

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

Thursday, June 9, 2011

9:30 – 11:30 a.m.

600 McNamara Alumni Center, West Committee Room

Committee Members

Venora Hung, Chair
Clyde Allen
John Frobenius
Dean Johnson
David McMillan
Steve Sviggum

Student Representatives

A G E N D A

1. Real Estate Transactions - Action - K. O'Brien/T. Mulcahy/K. Brandt (pp. 2-13)
 - A. Agreements for University Facilities and Services for J. Robinson Wrestling Camp, June 26-July 29, 2011 (Twin Cities Campus)
 - B. Acquisition of 350 Acres in Lake County, Wilderness Research Center, from University of Minnesota Foundation (Twin Cities Campus)
 - C. 99-Year Lease for University of Minnesota Hormel Institute (Twin Cities Campus)
2. Resolution: Norris Hall Deconstruction and Demolition - Action - K. O'Brien/O. Miller (pp. 14-18)
3. Resolution: Veterinary Anatomy Building Deconstruction and Demolition - Action - K. O'Brien/ O. Miller (pp. 19-23)
4. Resolution: Wesbrook Hall Deconstruction and Demolition - Action - K. O'Brien/O. Miller (pp. 24-28)
5. Schematic Design - Review/Action - K. O'Brien/M. Perkins/G. Rinehart/J. Turman (pp. 29-33)
 - A. East Bank Recreational Fields – Inflatable Structure and Field Improvements (Twin Cities Campus)
6. Issues Related to: President's Recommended FY2012 Annual Capital Improvement Budget - K. O'Brien (pp. 34-35)
7. Consent Report - Review/Action - K. O'Brien (p. 36)
8. Information Items - K. O'Brien (pp. 37-39)



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

June 9, 2011

Agenda Item: Real Estate Transactions

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Vice President Timothy Mulcahy
Kelley Brandt, Real Estate Transactions Manager

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review the following real estate transactions:

- A. Agreements for University Facilities and Services for J. Robinson Wrestling Camps, June 26-July 29, 2011 (Twin Cities Campus)
- B. Acquisition of 383.33 Acres in Lake County, Wilderness Research Center, from University of Minnesota Foundation (Twin Cities Campus)
- C. 99-Year Lease for University of Minnesota Hormel Institute (Twin Cities Campus)

Outline of Key Points/Policy Issues:

The details of these transactions and their financial impact are described in the transaction information pages immediately following this page.

Background Information:

Board of Regents Policy: *Reservation and Delegation of Authority* states that "The Board of Regents reserves to itself authority to approve the purchase or sale of real property having a value greater than \$250,000 or larger than ten (10) acres" and all "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 \$250,000, consistent with Board policies."

The above three transactions were reviewed by the Board of Regents in May, 2011.

President's Recommendation for Action:

The President recommends approval of the following real estate transactions:

- A. Agreements for University Facilities and Services for J. Robinson Wrestling Camps, June 26-July 29, 2011 (Twin Cities Campus)
- B. Acquisition of 383.33 Acres in Lake County, Wilderness Research Center, from University of Minnesota Foundation (Twin Cities Campus)
- C. 99-Year Lease for University of Minnesota Hormel Institute (Twin Cities Campus)

**AGREEMENTS FOR THE USE OF UNIVERSITY FACILITIES AND SERVICES
FOR J. ROBINSON WRESTLING CAMPS,
JUNE 26 THROUGH JULY 29, 2011
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the agreements for the use of University facilities and services by J. Robinson Intensive Camps/Clinics, LLC for four wrestling camps during the period of June 26 through July 29, 2011.

2. Description of Facilities and Services

Lodging: Multi-bed space for approximately 135 wrestlers and 15 adults during the period of June 26-30, 2011; multi-bed space for approximately 110 wrestlers and 15 adults the period of July 10-14 and July 17-21, 2011 and double-bed space for approximately 290 wrestlers and 30 adults during the period of July 2-29, 2011; all in Sanford Hall, 1122 University Avenue SE, Minneapolis.

Camp Store: Sanford Hall-Cyber Café, Room 176.

Camper Housing Registration: Sanford Hall TV Lounge.

Food Services: Residential dining in Sanford Hall from June 26 (dinner only) through June 30, 2011 (breakfast and lunch) and from July 2 (dinner only) through July 29, 2011 (breakfast and lunch).

Athletic Facilities: Use of Gibson-Nagurski Indoor Football Field during the period of June 27-30, and July 2-29, 2011, and the Bierman Building Gym, Weight Room, Wrestling Room and Field Track at dates and times approved by the University during the periods of June 27-30 and July 2-29, 2011.

Parking: Three parking spaces reserved in Lot C43 near Sanford Hall for 28 days, July 2-29, 2011.

3. Basis for Request

Many J. Robinson summer sports, youth and high school wrestling camps have occurred at the University of Minnesota over the years. The 2011 wrestling camps are scheduled during the periods of June 27-30, 2011 (a 4-day Mini Camp) and July 2 through July 29, 2011 (a 28-day Intensive Camp, a 5-day MN1 Technique Camp and a 5-day MN2 Technique Camp). The 2011 wrestling camps will require University lodging and services for approximately 535 wrestlers (total of 4 camps) and 60 adults.

4. Fees

J. Robinson Intensive Camps/Clinics, LLC will pay an estimated \$208,960 for lodging, \$265,971 (includes taxes) for food service, \$39,040 for use of sport facilities, and \$588 for parking, for a total of \$514,559 for the 4 wrestling camps conducted during the period of June 26 through July 29, 2011.

5. Use of Funds Received by the University

Housing and Residential Life will receive the payment for the lodging, registration, camp store and camper housing registration, estimated at \$208,960. University Dining Services will receive the payment for the food services, estimated at \$265,971. Intercollegiate Athletics will receive the payment for the athletic facilities, estimated at \$39,040. Parking and Transportation Services will receive the estimated \$588 payment for the parking.

6. Recommendations:

The above-described real estate transaction is appropriate:

 4/28/11

Richard H. Pfitzenreuter, III, Vice President and CFO

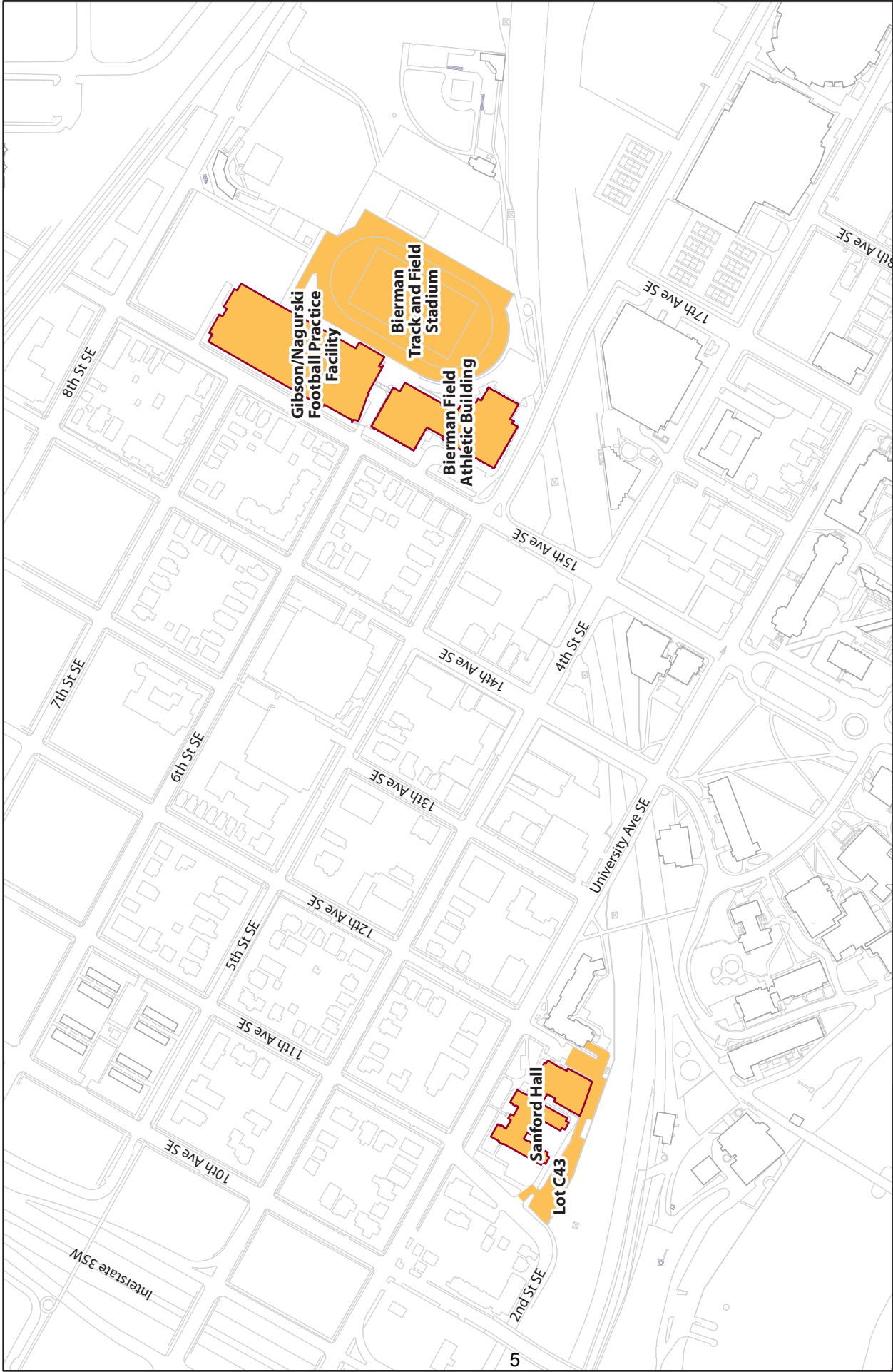


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E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

 4/28/11

Kathleen O'Brien, Vice President for University Services



This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Sources: REO Land Records, MetroGIS

Agreements for Use of University Facilities and Services for J. Robinson Intensive Camps, LLC
June 26 through July 29, 2011

Facilities to be used by J. Robinson Intensive Camps, LLC

Real Estate Office



University of Minnesota

**ACQUISITION OF 383.33 ACRES IN LAKE COUNTY
HUBACHEK WILDERNESS RESEARCH CENTER
FROM UNIVERSITY OF MINNESOTA FOUNDATION
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the acquisition of 383.33 acres in Lake County known as the Hubachek Wilderness Research Center from the University of Minnesota Foundation.

