

**UNIVERSITY OF MINNESOTA**

**BOARD OF REGENTS**

**Facilities Committee**

**Wednesday, July 11, 2012**

**12:30 - 1:00 p.m.**

**600 McNamara Alumni Center, West Committee Room**

**Committee Members**

Dean Johnson, Chair  
Clyde Allen, Vice Chair  
Laura Brod  
John Frobenius  
Venora Hung  
David Larson

**Student Representatives**

**A G E N D A**

1. Capital Budget Amendment - Review/Action - R. Pfutzenreuter/M. Berthelsen/S. Smith (pp. 2-5)
  - A. Eastcliff - Roof Replacement - Twin Cities Campus



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**Facilities Committee**

**July 11, 2012**

**Agenda Item:** Capital Budget Amendment

review       review/action       action       discussion

**Presenters:** Vice President/CFO Richard Pfutzenreuter  
Associate Vice President Michael Berthelsen  
Assistant Vice President Suzanne Smith

**Purpose:**

policy       background/context       oversight       strategic positioning

In accordance with Board of Regents Policy: Reservation and Delegation of Authority Section I. Subd. 5, the Board reserves to itself authority to approve any commercial transaction or matter not otherwise subject to Board approval if the transaction or matter raises unusual questions of public interest or public policy. Therefore, a capital budget amendment is being brought for review and action of the following project:

A. Eastcliff – Roof Replacement, Twin Cities Campus

**Outline of Key Points/Policy Issues:**

**Eastcliff – Roof Replacement – Twin Cities Campus**

This project will address deteriorating cedar shingle roofing on the main house and adjacent carriage house as well as make repairs to metal flashings, gutters and downspouts. The project will also include necessary repair of associated masonry chimneys, wood trim and electric heat tape. Refer to the attached Project Data Sheet and map for details of this project.

**Background Information:**

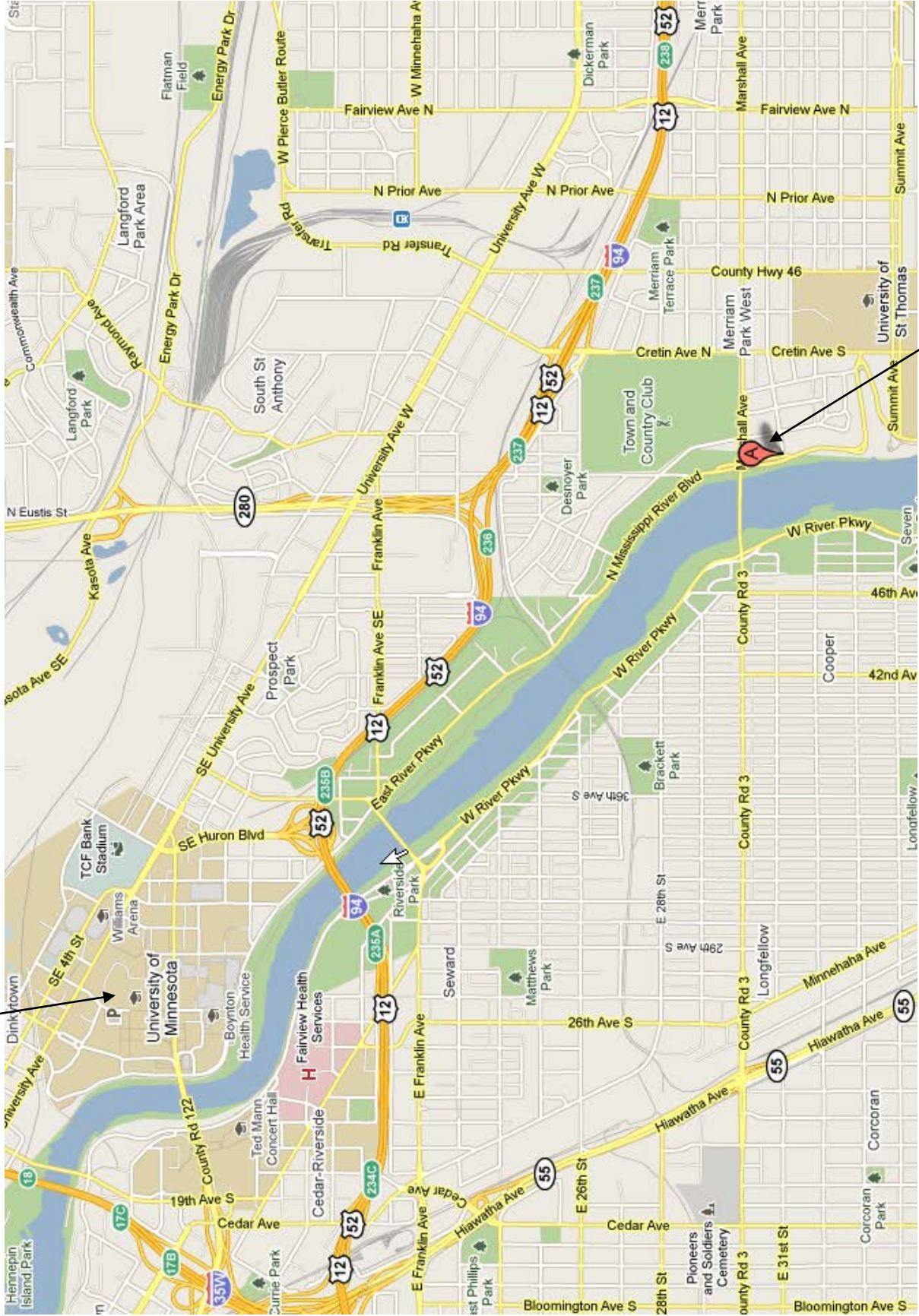
**Eastcliff - Roof Replacement -- Twin Cities Campus**

