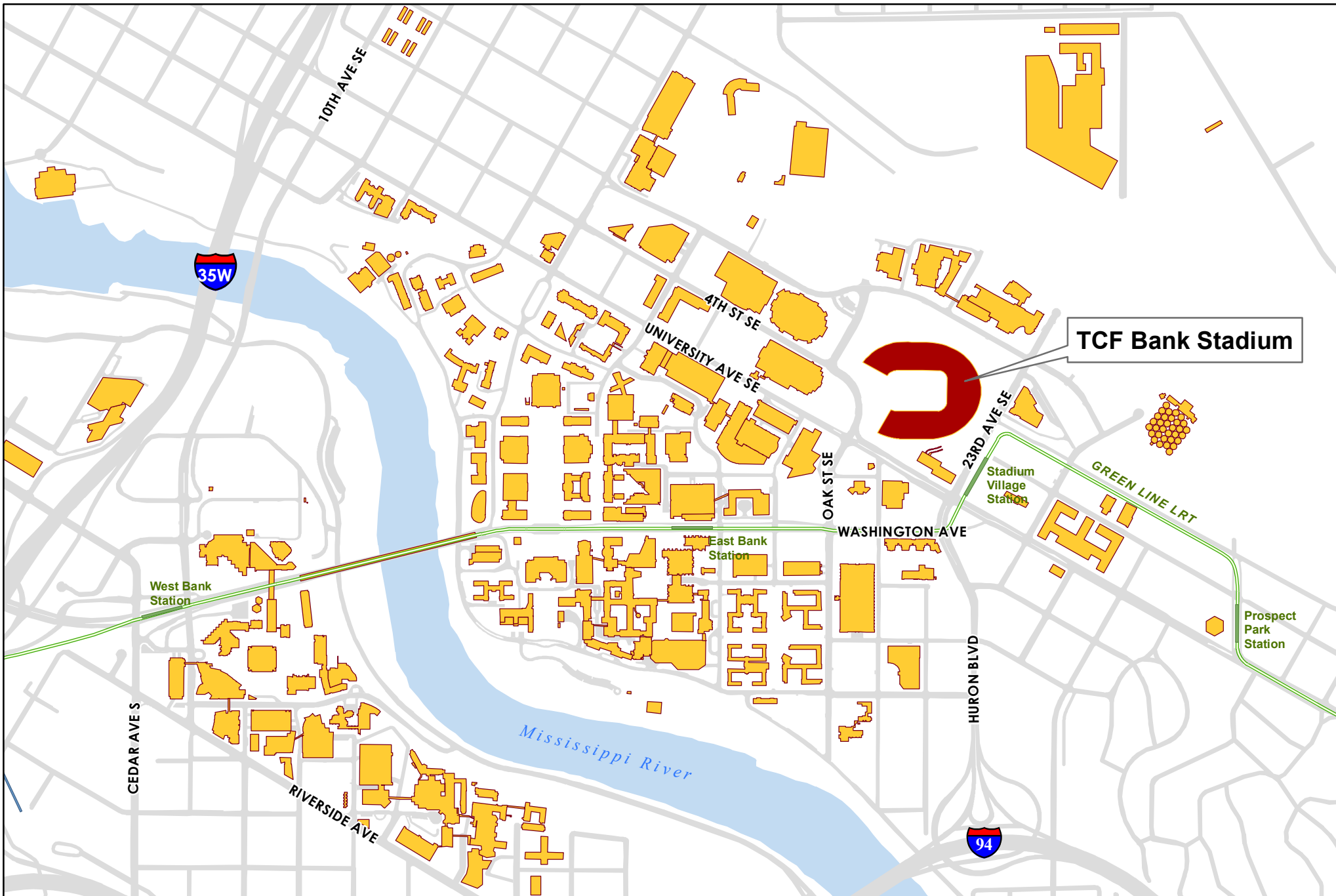
Mark Coyle, Director of Intercollegiate Athletics

Michael D. Volna

Michael D. Volna, Interim Vice President and CFO

Michael Berthelsen

Michael Berthelsen, Interim Vice President for University Services



Real Estate Office



University of Minnesota

Agreements for Facilities and Services for Minnesota United's Use of TCF Bank Stadium (Twin Cities Campus)



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

Base Data: Real Estate Office, UServices GIS

9/26/2016



BOARD OF REGENTS DOCKET ITEM SUMMARY

Facilities, Planning, & Operations

October 13, 2016

AGENDA ITEM: Information Items

Review

Review + Action

Action

Discussion

This is a report required by Board policy.