2. Legal Description and Location of the Property

The property is located approximately 6 miles northeast of Ely, Minnesota in Lake County, bordering Fall Lake and the Boundary Waters Canoe Area Wilderness (BWCAW).

The site consists of seven (7) irregularly shaped parcels totaling approximately 383.33 acres of land improved with 29 buildings, plus a gazebo and 3-4 outhouses. The legal description for the 383.33 acres:

Parcel 1: Government Lot 2, Section 8, Township 63, Range 11 West;

Parcel 2: SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 8, Township 63, Range 11 West;

Parcel 3: The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 8 and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Government Lot 3 all in Section 9, Township 63, Range 11 West; except minerals and mineral rights, and subject to public roadway easements;

Parcel 4: The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 8, and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 9, and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ except the West 400 feet, Section 17, Township 63, Range 11 West; except minerals and mineral rights, and subject to public roadway easements;

Parcel 5: The East 800 feet of Government Lot 7, Section 5, Township 63, Range 11 West, lying Northerly and Easterly of Browns Lake;

Parcel 6: Government Lot 1, Section 8, Township 63, Range 11 West;

Parcel 7: Parts of Sections 8 and 9, Township 63, Range 11 West;

All parcels are located in Lake County, Minnesota.

The conveyance of property is subject to a Gift Agreement dated May 20, 2005 and its subsequent amendment, and a life estate encumbering Parcel 7 (which includes the main lodge, 7 cabins of various sizes and a boat dock) benefitting F. B. Hubachek Jr., now deceased, and Marjorie H. Watkins.

3. Basis for Request

The property was donated by F.B. Hubachek Jr. and Marjorie H. Watkins to the University of Minnesota Foundation on June 23, 2004 for operation of the Wilderness Research Center by the University's College

of Natural Resources (now College of Food, Agricultural and Natural Resource Sciences, or CFANS). In July, 2004, the Board of Regents approved the re-naming the Wilderness Research Center the Hubachek Wilderness Research Center.

A May 20, 2005 Gift Agreement and its October 20, 2009 Addendum, between the Wilderness Research Foundation, F. B. Hubachek, Jr. and Marjorie H. Watkins, the University of Minnesota Foundation and the University's College of Natural Resources, provided for the transfer to the University of Minnesota Foundation of ownership of the real estate known as Wilderness Research Center and for the transfer of assets used to establish an endowment fund called the Hubachek Wilderness Research Foundation Endowment Fund. The Hubachek Wilderness Research Foundation Endowment Fund is used to support ecological and forestry research and education activities by the College of Natural Resources (now CFANS), including such research at the Wilderness Research Center. The Endowment Fund's value on June 30, 1999 was \$2,467,939.92 and it is valued at \$6.7 million today. A second endowed fund, the Hubachek Wilderness Research Center Operating Fund, provides operating funds for the Hubachek Wilderness Research Center.

The Wilderness Research Foundation, founded by Frank B. Hubachek, Sr., had operated the Wilderness Research Center for over 50 years prior to the donation of the property to the University of Minnesota Foundation, and created the endowed fund to continue the legacy of wilderness research started by F.B. Hubachek, Sr. as far into the future as possible.

4. Details of Transaction

The property will be conveyed by the University of Minnesota Foundation to the University for \$1.00. Closing is expected to occur prior to June 30, 2011. The University's Building Code Division completed an assessment of the building structures at the site in January, 2011.

5. Use of the Property

The property will continue to be operated by the College of Food, Agricultural and Natural Resource Sciences and used to support ecological and forestry research and education consistent with the Gift Agreement.

6. Environmental

A Phase I environmental site assessment was completed prior to conveyance of the property to the University of Minnesota Foundation. An updated Phase I environmental site assessment will be completed to confirm the property is in acceptable environmental condition prior to closing.

7. Source of Funding

The Hubachek Wilderness Research Center Operating Fund will provide the funds for the costs related to the University's \$1.00 acquisition of the property (environmental investigation, title insurance, etc.) and to operate the Hubachek Wilderness Research Center. The Hubachek Wilderness Research Foundation Endowment Fund will support the University's ecological and forestry research and education occurring at the Hubachek Wilderness Research Center.

8. Recommendations

The above-described real estate transaction is appropriate:

RHPfutzenreuter 4/28/11

Richard H. Pfutzenreuter III, Vice President and CFO

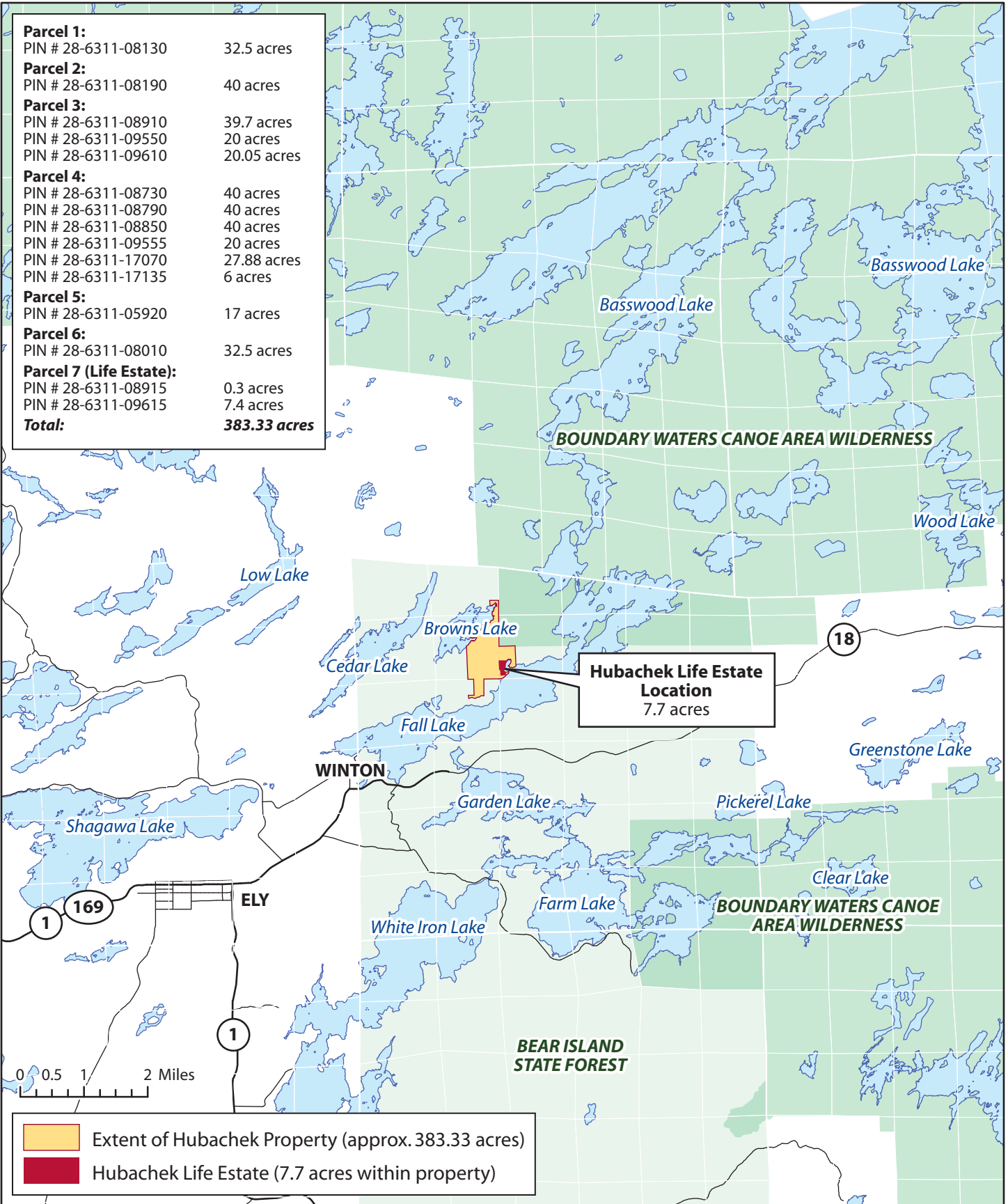
E. Thomas Sullivan 5-1-11

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

Kathleen O'Brien 4/28/11

Kathleen O'Brien, Vice President for University Services

Parcel 1:	
PIN # 28-6311-08130	32.5 acres
Parcel 2:	
PIN # 28-6311-08190	40 acres
Parcel 3:	
PIN # 28-6311-08910	39.7 acres
PIN # 28-6311-09550	20 acres
PIN # 28-6311-09610	20.05 acres
Parcel 4:	
PIN # 28-6311-08730	40 acres
PIN # 28-6311-08790	40 acres
PIN # 28-6311-08850	40 acres
PIN # 28-6311-09555	20 acres
PIN # 28-6311-17070	27.88 acres
PIN # 28-6311-17135	6 acres
Parcel 5:	
PIN # 28-6311-05920	17 acres
Parcel 6:	
PIN # 28-6311-08010	32.5 acres
Parcel 7 (Life Estate):	
PIN # 28-6311-08915	0.3 acres
PIN # 28-6311-09615	7.4 acres
Total:	383.33 acres



Extent of Hubachek Property (approx. 383.33 acres)
 Hubachek Life Estate (7.7 acres within property)

Real Estate Office



University of Minnesota

**Acquisition of 383.33 acres in Lake County
Hubachek Wilderness Research Center**

This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

**99-YEAR LEASE
FOR UNIVERSITY OF MINNESOTA HORMEL INSTITUTE
(TWIN CITIES CAMPUS)**

1. Recommended Action

The President recommends that the appropriate officers receive authorization to convey the University's interest in the building at 801-16th Avenue NE, Austin, to the Hormel Foundation, and execute a 99-year lease for the University's exclusive use of 39,192 usable square feet of research laboratory, laboratory support and office space in said building for the University of Minnesota Hormel Institute.

