

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

November 8, 2001

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, November 8, 2001 at 8:15 a.m. in the West Committee Room, 600 McNamara Alumni Center.

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

Staff present: President Mark Yudof; Chancellors Kathryn Martin and Donald Sargeant; Vice Presidents Tonya Brown, Robert Jones, and Eric Kruse; Executive Director Ann Cieslak; Associate Vice President Steven Spehn.

Student Representatives present: Patrick Peterson and Allison Rhody.

CONSENT REPORT

Review/Action

Vice President Kruse presented the Consent Report, as found in the docket materials, which included:

- A capital budget amendment of \$264,000 to install fabricated wood panels on the vertical planes of the guardrails throughout Williams Arena and the Sports Pavilion as required by Minnesota State Statute 16B.616, relating to bleacher safety. Funded by internal loan to Intercollegiate Athletics.

Vice President Brown reported that the modifications must be completed by the statutory deadline of January 1, 2002. Brown explained that the increased project cost is due to further clarification of the statutory requirements.

Regent Baraga requested that Kruse review the compliance status of the coordinate campuses.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the Consent Report.

CAPITAL BUDGET AMENDMENTS

Review

Vice President Kruse presented the following capital budget amendments for review, as found in the docket materials.

Architecture Building Addition and Remodeling, Twin Cities Campus

Kruse presented an amendment of \$1,200,000 to the FY02 Capital Budget to fund the purchase of furnishings and

equipment for the Architecture Building. Kruse noted that the furniture and equipment inventories have not been renewed since the building was constructed in 1960.

Dean Thomas Fisher of the College of Architecture and Landscape Architecture explained that furnishings and equipment were eliminated from the scope of the original project when the lowest bid came in over the approved budget amount due to the tight construction market. The college has worked with administration to arrange for an internal 10-year loan of \$1,200,000, which will be repaid from a slight tuition increase and reallocation of funds.

In response to questions from committee members, Fisher explained that donors prefer to fund permanent features such as landscaping rather than furniture, which is seen as temporary. He added that a summer furniture workshop will allow students to design and build their own desks.

Coffman Memorial Union Renovation, Twin Cities Campus

Kruse presented an amendment of \$580,000 to the FY02 Capital Budget to fund the development of a state-of-the-art theater as part of the Coffman Memorial Union renovation.

Vice President Jones reported that the changes proposed for the theater are the result of the design/build process, and an effort to make the theater more versatile and conducive to programming for students in the evening. The theater is a high priority for the Twin Cities Student Union Board of Governors and the student population. The costs are student-funded. Because the proposed theater requires structural changes to the building, the project completion date is expected to be delayed by two months. In response to a question about the impact of the potential delay, Jones replied that affected student groups support the delay in order to accommodate the construction.

The committee discussed the importance of on-campus evening activities to the student experience. President Yudof stressed that a first-rate theater keeps students on campus in the evenings and is an important part of turning Coffman Union into a vibrant, around-the-clock gathering place for students. University departments would use the 400-seat theater during the day for lectures, conferences, and special events. Jones added that the theater provides an important alternative as the University addresses the issue of alcohol use by students.

Sanford Hall Kitchen & Dining Facility Addition and Remodeling, Twin Cities Campus

Kruse presented an amendment of \$840,000 to the FY02 Capital Budget to fund the build-out of six student residence suites and a convenience store as part of the Sanford Hall Kitchen & Dining Facility Addition and Remodeling project.

Kruse reported that the new configuration of existing space emerged as part of the design/build process. Funding will be provided from a combination of reserves from Twin Cities Housing & Residential Life and a reallocation of money from the Middlebrook Hall addition, which came in under budget.

SCHEMATIC PLANS: SANFORD HALL KITCHEN & DINING ADDITION AND REMODELING, TWIN CITIES Review/Action

Vice President Kruse introduced Art Bartels of Elness Swenson Graham Architects, Inc. to present the schematic plans for the Sanford Hall Kitchen & Dining Addition and Remodeling project located on the East Bank of the Twin Cities campus for review and action, as found in the docket materials.

Bartels reported that the project provides new kitchen and dining facilities, additional study space, a cybercafé open at night, two new classrooms for residential college use, and improved secured access to the entire residential area. If a separate

capital budget amendment is approved, the project would also include a convenience store and additional living space for fourteen students. Construction is scheduled to begin in February 2002, with a completion date of August 2002.

In response to a question from Regent Bergland, Bartels clarified that the convenience store and the dining facilities would be available to residents and non-residents.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the schematic plans.