PRESENTERS: Michael Berthelsen, Interim Vice President, University Services

PURPOSE & KEY POINTS

This item provides an update on the following:

Community Solar Garden Subscription

In 2013, the Minnesota Legislature passed legislation directing Minneapolis-based utility Xcel Energy to create a program for community solar gardens (Minnesota Statute 216b.1641). A community solar garden is a centralized, shared solar project connected to the energy grid that has multiple subscribers. Each subscriber receives a credit on their Xcel Energy electric bill based upon the production of the solar facility and their subscription share of that facility. In March 2015, the University issued an RFP to purchase subscription services and selected Geronimo Energy, LLC. The purchase is presented this month to the Finance Committee for action.

The attached information sheet explains the transaction. The University is subscribing to two megawatts of solar power for a 25-year commitment. Over the life of the contract, the University is expected to realize a total savings of approximately \$800,000. Based on current emissions rates, the project will offset ~55,300 metric tons of greenhouse gases over its lifetime. Actual emissions reductions will depend on the electricity the project is off-setting (i.e. how "green" is the grid at the time of generation).

Enterprise Asset Management System

For the past two years, the administration has been examining all of its current processes and systems related to the management of the University's physical assets: capital projects, real estate, space management, portfolio planning, operations and maintenance, sustainability, and energy. At present, it is estimated that 144 different systems manage these functions, some nearing 20 years of age. The result of this work has been a recommendation to implement what is referred to as an enterprise asset management system in order to align and integrate information from these functions into a single software solution. Following an RFP process, contracts for professional services are recommended for approval in the Finance Committee this month.

A summary of the project is included, providing additional background and outlining the efficiencies and improvements this system is expected to deliver.

Driven to Discover Building – Minnesota State Fair Grounds

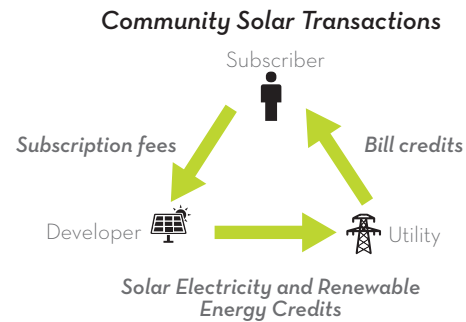
The University is engaged in negotiations with the Minnesota State Agricultural Society, owner of the Minnesota State Fairgrounds property, for the construction of a new Driven to Discover (D2D) Building at the Minnesota State Fairgrounds. The new building is expected to be ready for use for the 2017 Minnesota State Fair. Although this project is not on University property and below the threshold for Board approval, it is included here as in information item because of its highly visible nature.

COMMUNITY SOLAR GARDENS

What are community solar gardens and how do they work?

In 2013, Minnesota State legislation directed Minneapolis-based utility, Xcel Energy, to create a program for community solar gardens (Minnesota Statute 216b.1641). A community solar garden is a **centralized, shared solar electricity project connected to the energy grid that has multiple subscribers**. The community solar gardens are financed, built, operated, and maintained by third-party developers. Each subscriber receives a credit on their Xcel Energy electric bill based upon the production of the solar facility and their subscription share of that facility. Subscribers pay the developer for the subscription, and the developer provides the electricity and renewable energy credits generated to Xcel. The difference in payments to the developer and the bill credit received from Xcel results in savings or costs to the subscriber. Community solar garden contracts are typically for 25 years. Bill credit rates paid by Xcel to the subscriber are approved annually by the Minnesota Public Utilities Commission.

Individuals or organizations can subscribe to a garden. Each garden has to have a minimum of 5 subscribers and a single subscriber cannot purchase more than 40% of a solar garden. Subscribers must be located within the same county, or within an adjacent county, to the subscribed solar garden location.



Why is the University becoming a subscriber?

Community solar gardens increase the amount of renewable electricity powering the state, which can reduce the pollution associated with electricity consumption generated from fossil fuel resources. Gardens are located in Xcel's territory within Minnesota, resulting in economic development within the local economy from the construction and operation of the facility. Finally, community solar garden subscriptions can create savings for the subscriber.

What is the cost of subscribing to the University?