2. Description of Leased Premises

The building at 801-16th Avenue NE, Austin, consists of 103,453 gross square feet and is situated on 6.69 acres of land (building grounds). The research laboratory, laboratory support and office space within the building totals 41,474 square feet.

The University will lease 94% of the research laboratory, laboratory support and office space in the building, for a total of 39,192 square feet, for its exclusive use, and will have shared use of the common areas of the building and the building grounds, including the parking areas serving the building.

3. Basis for Request

On November 30, 1942, the Hormel Foundation and University entered into a Memorandum of Agreement to recognize that the University established the Hormel Institute as a unit of the University's Graduate School at the Hormel Foundation's request and in response to the Foundation's interest in supporting research and education to be conducted by the Institute. The Foundation agreed to lease to the University property of Jay C. Hormel consisting of 6.69 acres and the building situated thereon at 801-16th Avenue NE, Austin, for the Hormel Institute to conduct education and research in plant and animal production and utilization, including the relation of animal products to disease and other topical research of the day, and such other research subjects as mutually agreed upon by the University and the Foundation.

On November 15, 1958, the Foundation and University entered into a second Memorandum of Agreement to provide for new buildings to be constructed on the 6.69 acres of land leased to the University by the Foundation, with such newly constructed buildings to be owned by the University and used by the Hormel Institute for research.

On September 21, 2006, the Foundation and University entered into an agreement to allow the Foundation to enter upon the premises leased to the University by the Foundation for the Hormel Institute, to construct an addition to and renovate the buildings owned by the University, which project resulted in a research facility consisting of 20 laboratories.

The Foundation and University have now agreed that the University's interest in the building at 801-16th Avenue NE, Austin, will be conveyed to the Hormel Foundation, which will then lease to the University for 99 years 39,192 square feet of laboratory, laboratory support, and office space for its exclusive use for biomedical and biotechnology research, together with shared use of building common areas and the building grounds. The compensation to the University for the conveyance of its interest in the building to the Hormel Foundation will be a waiver of any base rent obligation during the final 2 years of the lease.

The Mayo Clinic will lease from the Hormel Foundation the balance of the laboratory and office space in the building, 2,282 square feet, as another Hormel Institute designated by the Hormel Foundation, with the goal of collaborative University and Mayo research leading to significant biotechnology discoveries, improvement of health and wellbeing of individuals throughout the world, and advancement of the understanding of disease or disease processes. If the Mayo Clinic requires shared use of any of the laboratory support space leased by the University, the University will receive payment from the Mayo Clinic related to such use.

4. Details of Transaction

The University will convey by quit claim deed its interest in the building at 801-16th Avenue NE, Austin, to the Hormel Foundation, and the Hormel Foundation will then lease to the University 39,192 square feet of research laboratory, laboratory support and office space for the University's exclusive use, together with shared use of the common areas of the building and the building grounds, including the parking areas serving the building. The lease will commence July 1, 2011, and continue thereafter for 99 years, unless terminated early by either party for any reason upon a written notice of not less than two (2) years.

5. Lease Costs

The base rent to be paid by the University for the leased premises will be the sum of (1) the depreciation of building improvements, equipment and furniture as of July 1, 2011 attributable to the leased premises, which begins in the amount of \$79,557.43 per month as of July 1, 2011 and declines through September, 2034, and is \$1.00 beginning October 1, 2034 (when all improvements as of July 1, 2011 are fully depreciated); (2) 100% of the annual depreciation of capital improvements (renewals, replacements, repairs and other capital expenditures) to the University's exclusive-use premises after July 1, 2011; and

(3) 94% of the annual depreciation of capital improvements (renewals, replacements, repairs and other capital expenditures) to the building common areas and grounds after July 1, 2011.

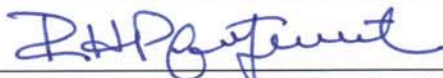
The University will also pay 100% of the operating costs for its exclusive-use premises, and 94%, of the operating costs for the building common areas and grounds, building insurance, and property taxes, special assessments and/or payments in lieu thereof.

6. Source of Funds

Funds provided by the Hormel Foundation, together with other resources available to the University of Minnesota Hormel Institute including, if necessary, Indirect Cost Recovery funds, will cover all University costs related to the subject lease.

7. Recommendations

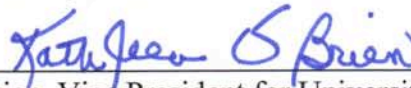
The above-described real estate transaction is appropriate:

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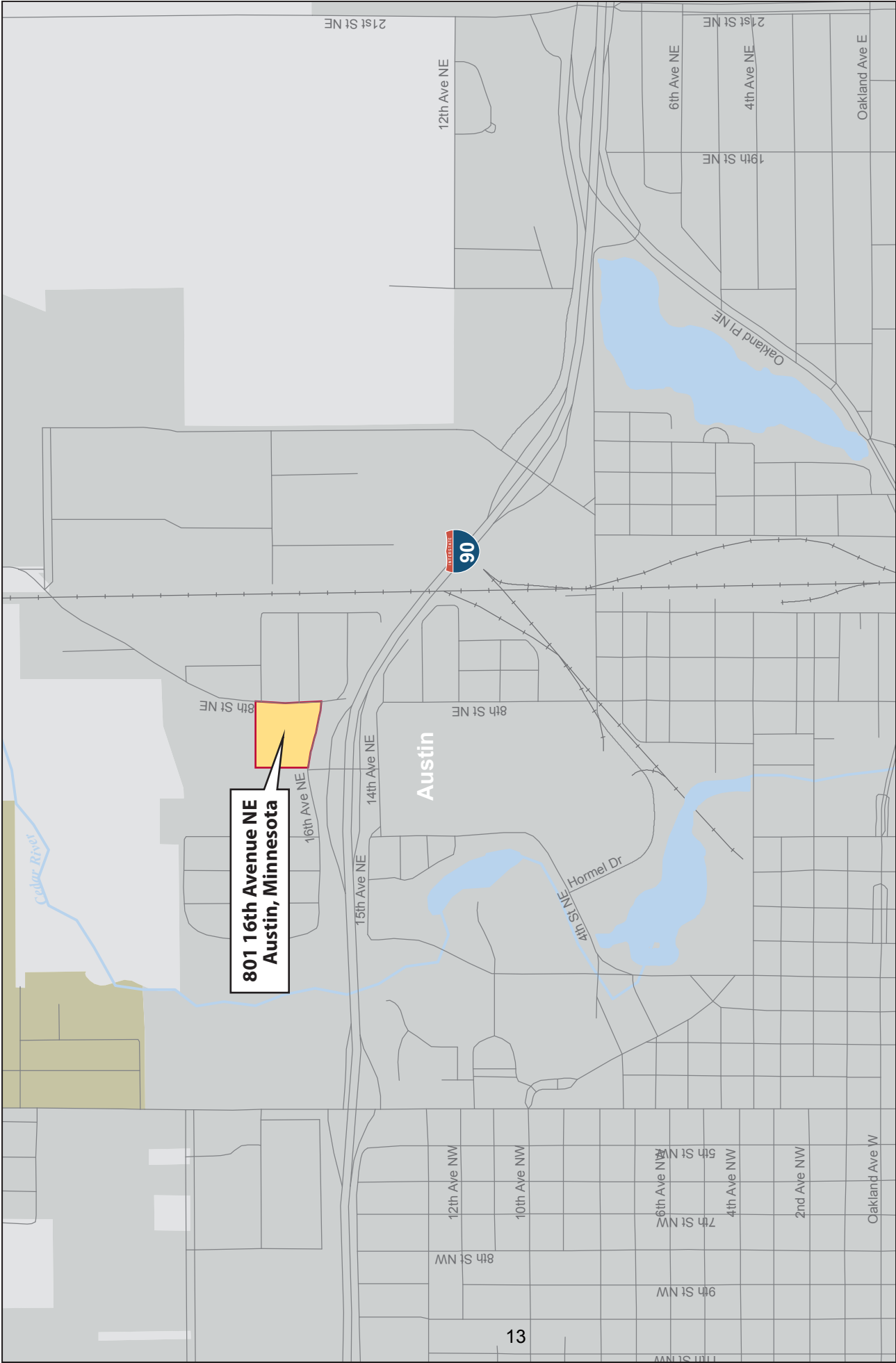
Richard H. Pfitzenreuter, III, Vice President and CFO

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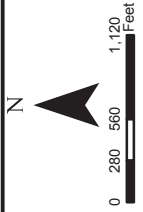
E. Thomas Sullivan, Senior Vice President for Academic Administration and Provost

 5/26/11

Kathleen O'Brien, Vice President for University Services



**801 16th Avenue NE
Austin, Minnesota**



 Hormel Institute

**99-year Lease for University of Minnesota
Hormel Institute (Twin Cities Campus)**

**Real Estate Inventory
University of Minnesota**

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
MNDNR, MNDOT



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

June 9, 2011

Agenda Item: Resolution: Norris Hall Deconstruction and Demolition

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Orlyn Miller, Director of Planning and Architecture

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policies: *Reservation and Delegation of Authority* and *Historic Preservation* review the plan to demolish the Norris Hall Building located on the Twin Cities Campus.

