

Minutes\*

**Senate Committee on Finance and Planning**  
**Tuesday, October 18, 2005**  
**2:30 – 4:15**  
**238A Morrill Hall**

Present: Fred Morrison (chair), Rose Blixt, Charles Campbell, Arthur Erdman, Steve Fitzgerald, Thomas Klein, Joseph Konstan, Judith Martin, Kathleen O'Brien, Richard Pfitzenreuter, Justin Revenaugh, Karen Seashore, Warren Warwick

Absent: Calvin Alexander, Daniel Feeney, Lincoln Kallsen, Michael Korth, Ian McMillan, Tim Nantell, Kathryn Olson, Charles Speaks, Thomas Stinson, Alfred Sullivan, Kate VandenBosch, Susan Van Voorhis, Michael Volna

Guests: Frank Cerra, Timothy Mulcahy, Steven Spehn

Other: Ettie Devoe Westergard

[In these minutes: Facilities Management Facilities Condition Assessment]

**1. Facilities Management Facilities Condition Assessment**

Professor Morrison convened the meeting at 3 pm.

He turned to O'Brien to present the Facilities Management Facilities Condition Assessment. O'Brien introduced Ettie Devoe Westergard, who has recently joined the Office of the Vice President for University Services. O'Brien went on to say that the University of Minnesota has 28 million gross square feet of space, many of that aging buildings. Approximately four years ago the University decided to do an inspection based assessment of facilities. The report presented to the committee at this meeting will show the status of the inspection, and O'Brien said that a report is presented to the Board annually, so it can be taken into consideration when discussing the six-year plan.. O'Brien asked Associate Vice President Steven Spehn to present the Facilities Condition Assessment (FCA) and lead the discussion.

Associate Vice President Spehn said that much progress had been made in strengthening and using the data. He distributed a handout, an overview of the FCA. He referred to the consulting company, ISES Corporation, which has completed FCA studies for 140 major institutions. An FCA is an independent, visual inspection, based on review of the building conditions to determine its long-range (10 years) need. The inspection prioritizes and categorizes the needs and estimates costs, all of which is entered into a database. The three parts to an FCA are conditions assessment, project cost estimates, and replacement value. There was a discussion about the methodology of establishing "replacement value." Mr. Spehn said that the methodology is to replace the same amount of square feet with like and kind function.

-- Mary Jo Pehl

University of Minnesota

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