

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

June 13, 2002

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, June 13, 2002 at 10:30 a.m. in the West Committee Room, 600 McNamara Alumni Center.

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

Staff present: Chancellor Kathryn Martin; Senior Vice President Frank Cerra, Interim Vice President Gregory Fox; Executive Director Ann Cieslak; Associate Vice Presidents Richard Pfitzenreuter, Laurie Scheich, and Steven Spehn.

Student Representatives present: Cameron Brauer and Aaron Street.

CONSENT REPORT

Review/Action

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

- Acquisition of 10.32 acres in Carver County from the Minnesota Landscape Arboretum Foundation, Chanhassen, Minnesota
- Execution of agreements for use of University facilities and services by J Robinson Wrestling Camps, June 29-July 26, 2002.

Fox reported that the Minnesota Landscape Arboretum Foundation has proposed conveyance of the property to the University for \$1.00. An environmental assessment of the property showed no contamination. Acquisition of the property would provide expansion space for the Landscape Arboretum and better ecological control of the watershed.

Regarding the J Robinson Wrestling Camp Fox indicated that the camp has used University facilities for many years. This proposal includes University lodging and services for approximately 325 high school wrestlers and 25 adults at a cost to J Robinson Wrestling Camp of \$297,137.50.

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

EXTERIOR DESIGN STANDARDS, DULUTH CAMPUS: RESOLUTION

Action

Interim Vice President Fox presented for action a resolution related to the Duluth campus Exterior Design Standards, as found in the docket materials. It had been reviewed by the committee in May.

Fox remarked that similar exterior design standards have been adopted for the Twin Cities, Crookston, and Morris campuses. These system-wide standards provide a certain degree of uniformity, while allowing for elements unique to each campus.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the resolution approving the Exterior Design Standards for the Duluth campus.

SCHEMATIC PLANS: KIRBY PLAZA, PHASE IB, DULUTH CAMPUS

Review/Action

Interim Vice President Fox introduced Chancellor Martin and John Rashid, Assistant Director of Facilities Management for the Duluth campus, who presented the schematic plans for the Kirby Plaza, Phase IB project for review and action, as found in the materials on file in the Board Office.

Martin reported that enrollment growth on the Duluth campus has significantly increased the demand for academic space. Phase IB of the Kirby Plaza project includes renovation of the third floor of the old library to house classrooms, faculty/staff offices, and administrative space for four departments. Martin noted that the project is to be funded by a combination of Duluth campus funds, Academic Health Center funds, and University debt. By constructing it simultaneously with Phase IA, it will be more efficient, less costly, and cause less campus disruption.

A brief discussion ensued regarding funding and construction delivery methods.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the schematic plans for the Kirby Plaza project, Phase IB on the Duluth campus.

SCHEMATIC PLANS: VISITOR CENTER, PHASE I SITE IMPROVEMENTS, MINNESOTA LANDSCAPE ARBORETUM, CHANHASSEN, MINNESOTA

Review/Action

Interim Vice President Fox and Stephen Alm of Bonestroo, Rosene, Anderlik & Associates presented for review and action the schematic plans for the Visitor Center, Phase I site improvements at the Minnesota Landscape Arboretum, as found in the materials on file in the Board Office.

Fox reported that the new Visitor Center is a key component of the Master Plan for the Minnesota Landscape Arboretum and accommodates the increasing number of Arboretum visitors. The project includes infrastructure improvements, grading, and site development necessary for Phase II, which is the construction of the new Visitor Center. Private donations will fund both phases of the project and associated operating costs.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the schematic plans for the Visitor Center, Phase I site improvements at the Minnesota Landscape Arboretum.

REAL ESTATE TRANSACTIONS

Action

Interim Vice President Fox introduced Real Estate Director Susan Weinberg, presented for action the following proposed real estate transactions, as found in the docket materials:

Purchase of Midwest Warehouse Property, 1905 5th Street S.E. Minneapolis, Minnesota

Weinberg indicated that purchase of this property, located within the University's Sports Precinct, allows for future campus

expansion north of Fifth Street S.E. The proposed interim use is as a surface parking lot. Internal University funds will be used to purchase the property at the appraised price of \$730,000.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the purchase of the Midwest Warehouse property located at 1905 5th Street S.E, Minneapolis, Minnesota.

**Five-Year Lease for Orthopaedic Surgery,
Fairview-University Medical Center (FUMC), Riverside Campus**

Weinberg reported that the proposed lease allows Orthopaedic Surgery to consolidate its departmental and clinical services to one campus location. The leased space is located at 2512 South 7th Street, in the Rehabilitation Building on the Riverside campus of FUMC. The five-year lease, which includes option periods for renewal, commences when remodeling is completed in mid-December 2002. Funding for the remodeling and lease costs will be provided by the Academic Health Center, the Medical School, the Department of Orthopaedic Surgery, and FUMC.

A motion was made, seconded, and the committee voted unanimously to recommend approval of the five-year lease for Orthopaedic Surgery, located on the Riverside campus of FUMC.

REAL ESTATE TRANSACTION

Review

**Five-Year Lease for 925 Delaware Street S.E.,
Twin Cities Campus**

Real Estate Director Susan Weinberg reported that the proposed lease provides critically needed office space and parking space for a number of Academic Health Center (AHC) units. The five-year lease, which includes option periods for renewal, commences when remodeling is completed in September 2002. Funding for remodeling and lease costs will be provided jointly by the landlord (Dinnaken Properties), the Academic Health Center, and Parking and Transportation Services.

In response to a question from Regent Baraga, Senior Vice President Cerra indicated that AHC has a severe space shortage that will continue even after the Molecular and Cellular Biology Building opens this fall. A careful analysis of space utilization is underway to ensure that existing space is assigned as efficiently as possible.

**TWIN CITIES CAMPUS FACILITIES ISSUES:
UTILITY MASTER PLAN AND ENERGY EFFICIENCY**

Interim Vice President Fox and Associate Vice President Spehn presented an update regarding the Twin Cities Campus Utility Master Plan and Energy Efficiency Program, as found in the docket materials.

Spehn presented an overview of the components of the Twin Cities Master Plan and summarized the new projects implemented to increase energy efficiency on campus. Due to these efforts, overall energy usage on the Twin Cities campus has decreased since last year, and the University has received \$276,000 in energy efficiency rebates from Xcel Energy.

INFORMATION ITEMS

Interim Vice President Fox presented an update regarding the design and construction of the Washington Avenue Bus Shelters, as found in the docket materials.

Fox reported that construction of the proposed bus shelters along Washington Avenue has been put on hold until an alternative design can be found that will not impede the view of Coffman Memorial Union and of Northrop Mall.

In response to a request from Regent Baraga regarding change orders and cost overages, Fox reported that this information

would be incorporated into the regular quarterly report on construction. In response to Regent Berman, Fox noted that he would report regularly on the implementation of the recommendations resulting from recent audits.

The meeting adjourned at 11:40 a.m.

ANN D. CIESLAK
Executive Director and
Corporate Secretary

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