Outline of Key Points/Policy Issues:

In the interest of reducing operating and maintenance expenditures, the University is currently working to demolish or decommission buildings that are inefficiently used, obsolete, and costly to maintain and repair.

The plan to demolish the Norris Hall Building will be discussed at the meeting. The attached project data sheet addresses the basis for request, project scope, cost estimate, funding, and schedule. A map locating the building on campus is also attached.

Background Information:

The 2009 Twin Cities Campus Master Plan specifically identifies Norris Hall for building removal.

This resolution was reviewed at the May 12, 2011 Facilities Committee meeting.

President's Recommendation for Action:

The President recommends approval of the demolition plans and of the appropriate administrative officers proceeding with the award of contracts for the development of demolition documents and the demolition of the Norris Hall Building located on the Twin Cities Campus.



REGENTS OF THE UNIVERSITY OF MINNESOTA

RESOLUTION RELATED TO NORRIS HALL DECONSTRUCTION AND DEMOLITION

WHEREAS, since 2002, the Norris Hall building has been used for swing space and storage, and in 2010 was placed in maintenance layaway state; and

WHEREAS, Because of Norris Hall's lack of physical accessibility and multiple fire and life safety code deficiencies, finding a financially feasible appropriate program fit has been difficult, although the University has explored several adaptive use options over the past ten years – most recently for departmental office and classroom use; and

WHEREAS, Norris Hall has previously been determined eligible by Minnesota State Historic Preservation Office for listing on the National Register of Historic Places. And prior to removal, this property will be archivally documented to meet the Secretary of the Interior's Standards for Architectural and Engineering Documentation, as well as, Minnesota Historic Property Record requirements; and

WHEREAS, the 2009 Twin Cities Campus Master Plan (Master Plan) specifically identifies Norris Hall for building removal.; and

WHEREAS, in the interest of reducing operating and maintenance expenditures, the University is currently working to demolish or decommission buildings that are inefficiently used, obsolete, and costly to maintain and repair; and

WHEREAS, The Master Plan Guiding Principles Core Values include efforts that ...“ Make the campus environmentally and operationally sustainable.” And the Master Plan also recognizes the need for judicious removal of obsolete buildings to meet functional academic goals, enhance public spaces, or create access to natural features.

NOW, THEREFORE, BE IT RESOLVED that the Board of Regents recognize Norris Hall Building's historically significant nature and distinctive contributions to the advancement of Women's athletics, kinesiology, and physical education; and

BE IT FURTHER RESOLVED, that the Board of Regents agrees the administration has analyzed all reasonable options for a financially feasible reuse of the Veterinary Anatomy Building; and

BE IT FURTHER RESOLVED, that the Board of Regents concurs with the administration's recommendation to demolish the Norris Hall Building on the Twin Cities Campus.

**Norris Hall Building Deconstruction and Demolition
St Paul Campus
Project No. 01-036-11-1484**

1. Basis for Request:

The purpose of this project is to demolish Norris Hall building. Originally completed in 1914 as the “Ladies Gymnasium”, along with a subsequent 1934 Field House addition, Norris Hall building is located at 172 Pillsbury Drive SE, adjacent to the National Register of Historic Places University of Minnesota Old Campus Historic District on the University’s East Bank campus. Norris Hall has previously been determined eligible by Minnesota State Historic Preservation Office for listing on the National Register of Historic Places.

Since 2002, the building has been used for swing space and storage, and has since been placed in maintenance layaway state. Because of the building’s lack of physical accessibility and multiple fire and life safety code deficiencies, finding a financially feasible appropriate program fit has been difficult, although the University has explored several adaptive use options over the past 10 years – most recently for departmental office and classroom use.

A brief history of the building:

- 1914 Ladies’ Gymnasium building opens,
- 1934 Pool, Courts and Field House added,
- 1941 Building renamed for Dr. Anna Norris,
- 2002 Building converted to swing space and storage use,
- 2010 Building vacated and mothballed.

2. Scope of Project:

- Prior to removal, this property will be archivally documented to meet the Secretary of the Interior's Standards for Architectural and Engineering Documentation, as well as, Minnesota Historic Property Record requirements.
- Abatement of all hazardous materials,
- Reroute utilities and seal utility tunnels,
- Demolition of Norris Hall building,
- Recycle more than 75% of extant building materials,
- Landscape restoration and historic interpretive mitigation.

3. Variance to the Master Plan or Precinct/District Plan:

The 2009 Twin Cities Campus Master Plan (Master Plan) specifically identifies Norris Hall for building removal. Norris Hall’s removal will conform with Master Plan Guiding Principles to: ...”Optimize the use of campus land and facilities, and create a cohesive, memorable system of public spaces”. Master Plan Guiding Principles Core Values include efforts that ...“ Make the campus environmentally and operationally sustainable.” The Master Plan also recognizes the need for judicious removal of obsolete buildings to meet functional academic goals, enhance public spaces, or create access to natural features.

4. Environmental Issues:

All hazardous materials will be removed from the Norris Hall & Gymnasium building by a licensed abatement contractor. An Environmental Assessment Worksheet was prepared for Board of Regents review and consideration in connection with this Project.

5. Cost Estimate:

Hazardous Materials Abatement	\$343,000
Building Demolition	\$ 500,000
Utility Work	\$280,000
Non Construction	<u>477,000</u>
Total	\$ 1,600,000

6. Capital Funding:

University Funds	\$ 1,600,000
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7. Capital Budget Approvals:

This project is funded primarily by University Repair and Replacement funds that have been approved in previous capital budgets.

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

Removal of Norris Hall will reduce the University's Operation and Maintenance costs by \$187,415 per year.

9. Time Schedule:

- Complete design – June 2011
- Begin Demolition – August 2011
- Removal Complete – September 2011
- Site Restoration Complete – November 2011

10. Architect:

Miller Dunwiddie Architects

11. Recommendation:

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

Richard Pfitzenreuter 4/28/11

Richard Pfitzenreuter, Vice President and Chief Financial Officer

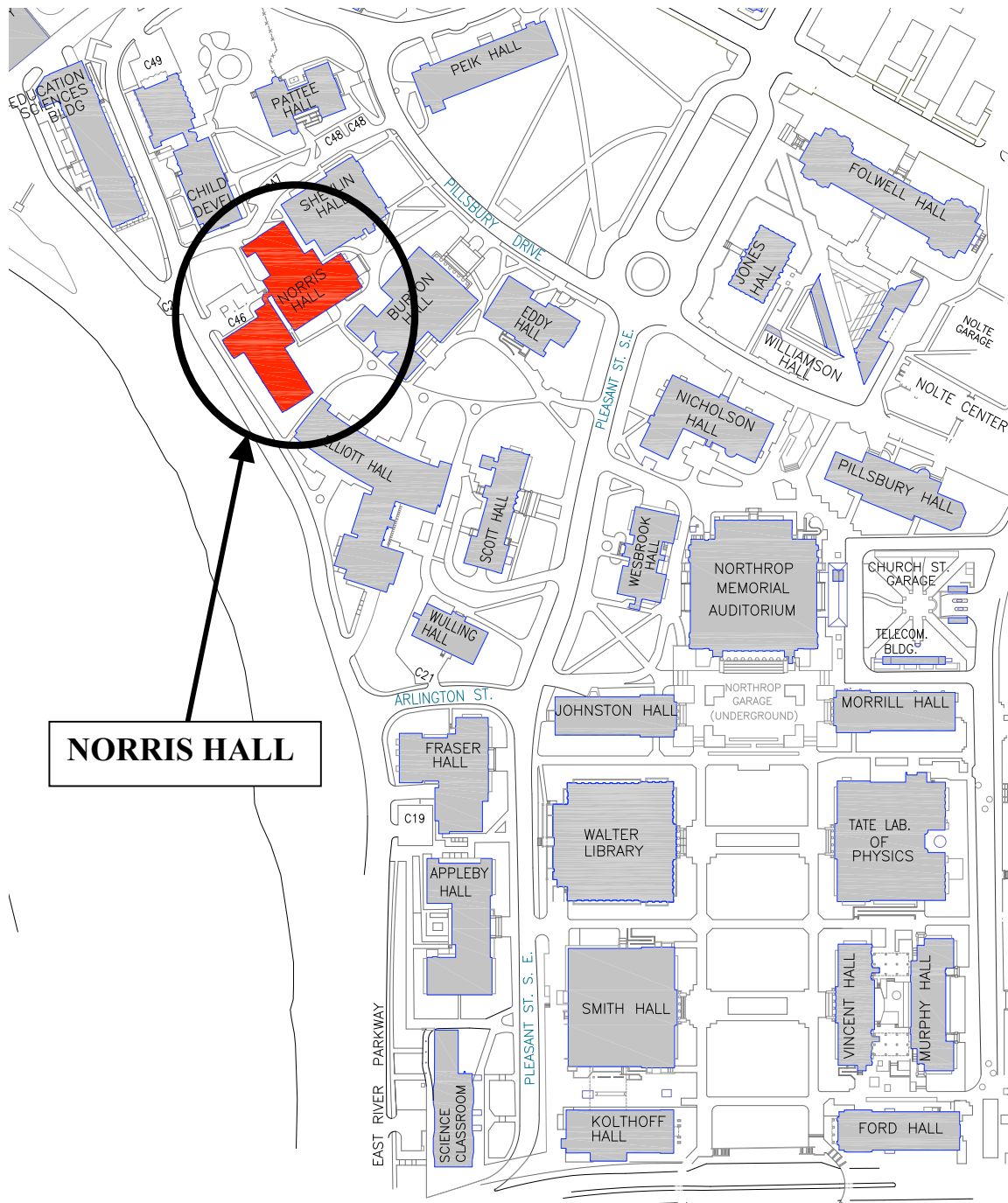
E. Thomas Sullivan

5-1-11

E. Thomas Sullivan, Senior Vice President and Provost

Kathleen O'Brien 4/28/11

Kathleen O'Brien, Vice President for University Services



University of Minnesota
Twin Cities, Minneapolis
East Bank Campus



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

June 9, 2011

Agenda Item: Resolution: Veterinary Anatomy Building Deconstruction and Demolition