The University pays the developer - Geronimo Energy, LLC - for the subscription. Charges are based on actual production from the community solar garden. The University does not incur any upfront costs nor does it have debt or capital invested in the garden. **The cost of the subscription is expected to be less than the bill credit received from Xcel.**

Projected Production and Financial Impact

Year	Production (kwh)	Subscription Payment	Bill Credit	Net Savings (Cost)
1	3,358,000	\$ 360,649	\$ 394,229	\$ 33,580
2	3,341,210	\$ 365,355	\$ 398,767	\$ 33,412
3	3,324,504	\$ 370,134	\$ 403,379	\$ 33,245
4	3,307,881	\$ 374,987	\$ 408,066	\$ 33,079
5	3,291,342	\$ 379,916	\$ 412,829	\$ 32,913
6	3,274,885	\$ 384,922	\$ 417,671	\$ 32,749
7	3,258,511	\$ 390,005	\$ 422,590	\$ 32,585
8	3,242,218	\$ 395,168	\$ 427,590	\$ 32,422
9	3,226,007	\$ 400,411	\$ 432,671	\$ 32,260
10	3,209,877	\$ 405,735	\$ 437,834	\$ 32,099
11	3,193,828	\$ 411,142	\$ 443,080	\$ 31,938
12	3,177,859	\$ 416,632	\$ 448,411	\$ 31,779
13	3,161,969	\$ 422,207	\$ 453,827	\$ 31,620
14	3,146,160	\$ 427,869	\$ 459,331	\$ 31,462
15	3,130,429	\$ 433,618	\$ 464,923	\$ 31,304
16	3,114,777	\$ 439,456	\$ 470,604	\$ 31,148
17	3,099,203	\$ 445,384	\$ 476,376	\$ 30,992
18	3,083,707	\$ 451,404	\$ 482,241	\$ 30,837
19	3,068,288	\$ 457,516	\$ 488,199	\$ 30,683
20	3,052,947	\$ 463,722	\$ 494,252	\$ 30,529
21	3,037,682	\$ 470,024	\$ 500,401	\$ 30,377
22	3,022,494	\$ 476,423	\$ 506,648	\$ 30,225
23	3,007,381	\$ 482,921	\$ 512,994	\$ 30,074
24	2,992,344	\$ 489,518	\$ 519,441	\$ 29,923
25	2,977,382	\$ 496,216	\$ 525,990	\$ 29,774
TOTAL	79,100,884	\$ 10,611,335	\$ 11,402,343	\$ 791,008

COMMUNITY SOLAR GARDENS

What community garden is the University subscribing to?

The University is subscribing to five, 1 megawatt community solar gardens being constructed by Geronimo Energy, LLC. Collectively the gardens are named the Equuleus Community Solar Gardens. The Equuleus Community Solar Garden is expected to be complete by December 31, 2017 and is located in Dakota County.



What are the risks to the University?

As with any purchase, there is some inherent risk. Through the purchasing process the University has worked to manage that risk. Here are some examples of risk that were anticipated and addressed through the procurement process:

- If the garden does not get built or does not produce as much electricity as projected, the expected benefits described above are not realized or are diminished.
- The program was created through legislation and is regulated by the Public Utilities Commission. If the legislation or regulations change, the subscription may be impacted.

Who is Geronimo Energy, LLC?



Geronimo Energy is a North American utility-scale wind and solar development company based in Minneapolis, Minnesota. Geronimo has developed over 1,500 megawatts of contracted wind farms and solar projects throughout the United States and has a pipeline of projects that boast an aggregate nameplate capacity exceeding 3,000 megawatts of clean energy - roughly enough to power one million American homes. Geronimo solar projects provide clean electricity to utilities and other large energy consumers. Recent Geronimo Energy solar developments include the multi-store Slumberland Furniture installation and the internationally recognized Aurora Utility-Scale Distributed Solar Generation Project.

ENTERPRISE ASSET MANAGEMENT (EAM)

Update for Board of Regents Facilities, Planning, and Operations Committee

EXECUTIVE SUMMARY

Maintaining and supporting our physical assets is the University's second largest cost (after compensation). Good information and workflow management are keys to managing these assets well in all aspects of this work including the management of: space allocation and utilization, capital planning and project management, leases and real estate, maintenance, and custodial work.

In the early 1990s, the University began creating and purchasing software systems to support this work. Now in 2016, there are nearly 144 unique systems used across the University systems, organizations, and business and college units to manage these work efforts and University physical assets. In addition, the core systems for maintenance and space are 16 years old and will cease to receive vendor support next year.

