

**UNIVERSITY OF MINNESOTA**

**BOARD OF REGENTS**

**Facilities Committee**

**June 8, 2006**

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, June 8, 2006 at 3:00 p.m. in the West Committee Room, 600 McNamara Alumni Center.

Regents present: David Metzen, presiding; Anthony Baraga, Frank Berman, John Frobenius, and Steven Hunter.

Staff present: Senior Vice President Frank Cerra; Vice Presidents Kathryn Brown, Kathleen O'Brien, and Richard Pfitzenreuter; Executive Director Ann Cieslak; and Associate Vice Presidents Terry Bock, Michael Perkins, and Steven Spehn.

Student Representatives present: Melissa Herbst and Cassie McMahon.

Regent Metzen welcomed newly-elected Student Representative Melissa Herbst and Cassie McMahon to the committee.

**REAL ESTATE TRANSACTIONS**

**A. Five-Year Lease for Space at 701 - 24<sup>th</sup> Avenue SE, Minneapolis  
for University Bookstores**

A motion was made and seconded to recommend approval of the following action:

On the recommendation of the President and Vice President for University Services, the appropriate administrative officers are authorized to execute the appropriate documents providing for the following real estate transaction:

Five-year lease for 21,094 square feet of space in Building 50 at 701 - 24<sup>th</sup> Avenue SE, Minneapolis, Twin Cities Campus

Details of transaction: Five-year lease from August 1, 2006 through July 31, 2011, with five successive options of three years each to continue the lease.

Lease costs: Base rent estimated at \$121,501.40 per year (\$5.76 per gross square foot) with the University paying increases in taxes, maintenance and operational costs beginning the second year.

Source of funds: University Bookstores operating funds.

Vice President O'Brien reported that the space will be used for warehousing activities for the University Bookstores. She noted that the committee reviewed the item at its May 2006 meeting.

The committee voted unanimously to recommend approval of the five-year lease for 21,094 square feet of space at 701 – 24<sup>th</sup> Avenue SE, Minneapolis (Twin Cities campus).

## **SCHEMATIC PLANS**

### **A. Northrop Auditorium Exterior Stabilization**

A motion was made and seconded to recommend approval of the following action:

The schematic plans for the Northrop Auditorium Exterior Stabilization are approved and the appropriate administrative officers are authorized to proceed with the award of contracts, the development of construction documents, and construction.

Vice President O'Brien noted that the committee received the Northrop facilities condition assessment at its March 2006 meeting, which identified a number of urgent exterior stabilization improvements necessary to prevent further deterioration of the building.

Associate Vice President Perkins presented the schematic plans for the proposed project, as included in the docket and associated materials distributed at the meeting. He reported that although the auditorium is structurally sound, a number of life safety, mechanical, and building asset preservation issues require immediate attention. He stressed that no work beyond that already identified as urgent will be completed until the advisory committee, charged with developing a vision for the future use of Northrop Auditorium, reports to the President.

A lengthy discussion ensued. In response to questions, O'Brien indicated that the project delivery system will be determined following schematic design approval. Staff will then return to the committee to report that the scope is consistent with estimated costs. She added that the facility inspection process was developed to identify building problems before they escalate, and that investing in building maintenance is crucial.

To ensure adequate oversight, Regent Metzen requested that the committee receive an update on project status at its July 2006 meeting and subsequent updates every other month.

The committee voted unanimously to recommend approval of the schematic plans for the Northrop Auditorium Exterior Stabilization, Twin Cities campus.

### **B. Carlson School of Management Expansion, Twin Cities Campus**

A motion was made and seconded to recommend approval of the following action:

The schematic plans for the Carlson School Expansion, Twin Cities campus, are approved and the appropriate administrative officers are authorized to proceed with the award of contracts, the development of construction documents, and construction.

Associate Vice President Perkins introduced Robert Ruckert, Associate Dean, Carlson School of Management (CSOM), to discuss the project rationale. Ruckert

reported that the goal of this project is to enlarge CSOM's undergraduate capacity to accommodate the needs of the expanding program, provide state-of-the-art classrooms for students, better meet the needs of the business community, and house the Department of Economics. Perkins presented the schematic plans, as included in the materials distributed at the meeting (on file in the Board Office).

The committee voted unanimously to recommend approval of the Carlson School of Management Expansion, Twin Cities Campus.