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Orlyn Miller, Director of Planning and Architecture

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policies: *Reservation and Delegation of Authority* and *Historic Preservation* review the plan to demolish the Veterinary Anatomy Building located on the Twin Cities Saint Paul Campus.

Outline of Key Points/Policy Issues:

In the interest of reducing operating and maintenance expenditures, the University is currently working to demolish or decommission buildings that are inefficiently used, obsolete, and costly to maintain and repair.

The plan to demolish the Veterinary Anatomy Building will be discussed at the meeting. The attached project data sheet addresses the basis for request, project scope, cost estimate, funding, and schedule. A map locating the building on campus is also attached.

Background Information:

Removal of the Veterinary Anatomy building is in compliance with the 2009 Twin Cities Campus Master Plan principles and district guidelines.

This resolution was reviewed at the May 12, 2011 Facilities Committee meeting.

President's Recommendation for Action:

The President recommends approval of the demolition plans and of the appropriate administrative officers proceeding with the award of contracts for the development of demolition document and the demolition of the Veterinary Anatomy Building located on the Twin Cities Saint Paul Campus.



REGENTS OF THE UNIVERSITY OF MINNESOTA

**RESOLUTION RELATED TO VETERINARY ANATOMY BUILDING
DECONSTRUCTION AND DEMOLITION**

WHEREAS, since 2002, the Veterinary Anatomy building has been deemed unsafe by the University Building Code Official, and therefore vacant, and has been placed in mothball condition; and

WHEREAS, because of the building's lack of physical accessibility and multiple fire and life safety code deficiencies, finding a financially feasible appropriate program fit has been difficult, although the University has explored several adaptive use options over the past 10 years; and

WHEREAS, Veterinary Anatomy has previously been determined eligible by Minnesota State Historic Preservation Office for listing on the National Register of Historic Places. And prior to removal, this property will be archivally documented to meet the Secretary of the Interior's Standards for Architectural and Engineering Documentation, as well as, Minnesota Historic Property Record requirements; and

WHEREAS, in the interest of reducing operating and maintenance expenditures, the University is currently working to demolish or decommission buildings that are inefficiently used, obsolete, and costly to maintain and repair; and

WHEREAS, Removal of the Veterinary Anatomy building is in compliance with the 2009 Twin Cities Campus Master Plan (Master Plan) principles and district guidelines; and

WHEREAS, The Master Plan Guiding Principles Core Values include efforts that ...“ Make the campus environmentally and operationally sustainable.” And the Master Plan also recognizes the need for judicious removal of obsolete buildings to meet functional academic goals, enhance public spaces, or create access to natural features.

NOW, THEREFORE, BE IT RESOLVED that the Board of Regents recognize the Veterinary Anatomy Building's historically significant nature and distinctive contributions to the College of Veterinary Medicine; and

BE IT FURTHER RESOLVED, that the Board of Regents agrees the administration has analyzed all reasonable options for a financially feasible reuse of the Veterinary Anatomy Building; and

BE IT FURTHER RESOLVED, that the Board of Regents concurs with the administration's recommendation to demolish the Veterinary Anatomy Building on the Twin Cities Saint Paul Campus.

**Veterinary Anatomy Building Deconstruction and Demolition
St Paul Campus
Project No. 02-300-11-1375**

1. Basis for Request:

The purpose of this project is to demolish Veterinary Anatomy building. Constructed in 1901, the Veterinary Anatomy building is located at 1946 Fitch Avenue on the University's Saint Paul campus. Veterinary Anatomy has previously been determined eligible by Minnesota State Historic Preservation Office (MNSHPO) for listing on the National Register of Historic Places.

Since 2002, the building has been deemed unsafe and therefore vacant, and has been placed in maintenance layaway state. Because of the building's lack of physical accessibility and multiple fire and life safety code deficiencies, finding a financially feasible appropriate program fit has been difficult, although the University has explored several adaptive use options over the past 10 years. Throughout the building's maintenance layaway status, the University has consulted with the MNSHPO in developing and implementing all required preservation research and treatments.

A brief history of the building:

- 1901 Veterinary Medicine building opens ("Veterinary Building" signed in stone over entry),
- 1947 School of Veterinary Medicine established,
- 1947 Veterinary Medicine Building renamed "Old Anatomy",
- 1975 Raptor Center established in Old Anatomy,
- 1979 Wildlife Rehabilitation Clinic begins as a student club of the Veterinary College.
- 1987 Raptor Center vacates Old Anatomy for new building across Gortner Avenue,
- 1989 Wildlife Rehabilitation Clinic takes full occupancy,
- 1992 East wing demolished,
- 2002 Wildlife Rehabilitation Clinic vacates building for new space in Roseville, MN,
- 2002 Building is deemed unsafe by UM Code Division and is mothballed.

2. Scope of Project:

- Prior to removal, this property will be archivally documented to meet the Secretary of the Interior's Standards for Architectural and Engineering Documentation, as well as, Minnesota Historic Property Record requirements.
- Abatement of all hazardous materials,
- Reroute utilities and seal utility tunnels,
- Demolition of Veterinary Anatomy building,
- Recycle more than 75% of extant building materials,
- Landscape restoration and historic interpretive mitigation.

3. Variance to the Master Plan or Precinct/District Plan:

Removal of the Veterinary Anatomy building is in compliance with the 2009 Twin Cities Campus Master Plan principles and district guidelines to: ... "Optimize the use of campus land and facilities, and create a cohesive, memorable system of public spaces". The Master Plan Guiding Principles Core Values include efforts that ... "Make the campus environmentally and operationally sustainable." The Master Plan also recognizes the need for judicious removal of obsolete buildings to meet functional academic goals, enhance public spaces, or create access to natural features.

4. Environmental Issues:

All hazardous materials will be removed from the Veterinary Anatomy building by a licensed abatement contractor. An Environmental Assessment Worksheet was prepared for Board of Regents review and consideration in connection with this Project.

5. Cost Estimate:

Hazardous Materials Abatement	\$ 246,450
Building Demolition	\$ 263,371
Non Construction	<u>140,176</u>
Total	\$ 649,997

6. Capital Funding:

University Funds	\$ 650,000
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7. Capital Budget Approvals:

This project is funded primarily by University Repair and Replacement funds that have been approved in previous capital budgets.

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

Veterinary Anatomy building has been placed in maintenance layaway state long term; therefore there is no significant impact to annual Operating and Maintenance costs.

9. Time Schedule:

- Complete design – June 2011
- Begin Demolition – August 2011
- Removal Complete – August 2011
- Site Restoration Complete – October 2011