University Services has been pursuing a strategy to address these systems issues and has previously provided updates to the Board of Regents Facilities, Planning, and Operations Committee. A market analysis and review of best practices led to a search through RFP for an Integrated Workplace Management System (IWMS – software solution) that can support all these business needs across the lifecycle of our facilities for the University system and replace many of the stand-alone systems currently used.

Two vendor transactions are presented for approval this month in the Finance Committee's consent agenda to purchase an IWMS software solution, configure/install this solution, and provide project management services to accomplish the installation, training, and change management efforts for this program.

DRIVERS

The University currently faces challenges with inconsistent asset management processes, aging and redundant technologies, and disjointed and incomplete data that impede the ability to make meaningful decisions about the lifecycle of our physical assets (land, space, facilities, and equipment). These challenges were reiterated in the 2012 Legislative Audit which recommended proceeding to replace the current software system for maintenance and space.

The current system that manages space and maintenance operations including equipment inventory (FAMIS) is 16 years old and will no longer be supported by the vendor after 2017. As a result, the University needed to look for alternatives. FAMIS is the core technology used by Facilities Management for work orders to manage the physical assets (buildings, space, etc.) on Twin Cities campus today. Duluth currently has their own instance of FAMIS, and the systems do not share data.

The software market for managing assets has evolved, from a point solution to integrated platforms, allowing for a one-stop shop to manage facilities, land, space, and equipment. This will allow the University to replace not only FAMIS, but to reduce the number of tools currently managing physical assets, estimated at 144 systems. The core systems in scope for replacement include all six FAMIS instances currently owned by the University, as well as the Real Estate land/lease application, CPPM capital projects planning and financial tracker application (Unifier), and the time and labor system used in University Services (Kronos). By implementing an Integrated Workplace Management System (IWMS), shared data across the business units that

manage physical assets will support better and active decision-making. This effort will greatly improve the current work processes that will increase the speed to delivery (aided by new mobile solutions to utilize this software) and overall lower costs for the University.

RECOMMENDATION

The University is including the following two contracts as part of the Board of Regents Finance Committee's consent agenda. These recommendations are the result of competitive RFP processes.

- System Integrator (SI) and Software: eCIFM Solutions (SI) and IBM Tririga (software) - \$6,205,200 for a new Integrated Workplace Management System (IWMS) technology solution, implementation, and integration services as part of the Enterprise Asset Management (EAM) program, including post-implementation annual operating costs for 10 years.
- PMO Consultant: Definitive Logic - \$1,700,000 for professional services to advise and assist the University's project management staff to ensure the University's best interests are served during implementation. Hiring a PMO consultant that has experience implementing IWMS systems will reduce the risk to the project's scope, schedule, and ultimately budget.

These contracts will be self-funded from University Services balances that have been reserved over several years in anticipation of replacing FAMIS as discussed above. Other project support costs also will be funded by University Services within this established set of balances.

NEW DRIVEN TO DISCOVER (D2D) BUILDING ON THE MINNESOTA STATE FAIRGROUNDS (TWIN CITIES CAMPUS)