This project was included as a possible project in the FY13 Annual Capital Improvement Budget approved by the Board of Regents in June 2012. The Capital Budget Amendment is being brought forward at this time because the requisite financial plan is now in place.

**Recommendation for Action:**

The Eastcliff Technical Advisory Committee recommends approval of the Capital Budget Amendment for the Eastcliff Roof Replacement on the Twin Cities Campus.

# University of Minnesota, Twin Cities Campus



Eastcliff

## **Eastcliff Roof Replacement Twin Cities Campus**

### **1. Basis for Request:**

Eastcliff serves as home to the University of Minnesota president and as the ceremonial center of the University. It is one of Minnesota's great architectural treasures and is on the National Register of Historic Places. Each year, it hosts 150 events and welcomes 7,500 visitors, including public tours, local and international dignitaries, students, faculty, and even a community book club.

Eastcliff (so-named for its location high above the eastern banks of the Mississippi River) was built in 1922 as the private home of lumber baron Edward Brooks and his family. The home was designed by Clarence Johnston, who was the most sought after residential architect for two generations of St. Paul's upper classes and also served as Minnesota's State Architect for 30 years. Johnston's design for the estate included a 10,000 square foot Colonial Revival style home, extensive gardens, walkways and a summer house. When the Brooks Family donated the two-acre estate to the University of Minnesota in 1958, Eastcliff became a public treasure to be enjoyed by the people of Minnesota.

This project will address deteriorating cedar shingle roofing on the main house and adjacent carriage house, as well as, make repairs to metal flashings, gutters and downspouts. The project will also include necessary repair of associated masonry chimneys, wood trim and electric heat tape. The Eastcliff Residence is a National Register of Historic Places listed property and all work is designed to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

#### 2011-2015 Capital Plan Metrics:

Protecting public assets and investment by:

- Improving facility conditions, addressing code deficiencies, life safety and accessibility requirements

Recognize current extraordinary financial realities by:

- Honoring projects that have an identified source of payment for debt costs

### **2. Scope of Project:**

The Eastcliff Technical Advisory Committee is responsible for guiding the improvement, maintenance, operation, and use of Eastcliff. The committee has approved the following scope of work for the project:

A roof condition survey was prepared to verify the existing condition of the roof system of the Residence as well as review the current condition of the roof on the Carriage House. The survey concluded that the wood shingles on the residence are badly cupped and curling at many locations. This has occurred on all 4 elevations of the roof but is most severe on the south and west elevations. The galvanized staples used to secure the shingles are severely deteriorated meaning the roof is vulnerable to wind blow off. Moreover, the staple failure has likely contributed to the excessive shingle curling. The wood shingles on the carriage house roof are also showing signs of curling but to a much less extent than those found on the Residence.

The project will replace the deteriorating cedar shingle roofing on the main house and adjacent carriage house, as well as, make repairs to metal flashings, gutters and downspouts. The project will also include necessary repair of associated masonry chimneys, wood trim and electric heat tape.

**3. Master Plan**

The projects are in conformance with the *October 1997 Eastcliff Master Plan prepared by Miller Dunwiddie* and the *December 2000 Eastcliff Landscape Master Plan prepared by Damon Farber Associates*.

**4. Environmental Issues:**

Any environmental issues encountered during the roof replacement will be addressed as a part of the project.

**5. Cost Estimate:**

Construction Cost:	\$235,550
Non-Construction Cost:	<u>\$50,213</u>
Total Project Cost:	\$285,763

**6. Capital Funding:**

University of Minnesota Central Reserves	\$285,763
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**7. Capital Budget Approvals:**

This project was included as a possible project in the FY13 Annual Capital Improvement Budget, approved in June 2012.

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

There is no change to the projected annual cost to operate and maintain the facility associated with this amendment.

**9. Time Schedule:**


Complete Design	July 2012
Construction	August 2012

**10. Architect / Contractor:**

Miller Dunwiddie Architecture / Contractor to be determined

**11. Recommendation:**

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

 6/27/12  
 Richard Pfitzenreuter, Vice President and Chief Financial Officer

 6/27/12  
 Kathleen O'Brien, Vice President, University Services