10. Architect:

Miller Dunwiddie Architects

11. Recommendation:

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

RHP Pfutzenreuter

Richard Pfutzenreuter, Vice President and Chief Financial Officer

E. Thomas Sullivan

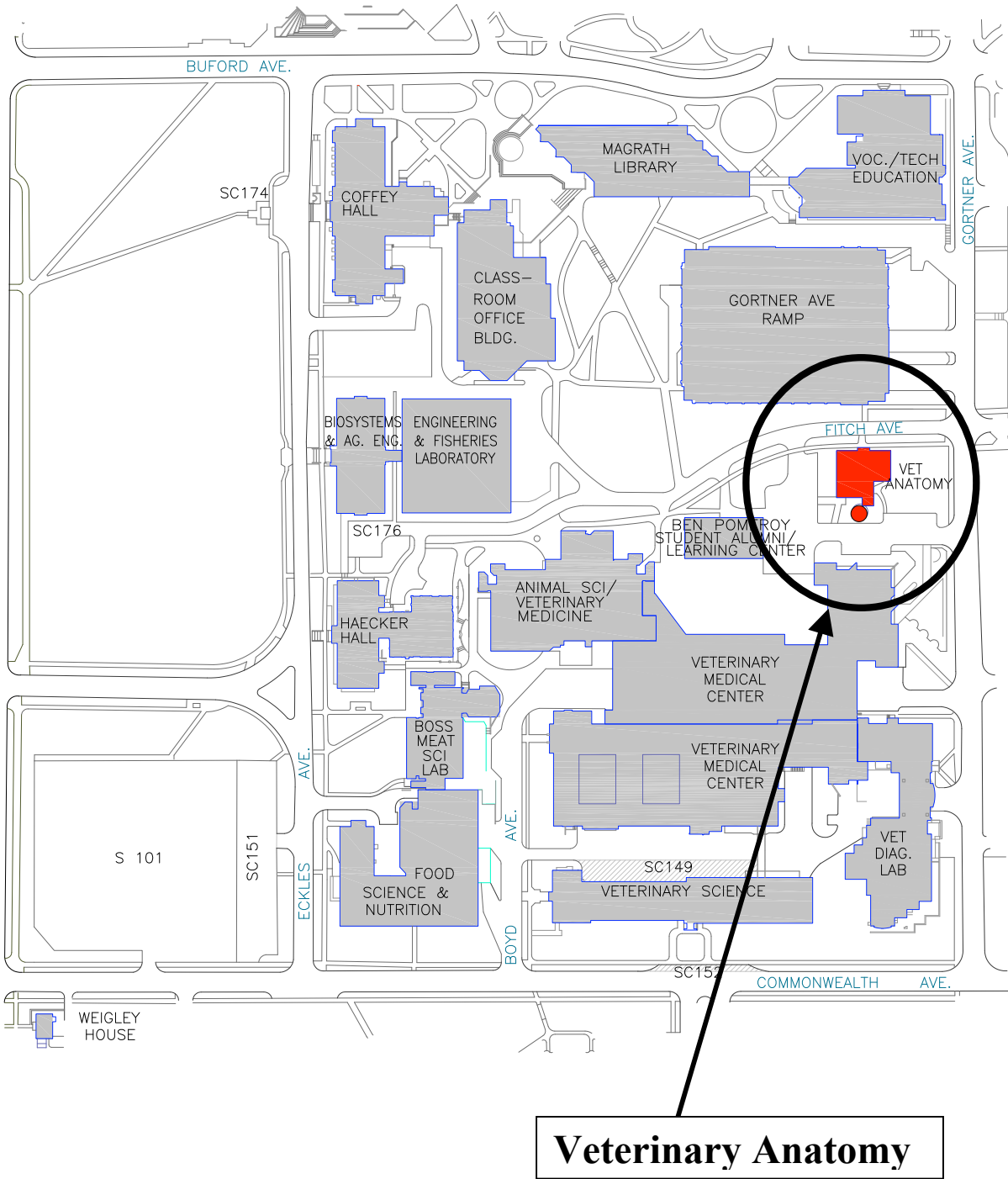
5-1-11

E. Thomas Sullivan, Senior Vice President and Provost

Kathleen O'Brien

4/28/11

Kathleen O'Brien, Vice President for University Services



University of Minnesota Twin Cities - Saint Paul Campus



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

June 9, 2011

Agenda Item: Resolution: Wesbrook Hall Deconstruction and Demolition

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Orlyn Miller, Director of Planning and Architecture

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policies: *Reservation and Delegation of Authority* and *Historic Preservation* review the plan to demolish the Wesbrook Hall Building located on the Twin Cities Campus.

Outline of Key Points/Policy Issues:

In the interest of reducing operating and maintenance expenditures, the University is currently working to demolish or decommission buildings that are inefficiently used, obsolete, and costly to maintain and repair.

The plan to demolish the Wesbrook Hall Building will be discussed at the meeting. The attached project data sheet addresses the basis for request, project scope, cost estimate, funding, and schedule. A map locating the building on campus is also attached.

Background Information:

The 2009 Twin Cities Campus Master Plan specifically identifies Wesbrook Hall for building removal.

This resolution was reviewed at the May 12, 2011 Facilities Committee meeting.

President's Recommendation for Action:

The President recommends approval of the demolition plans and of the appropriate administrative officers proceeding with the award of contracts for the development of demolition document and the demolition of the Wesbrook Hall Building located on the Twin Cities Campus.



REGENTS OF THE UNIVERSITY OF MINNESOTA

**RESOLUTION RELATED TO
WESBROOK HALL DECONSTRUCTION AND DEMOLITION**

WHEREAS, as early as 1910, University of Minnesota Master Plans have consistently recommended removal of the Wesbrook Hall building to accommodate campus pedestrian and bicycle circulation needs and to increase much needed green space in relation to other built environment on Campus.

WHEREAS, the 2009 Twin Cities Campus Master Plan (Master Plan) specifically identifies Wesbrook Hall for building removal; and

WHEREAS, over the past 115 years this building has suffered the loss of much of its significant historic character defining design elements due to multiple major remodeling and less than sensitive accretions; and

WHEREAS, Wesbrook Hall is listed as a contributing element to the National Register of Historic Places University of Minnesota Old Campus Historic District. And prior to removal, this property will be archivally documented to meet the Secretary of the Interior's Standards for Architectural and Engineering Documentation, as well as, Minnesota Historic Property Record requirements; and

WHEREAS, in the interest of reducing operating and maintenance expenditures, the University is currently working to demolish or decommission buildings that are inefficiently used, obsolete, and costly to maintain and repair; and

WHEREAS, The Master Plan Guiding Principles Core Values include efforts that ...“ Make the campus environmentally and operationally sustainable.” And the Master Plan also recognizes the need for judicious removal of obsolete buildings to meet functional academic goals, enhance public spaces, or create access to natural features.

NOW, THEREFORE, BE IT RESOLVED that the Board of Regents recognize Wesbrook Hall Building’s historically significant nature and distinctive contributions to the advancement of pharmacology, medicine and other academic programs; and

BE IT FURTHER RESOLVED, that the Board of Regents agrees the administration has analyzed all reasonable options for a financially feasible reuse of the Veterinary Anatomy Building; and

BE IT FURTHER RESOLVED, that the Board of Regents concurs with the administration’s recommendation to demolish the Wesbrook Hall Building on the Twin Cities Campus.

Wesbrook Hall Deconstruction and Demolition
East Bank Campus
Project No. 01-010-11-2069

1. Basis for Request:

The purpose of this project is to demolish Wesbrook Hall building. Constructed in 1896, Wesbrook Hall is located at 77 Pleasant Street Southeast on the Minneapolis East Bank campus. Wesbrook Hall is listed as a contributing element to the National Register of Historic Places University of Minnesota Old Campus Historic District. Over the past 115 years, this building has suffered the loss of much of its significant historic character defining design elements due to multiple major remodeling and less than sensitive accretions.

A brief history of the building:

- 1896 Laboratory of Medical Sciences (LMS) Building opens for Pharmacy.
- 1912 LMS Building is renovated for Dentistry.
- 1931 Dentistry vacates building and moves to Owre Hall.
- 1932 LMS building was renamed to Wesbrook Hall (dean of the College of Medicine & Surgery.)
- 1945-2011 Used for a variety of University academic functions including CLA.

2. Scope of Project:

- Prior to removal, this property will be archivally documented to meet the Secretary of the Interior's Standards for Architectural and Engineering Documentation, as well as, Minnesota Historic Property Record requirements.
- Abatement of all hazardous materials,
- Reroute utilities and seal utility tunnels,
- Demolition of Wesbrook Hall Building,
- Recycle more than 75% of extant building materials,
- Landscape restoration and historic interpretive mitigation.

3. Variance to the Master Plan or Precinct/District Plan:

As early as 1910, beginning with Cass Gilbert (in his visionary campus master plan), continuing with State Architect Clarence Johnson Senior with Morell and Nichols Landscape Architects, and the current 2009 University of Minnesota Twin Cities Campus Master Plan (Master Plan), University Master Plans have consistently recommended removal of the Wesbrook Hall building to accommodate campus pedestrian and bicycle circulation needs and to increase much needed green space in relation to other built environment on Campus. The Master Plan specifically identifies Wesbrook Hall for building removal. As noted in the Master Plan; Wesbrook Hall's removal will create ... "a new public space to allow for an expanded plaza and improved access to the adjacent Northrop Auditorium." Removal will also conform with Master Plan Guiding Principles to: ... "Optimize the use of campus land and facilities, and create a cohesive, memorable system of public spaces."

4. Environmental Issues:

All hazardous materials will be removed from the Wesbrook Hall Building by a licensed abatement contractor. An Environmental Assessment Worksheet was prepared for Board of Regents review and consideration in connection with this Project.

5. Cost Estimate:

Hazardous Materials Abatement	\$188,000
Building Demolition	\$ 205,000
Non Construction	<u>77,150</u>
Total	\$ 470,150

6. Capital Funding:

University Funds	\$ 470,150
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7. Capital Budget Approvals:

The estimated cost is below the Regents capital budget threshold of \$500,000.

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

The removal of Wesbrook Hall will reduce the University's Operation and Maintenance costs by \$204,089 per year.