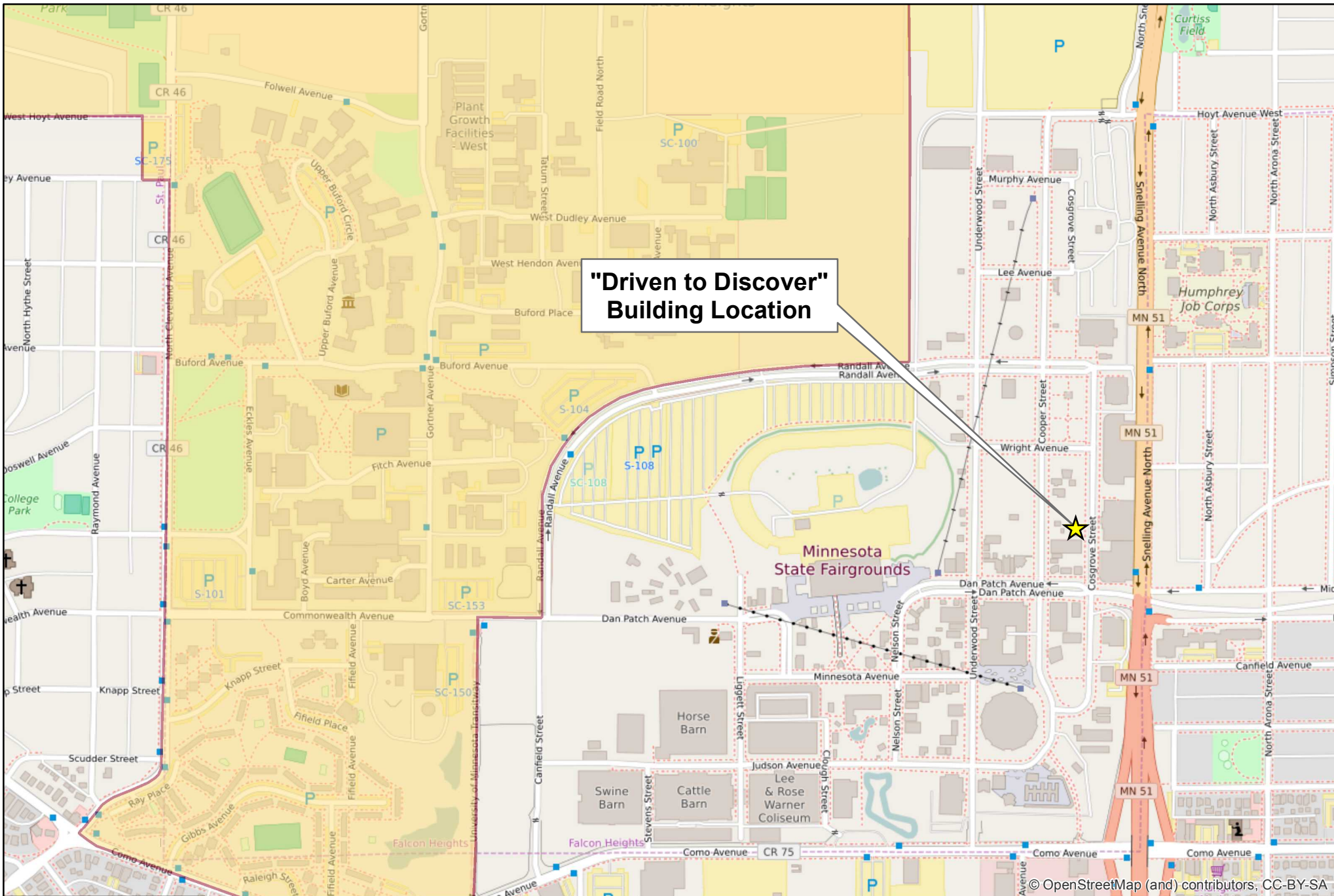
The Minnesota State Fair presents a unique opportunity for University investigators to engage a wide cross-section of the Minnesota state population in research. The existing Driven to Discover (D2D) building at 1397 Cosgrove Street was first used by the University in 2014 by 30 groups from a diverse array of University departments, disciplines and campuses to conduct research on-site during the Minnesota State Fair. The existing D2D building is in physically poor condition. A new building will accommodate thousands of more visitors, protect equipment, and serve as a showcase for University of Minnesota human subjects research.

The University is currently in negotiations with the Minnesota State Agricultural Society, owner of the Minnesota State Fairgrounds property, for construction of a new D2D building at the location of the existing building. The Minnesota State Agricultural Society will execute the agreement/s for the demolition of the current building and the design and construction of the new building, and the University will pay the costs incurred. The University will own the new D2D building upon completion of construction.

Although the design of the new D2D building is not yet finalized, a building totaling 2,720 square feet is expected to replace the current 1,400 square foot building the University has used during the past three Minnesota State Fairs. As envisioned at this time, the new building will be slab on grade, post frame metal structure with stone exterior cladding, with a patio in front of the building to provide the researchers and potential research subjects with a greeting and interaction space, and glass wall-to-wall windows at the main entrance to fill the interior with natural light. The interior research space will be an open floorplan with movable partitions separating approximately ten research stations. A small office area and storage space will be incorporated into the design at the rear of the building. The building's sloped roofs will intersect at clerestory windows along the peak, allowing natural light into the research space. The new building will have University telecommunication services, and electrical service and stubs for water and sewer services connected to existing State Fair utilities. The landscaping materials around the exterior of the building will be hearty native plantings.

The University will reimburse the Minnesota State Agricultural Society for all costs related to project, with a maximum not to exceed cost currently estimated at \$440,000, plus a \$10,000 fee to Capital Planning and Project Management for oversight of the project to ensure the new building is designed to meet the University's needs and constructed as designed. The parties expect the new D2D building will be available for use beginning with the 2017 Minnesota State Fair. Funding for the demolition of the current building and design and construction of the new building will be provided by the Office of the Vice President for Research, the Academic Health Center, and the Colleges of Science and Engineering, Biological Sciences, and Liberal Arts.