**C. Carlson School of Management Expansion Skyway,  
Twin Cities Campus**

A motion was made and seconded to recommend approval of the following action:

The schematic plans for the Carlson School of Management Expansion Skyway, Twin Cities campus, are approved and the appropriate administrative officers are authorized to proceed with the award of contracts, the development of construction projects, and construction.

Associate Vice President Perkins presented the schematic plans for the proposed Carlson School of Management (CSOM) Expansion Skyway (materials on file in the Board Office). Perkins reported that the proposed skyway provides a functional and symbolic link between the existing CSOM and the proposed expansion and provides access to parking facilities.

The committee voted 4-1 to recommend approval of the schematic plans for the Carlson School of Management Expansion Skyway, Twin Cities campus. Regent Frobenius voted against the motion, citing concerns about the size and cost of the structure.

**REAL ESTATE TRANSACTION**

**A. Purchase of 2324 University Avenue SE, Minneapolis  
Twin Cities Campus**

The committee reviewed a proposal for the purchase of 2324 University Avenue SE, Minneapolis, Twin Cities campus.

Director of Real Estate Susan Carlson Weinberg described the property, its location, the basis for the request, and the details of the transaction, as included in the docket materials. She noted that the property will be used for the relocation of roads related to development of the Twin Cities campus to the northeast, including the on-campus football stadium and recently funded medical research building.

The item will return for action at a future meeting of the committee.

**CAPITAL BUDGET AMENDMENT**

The committee reviewed a proposal to amend the FY2007 Capital Budget by approximately \$10,853,000 to incorporate funding for the Phase I Renovation of 717 Delaware Street SE, Minneapolis, Twin Cities campus.

Vice President O'Brien indicated that this item is presented to the committee for review this month due to an academic program need of the College of Pharmacy. Associate Vice President Bock reminded the committee that this building was purchased to meet some of its most immediate programmatic requirements of the Academic Health Center (AHC). The first phase of the building renovation project is the renovation of the fourth and sixth floors for laboratory space for the College of Pharmacy's Drug Discovery and Medicinal Chemistry program. Completion of this phase will allow the AHC to fulfill its recruitment commitment to Dr. Gunda Georg, the new head of Medicinal Chemistry, and her research staff, who are relocating from the University of Kansas. Future phases will address additional programmatic, research, and office space needs of the AHC. Associate Vice President Perkins summarized the project scope, description, and costs, as outlined in the docket and associated materials distributed at the meeting.

The item will return for action at a future meeting of the committee.

#### **UPDATE: TWIN CITIES CAMPUS MASTER PLAN**

Vice President O'Brien introduced Department of Geography Professor Judith Martin, who joined the discussion of the proposed principles, process steps, and timeline for updating the Twin Cities Campus Master Plan, 1996 (Plan).

O'Brien outlined the key recommendations of a faculty/staff work group she convened in 2004 to review the Plan, the essential components of a Plan update, and how the Plan should be used for future decision-making (included in the docket and associated materials distributed at the meeting). In 2006, the President appointed a steering committee of University faculty, staff, and community members and co-chaired by O'Brien and Martin to begin the process of updating the Plan. Martin presented the charge to the committee and identified work groups that will focus on the following five guiding principles of the Plan:

- Enhancing the Campus;
- Natural Features and Open Spaces;
- Movement and Access;
- Community Connections, Collaborative Ventures, and Safety; and
- Design and Preservation.

Martin reported that each work group will be charged with reviewing and updating specific principles and structure elements of the Plan. The intention is to embed the Plan in the institution's academic, administrative, and capital decision-making processes.

O'Brien reviewed the updated timeline, noting that staff will provide progress reports at future meetings of this committee.

#### **CONSENT REPORT**

There were no Consent Report items this month.

#### **INFORMATION ITEMS**

Vice President O'Brien referred committee members to the Information Items contained in the docket, including:

- Status of fire protection systems in the University's residence halls on the Twin Cities, Duluth, Morris, and Crookston campuses and the plan to sprinkle Brink Hall in Crookston; and
- Final project review of the following projects over \$5 million:
  - a. Crookston Steam Plant Renovation;
  - b. Mayo Auditorium Renovation;
  - c. Student-Alumni Learning Center, College of Veterinary Medicine.

The meeting adjourned at 4:40 p.m.

**ANN D. CIESLAK**  
**Executive Director and**  
**Corporate Secretary**