9. Time Schedule:


- Complete design – June 2011
- Begin Demolition – August 2011
- Removal Complete – August 2011
- Site Restoration Complete – October 2011

10. Architect:

Hammel Green and Abrahamson Architects

11. Recommendation:

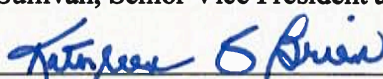
The above described project scope of work, cost, funding, and schedule is appropriate:

 4/28/11

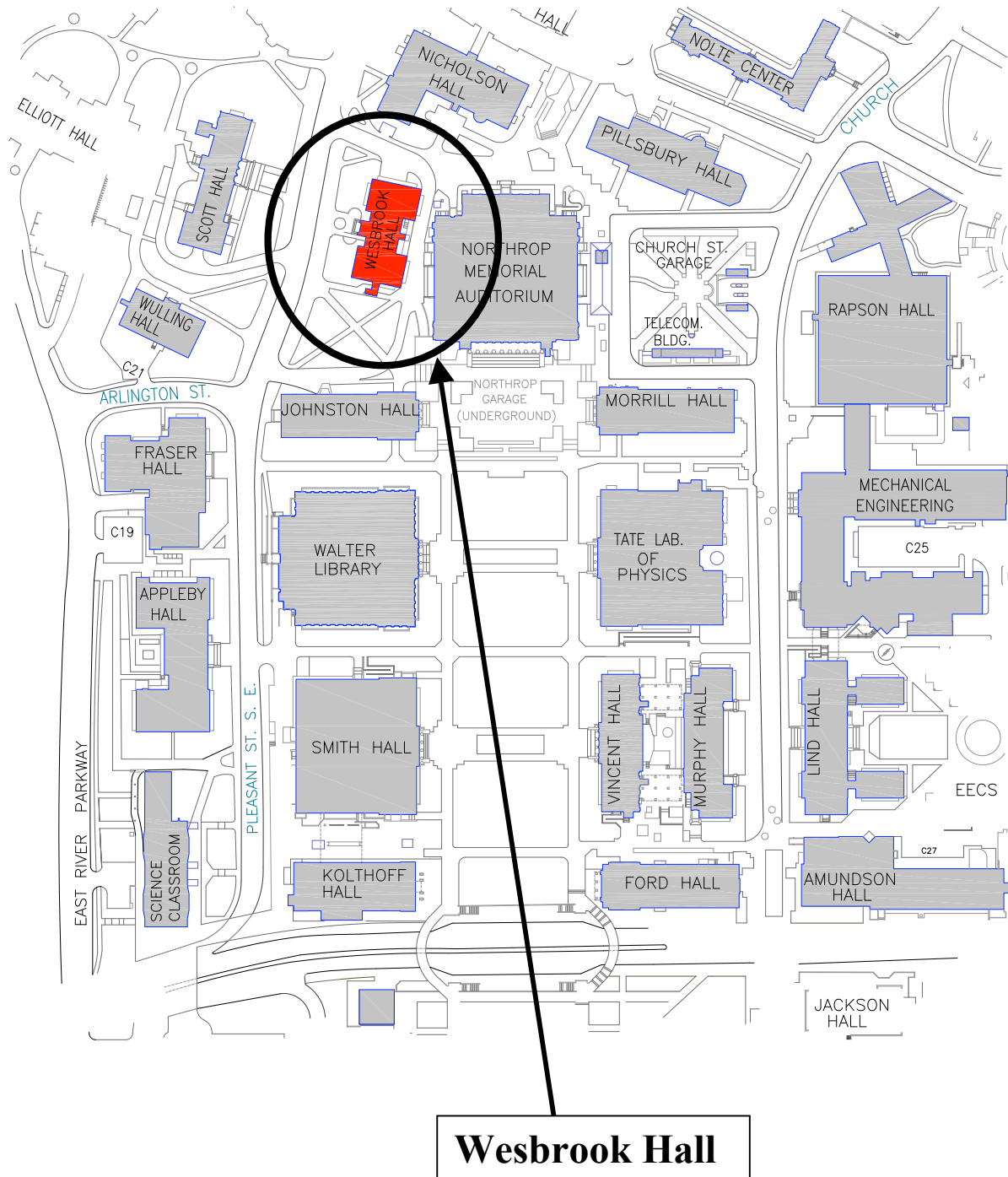
Richard Pfitzenreuter, Vice President and Chief Financial Officer

 5-1-11

E. Thomas Sullivan, Senior Vice President and Provost

 4/28/11

Kathleen O'Brien, Vice President for University Services



University of Minnesota Twin Cities – East Bank Campus



UNIVERSITY OF MINNESOTA BOARD OF REGENTS

Facilities Committee

June 9, 2011

Agenda Item: Schematic Plans

review review/action action discussion

Presenters: Vice President Kathleen O'Brien
Associate Vice President Michael Perkins
Vice Provost Gerald Rinehart
Assistant Vice Provost Jim Turman

Purpose:

policy background/context oversight strategic positioning

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, and consistent with current practice for reviewing the design of major capital projects, review of the schematic plans for the following project:

- East Bank Recreation Fields – Inflatable Structure and Field Improvements located on Twin Cities Campus, East Bank

Outline of Key Points/Policy Issues:

The project schematic plans will be presented at the Facilities Committee meeting. The attached data sheet addresses the basis for request, cost estimate, funding and schedule. A map locating the project on campus is also attached.

Constructing an enclosed (inflatable structure) synthetic turf field on the Bierman Fields on the East Bank campus is important to meet the programmatic demands of intramural and sports club teams for recreational activities, including soccer, flag football, softball, ultimate disc, rugby and lacrosse. From November through April, which is most of the academic year, intramural field sports activities do not exist and there are very limited opportunities for sports clubs to practice and complete on campus.

The indoor field will provide a variety of sports and activities for University students during the late fall, winter and early spring. The combination of synthetic turf and natural grass fields will accommodate flexible programming for students and the campus community.

Background Information:

The project is included in the FY2012 Capital Budget, which will be acted upon at the June 2011 Board meeting.

President's Recommendation for Action:

The President recommends approval of Schematic Design plans for the East Bank Recreation Fields – Inflatable Structure and Field Improvements project and of the appropriate administrative officers proceeding with the authorization of contracts for the development of design development and construction documents, subject to approval of the project as part of the annual capital budget or as a capital budget amendment.

**East Bank Recreational Fields
Inflatable Structure and Field Improvements
Twin Cities Campus
Project No. 01-136-11-1482**

1. Basis for Request:

Constructing an enclosed (inflatable structure) synthetic turf field on the Bierman Fields on the East Bank campus is important to meet the programmatic demands of intramural and sports club teams for recreational activities, including soccer, flag football, softball, ultimate disc, rugby, and lacrosse. From November through April, which is most of the academic year, there are very limited opportunities for the sport club teams to practice and compete on campus. As a result, the club teams are forced off-campus to rent time in the few domed fields in the Twin Cities. Since high schools and other colleges are also moving indoors for their field sports during the winter, the availability of indoor time is limited. Intramural field sports are non-existent on campus during the winter months.

This enclosed field will be equivalent to building 6 or 7 natural grass fields because it will eliminate weather and over-use factors that limit activity on grass fields. This indoor field will provide a variety of sports and activities to thousands of University students during the late fall, winter, and early spring. The bubble will be put up in November and taken down in late April or early May depending on weather. The combination of synthetic turf and natural grass fields will provide a full menu of sport and activity programming for students and the campus community.

2. Scope of Project:

The program for the Inflatable Structure and Field Improvements project for the Department of Recreational Sports on the Twin Cities East Bank campus consists primarily of the following components: a new inflatable structure (approximately 255 feet X 360 feet) and structure support building, a new synthetic turf field within the structure, utility infrastructure improvements, soil corrections, storm water management features, landscaping, improved grass turf fields outside the structure, cinder running path and field lighting.

3. Master Plan:

The Inflatable Structure and Field Improvements project has been evaluated to be consistent with the Campus Master Plan, approved March 2009. The Bierman Field area in which the project will be constructed is designated for athletic and recreational sports use. The master plan recommends the “reconfiguration, intensification, and selective replacement of facilities to accommodate the needs of athletics, recreational sports, and related academic programs.”

Two of the Master Plan’s guiding principles are advanced by the Inflatable Structure and Field Improvements project:

- Guiding Principle 1
 - Cultivate a genuine sense of community
- Guiding Principle 9
 - Optimize the use of campus land and facilities

In addition, Guideline #3 of the Master Plan “Design flexible learning, living, working and gathering spaces to support community” is fulfilled by this project.

4. Environmental Issues:

Thirty-one geotechnical soil borings were conducted in the area where the inflatable structure and natural turf fields are to be installed. These borings included environmental review to determine if any contaminated soil was present. The borings determined there is petroleum contamination in the ground water at the northern edge of the project site. The petroleum appears to be from a spill on the former East Minneapolis Rail Yard. The project has been entered into the Minnesota Pollution Control Agency (MPCA) Voluntary Investigation program. A Qualified Environmental Consultant has been retained and is working with the University Department of Environmental Health and Safety (DEHS). A developmental response action plan and a construction contingency plan to deal with this issue have been submitted to the MPCA for review. Measures to deal with vapors from this contamination have been formulated and are part of the overall project budget. Remediation of the groundwater on University property is not feasible.

5. Cost Estimate:

Construction Cost	\$6,265,155
Non Construction Cost	<u>1,015,345</u>
Total Project Cost Estimate	\$7,280,500

6. Capital Funding:

University Debt – Supported by Recreational Sports Student Fees	\$7,280,500
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7. Capital Budget Approvals:

This project is included in the FY2012 Capital Budget, which will be acted upon at the June 2011 Board meeting.