The University will enter into a 20-year land use agreement, with possible extension thereafter, with the Minnesota State Agricultural Society providing for the University's sole and exclusive use of the building, and separate license agreements for each specific period of use, including each year's Minnesota State Fair (August 1 through September 15). User fees for use of the 10 research stations will provide the funding for the on-going license fees, operations and maintenance costs estimated at \$13,000 per year.



**"Driven to Discover"
Building Location**

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Real Estate Office

University of Minnesota

**New Driven to Discover (D2D) Building
on the Minnesota State Fairgrounds**

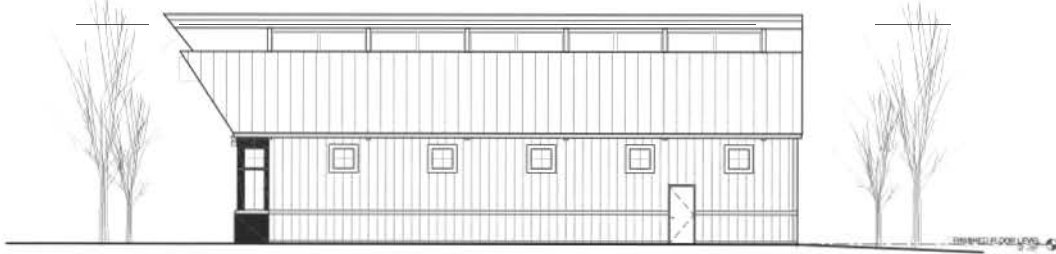
 St Paul Campus



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

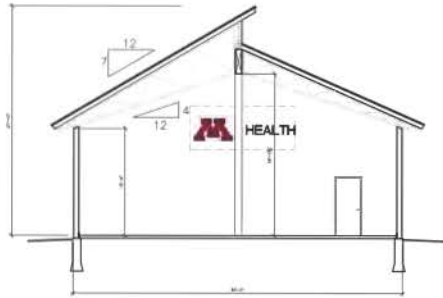
Base Data: Real Estate Office, UServices GIS

9/26/2016



1 NORTH SIDE ELEVATION SK-4
1/8" = 1'-0"

D2D STATE FAIR BUILDING
DANIEL K. DUFFY ARCHITECTS, INC.
8/11/16



1 SCHEMATIC SECTION "AA"
1/8" = 1'-0"

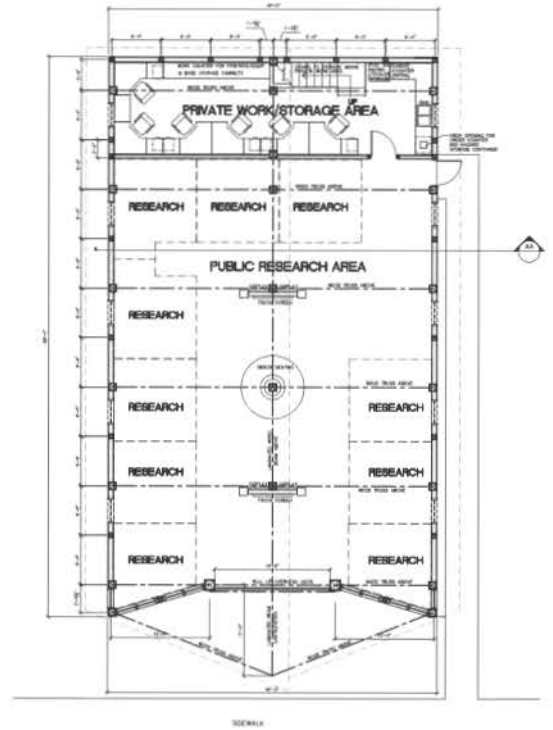
D2D STATE FAIR BUILDING
DANIEL K. DUFFY ARCHITECTS, INC.
8/11/16



1 EAST FRONT ELEVATION SK-4
1/8" = 1'-0"

D2D STATE FAIR BUILDING
DANIEL K. DUFFY ARCHITECTS, INC.
8/11/16

University of Minnesota



1 SCHEMATIC PLAN SK-4
1/8" = 1'-0"



D2D STATE FAIR BUILDING
DANIEL K. DUFFY ARCHITECTS, INC.
8/11/16