REAL ESTATE TRANSACTION Review

Five-Year Lease of First Floor, 1100 Washington Avenue South, Minneapolis

Real Estate Director Susan Weinberg presented information pertaining to the proposed lease, as found in the docket materials.

Weinberg reported that the five-year lease extension is for space used by the Institute of Technology's Army High Performance Computing Research Center, which recently received a five-year renewal of a research grant from the Department of Defense.

The new lease rate of \$432,000 per year beginning January 2002 includes heat, electricity, maintenance, and custodial services, and some funding for refurbishment. Weinberg noted that the owner would also provide the premises. The rate increases 2% per year for each of the next four years.

CROOKSTON CAMPUS MASTER PLAN AMENDMENT Review

Chancellor Sargeant introduced Thomas Osland, the Master Plan consultant from Osland & Associates, to present the Crookston Campus Master Plan Amendment, as found in the materials on file in the Board Office.

Sargeant reported that there have been physical and programmatic changes on campus since the completion of the 1995 Campus Master Plan, due in large part to a growth in student enrollment and an increased focus on technology. These changes necessitate amending the plan to ensure adherence to the principles of the University's Campus Master Plan.

Osland explained that the campus and the adjacent areas are very different than they were in 1995. The surrounding roads have been paved, and a new high school and new retail properties have been built close to campus.

The proposed changes coordinate expansion, consolidate the academic core on campus, provide an identifiable campus entry point, and create a loop road to improve traffic circulation and parking access.

DESIGN GUIDELINES Washington Avenue Pedestrian Bridges, Twin Cities

Vice President Kruse introduced Harvey Turner, Director of Planning and Programming, to present information on design guidelines for the proposed Washington Avenue Pedestrian Bridges, as found in the materials on file in the Board Office.

Turner reported that the existing bridges connecting the Mall and Coffman Plaza have structurally deteriorated and need to be

replaced in time for the re-opening of Coffman Union.

Turner discussed the historical and architectural significance of the Mall as an integral part of architect Cass Gilbert's original vision for the University, the importance of Coffman Union in refining the vision, and the manner in which the replacement bridges would maintain the vision. Turner added that the design of the new bridges meets Americans with Disabilities Act (ADA) requirements and provides sufficient clearance over Washington Avenue for either a dedicated busway or light rail transit.

PRE-DESIGN PROCESS: SYSTEM-WIDE

Vice President Kruse introduced University Architect John Grundtner and Assistant Planning and Programming Director Orlyn Miller to present information on the predesign process used by the University of Minnesota for all capital improvement projects, as found in the docket materials.

Kruse explained that the pre-design process sets the scope and budget for the construction project and serves as the basis for all project Requests for Proposals (RFPs), thereby defining each capital project in detail.

Miller outlined the many steps involved in the process, which include identification of programmatic needs, projected cost estimates, evaluation of environmental impact, and analysis of community impact if the project is on the periphery of University property.

Grundtner summarized his role in setting specific design guidelines for the project, which are used by the design consultants to develop the schematic plans presented to the Board for approval.

The committee discussed various aspects of the process and the methods used to obtain accurate estimates. In response to a question from Student Representative Rhody, Kruse explained that the department or user group is responsible for soliciting student input and incorporating the information into the initial needs-identification phase.

QUARTERLY CAPITAL IMPROVEMENT PLAN REPORT (1st Quarter FY02)

Vice President Kruse informed the committee that this item would be presented in December due to time constraints.

INFORMATION ITEMS

Vice President Kruse introduced Director of Community Relations Jan Morlock, who presented an update on the proposed Light Rail Transit (LRT) alignment for the Central Corridor, as found in the docket materials.

Morlock explained that the Central Corridor Planning Committee selected two alternatives for further study: Light Rail Transit along Washington Avenue and Bus Rapid Transit along Washington Avenue.

Kruse introduced Linda McCracken-Hunt from Studio Five Architects, who showed the committee samples of the exterior materials selected for the Civil Engineering MAST Structures Laboratory project, located on the East Bank campus.

The committee congratulated Vice President Kruse on receiving the 2001 Distinguished Leadership Award from the Design-Build Institute of America for advancing the design-build process in the public sector.

The meeting adjourned at 10:30 a.m.

ANN D. CIESLAK
Executive Director and
Corporate Secretary

©2005 Regents of the University of Minnesota. All rights reserved.

[Trouble seeing the text?](#) | [Contact U of M](#) |
[Privacy](#)

The University of Minnesota is an equal opportunity educator and employer.

Last modified on September 7, 2005