8. Annual Operating and Maintenance Costs:

Additional annual operating and maintenance cost, including custodial, utilities and maintenance, paid by the Recreational Sports Department, are estimated to be \$200,000

9. Time Schedule:

Approval of schematic design	June 2011
Establish GMP - Start Construction	June 2011
Complete Construction	November 2011
Occupancy	December 2011

10. Architect and Construction Manager:

Architect:	Studio Five Architects
Construction Manager:	J E Dunn, Minneapolis

11. Recommendation:

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

RHPfutzenreuter 5/25/11

Richard Pfutzenreuter, Vice President and Chief Financial Officer

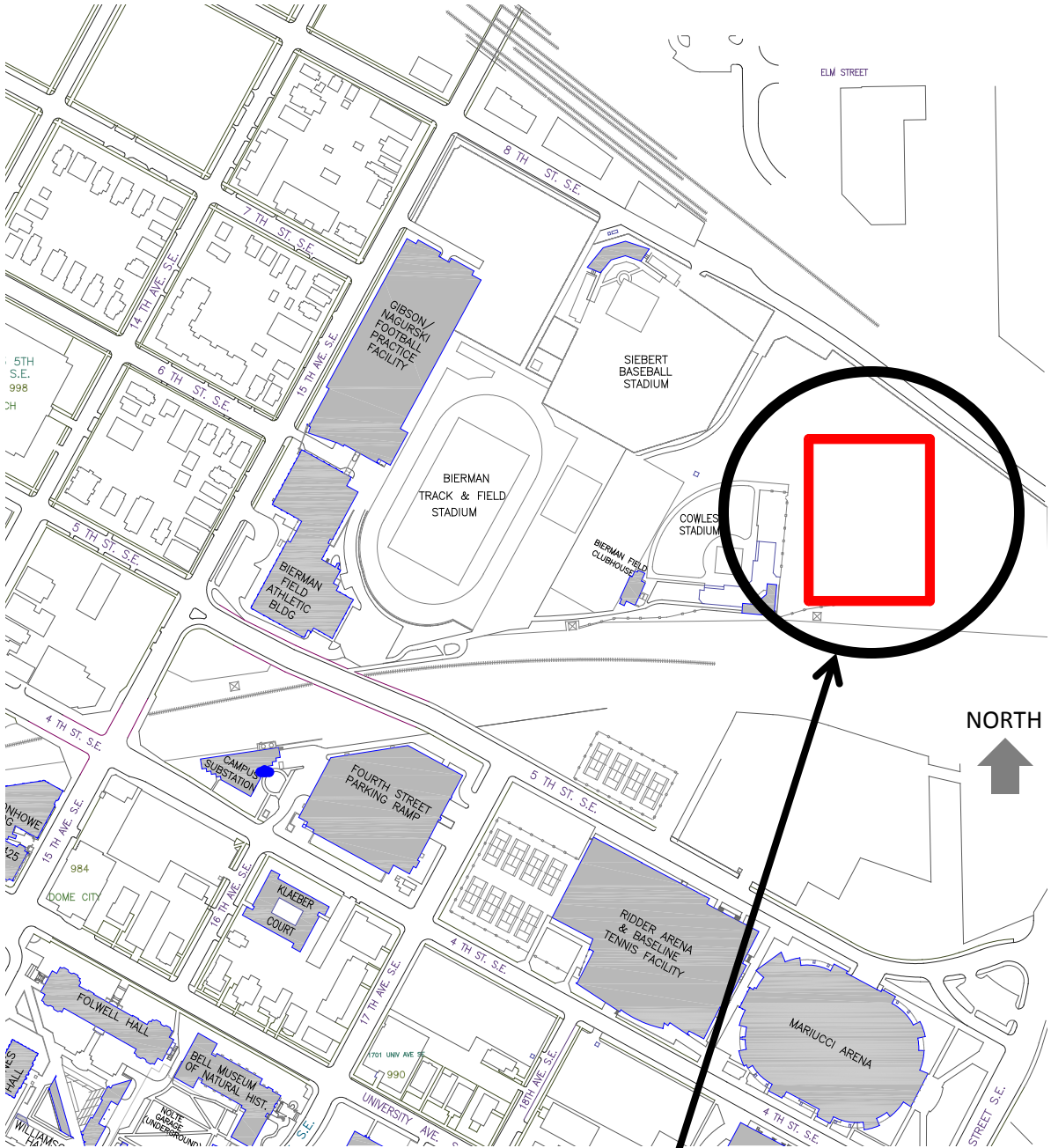
E. Thomas Sullivan 5-25-11

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

Kathleen O'Brien 5/26/11

Kathleen O'Brien, Vice President for University Services

Twin Cities, Minneapolis East Bank Campus



Inflatable Structure



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

June 9, 2011

Agenda Item: Issues Related to: President's Recommended FY2012 Annual Capital Improvement Budget

review review/action action discussion

Presenters: Vice President Kathleen O'Brien

Purpose:

policy background/context oversight strategic positioning

The University adopts an annual capital improvement budget which authorizes projects to begin design and construction during the upcoming fiscal year.

The purpose of the committee discussion is to provide additional detail regarding projects included in the annual capital budget.

Additional information for projects included in the annual capital budget is included in the docket materials for the full Board of Regents.

Outline of Key Points/Policy Issues:

The Annual Capital Budget is reflective of the following planning principles.

1. Advance the academic excellence of the University of Minnesota by aligning capital projects with the established strategic positioning goals of:
 - Recruiting and educating outstanding students
 - Recruiting and supporting innovative, energetic world-class faculty and staff
 - Being responsible stewards of resources
 - Inspiring innovation, exploration, and discovery
2. Address service unit priorities that support the academic priorities.
3. Ensure that investments in existing facilities and infrastructure contribute to the safety, renewal, preservation, and restoration objectives and are aligned with the priorities of the University's academic plan and master plan.
4. Give preference to projects that create flexible space, improve space utilization, and reduce operational costs.
5. Capitalize on unique opportunities that are aligned with academic priorities.

6. Protect the University's financial position by keeping capital expenditures within the projected debt capacity limits.
7. Advance the guiding principles of the master plan and the Regents sustainability policies.

Background Information:

Board of Regents Policy: *Board Operations and Agenda Guidelines* directs the administration to conduct capital planning with a "6-year time horizon, updated annually." This annual capital planning process is completed in two parts.

- Part 1, approved by the Board in June, is the annual Capital Improvement Budget for the coming fiscal year in which projects with completed predesigns and financing plans are approved to proceed with design and construction.
- Part 2 is a Capital Improvement Plan that establishes the institutions' capital priorities for an additional 5 years into the future. This plan will become the basis for continued capital and financial planning.

This item was reviewed by the full Board and the Finance & Operations Committee last month.

President's Recommendation for Action:

The President recommends approval of the FY2012 Annual Capital Improvement Budget and reaffirmation of its prior year capital expenditure authorization.



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

June 9, 2011

Agenda Item: Consent Report

review review/action action discussion

Presenters: Vice President Kathleen O'Brien

Purpose:

policy background/context oversight strategic positioning

There are no consent report items for the June 2011 Facilities Committee meeting.

Outline of Key Points/Policy Issues:

Background Information:



**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Facilities Committee

June 9, 2011

Agenda Item: Information Items

review review/action action discussion

Presenters: Vice President Kathleen O'Brien

Purpose:

policy background/context oversight strategic positioning

Provide the Board of Regents with information on the following items:

- Final project review for the Lind Hall First Floor Remodel Project on the Twin Cities Campus
- Final project review for the East Bank Recreation Fields – Inflatable Structure and Field Improvement Project on the Twin Cities Campus

Outline of Key Points/Policy Issues:

Final Project Reviews – Lind Hall First Floor Remodel and East Bank Recreation Fields – Inflatable Structure and Field Improvement, Twin Cities Campus

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, Article 1, Section VIII, Subdivision 9, “The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts.” The project information sheets for the Lind Hall First Floor Remodel and the East Bank Recreation Fields – Inflatable Structure and Field Improvement on the Twin Cities Campus are attached.

Background Information:

Information Items are intended to provide the Board of Regents with information needed for them to perform their oversight responsibilities.

**University of Minnesota
Final Review of Capital Projects over \$5 Million**

**Lind Hall
First Floor Remodel
Twin Cities Campus (#01-031-11-1376)**

Policy Summary:

According to Board of Regents Policy *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 9, "The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts."

Project Summary:

Lind Hall, built in 1912 and originally known as the Main Engineering Building, is located at 207 Church Street SE, on the University of Minnesota Twin Cities East Bank Campus. The main scope of this Project includes the renovation and modernization of the entire first floor of Lind Hall (20,200 GSF) as a new central location for a Student Services and Welcome Center for the College of Science and Engineering.

Board of Regents Approval Summary:

Capital Budget: 2012
Schematic Plans: May 2011

Project Team:

Architect/Engineer Team: Collaborative Design Group / LKPB Engineers
Construction Manager: McGough Construction

Capital Funding:

College of Science and Engineering	\$2,808,000
UM Foundation	<u>\$3,392,000</u>
Total Capital Funding	\$6,200,000

Project Schedule:

Begin Construction: July, 2011
Substantial Completion: January, 2012

Consistency of project with approved scope, schedule and budget:

Yes No

**University of Minnesota
Final Review of Capital Projects over \$5 Million
East Bank Recreation Fields –
Inflatable Structure and Field Improvements
Twin Cities Campus (#01-136-11-1482)**

Policy Summary:

According to Board of Regents Policy *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 9, “The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts.”

Project Summary:

The project includes an inflatable structure (approximately 255 feet X 360 feet) with a synthetic turf field, a 2,500 square foot support building, utility infrastructure improvements, improved natural grass turf fields, running path and field lighting. The indoor field will provide a variety of sports and activities for University students during the late fall, winter and early spring. The combination of synthetic turf and natural grass fields will accommodate flexible programming for students and the campus community.

Board of Regents Approval Summary:

Capital Budget	June 2011 – FY 2012 Capital Budget
Schematic Plans:	June 2011

Project Team:

Architect/Engineer Team:	Studio Five Architects/LKPB
Construction Manager:	JE Dunn Construction

Capital Funding:

University of Minnesota	\$7,280,500
Total Project Funding	\$7,280,500

Project Schedule:

Begin Construction:	June 2011
Substantial Completion:	December 2011

Consistency of project with approved scope, schedule and budget:

Yes No