UNIVERSITY OF MINNESOTA
BOARD OF REGENTS
Facilities Committee
Wednesday, September 8, 2010
9:30 – 11:30 a.m.
600 McNamara Alumni Center, West Committee Room

Committee Members
Steven Hunter, Chair
Clyde Allen
Anthony Baraga
Dallas Bohnsack
Venora Hung
Dean Johnson

Student Representatives
Chelsey Doepner
Lauren Snively

A G E N D A

   A. Recreation Center Expansion Project, Twin Cities Campus

   A. Oak Street Parking Ramp Bike Center, Twin Cities Campus

3. Facilities Condition Assessment Update - K. O’Brien/M. Berthelsen/S. Schuller (p. 16)

4. Issues Related to: City of Rochester Downtown Master Plan - K. O’Brien/S. Lehmkuhle (pp. 17-18)

5. Committee 2010-11 Workplan - S. Hunter/K. O’Brien (pp. 19-21)


7. Information Items - K. O’Brien (pp. 23-33)
Facilities Committee

September 9, 2010

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:

• University Recreation Center Expansion, located on the Twin Cities Campus

Outline of Key Points/Policy Issues:

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

The URC opened in March 1993. Participation figures for students, faculty and staff increased dramatically. Not only providing a venue for physical activity, the URC quickly became a popular site for gathering and social interaction for the University community. However, the one dominant complaint about the new facility was that it was too small and too often overcrowded. The primary reason for this situation was that the state legislative funding for the URC was cut almost in half (student fees and University funds were also part of the financial package). As a consequence, space needed to be significantly reduced. In other words, the recreation center was too small to meet anticipated needs when it opened. Since that time, the demand and popularity for the facility has only increased. Surveys continue to indicate students’ frustration over the crowded conditions and lack of available space and equipment.

The benefits and contributions of recreational sports facilities and programs in higher education are becoming more documented and recognized across the country. They play, and will continue to play, a significant role in attracting and keeping outstanding students, faculty, and staff. These facilities and programs will continue to greatly enhance the campus experience and contribute to individual development at institutions like the University of Minnesota. However, the tools need to be available to fulfill that role. The current University Recreation Center is not capable of providing all that is wanted and expected of the campus community. In fact, the limitations of the current space at times can work cross-purpose to
that goal. This proposed addition will be an enormous step toward attaining that level of recreational sports experience and opportunity that the U of M students, staff, and faculty desire and deserve.

**Background Information:**

March 2010: The Board of Regents approved an amendment to the 2010 Capital Budget authorizing the project team to expend funds to complete the Schematic Design of the University Recreation Center Expansion.

June 2010: The Board of Regents approved the Fiscal 2011 Capital Budget that included the University Recreation Center Expansion project.

**President's Recommendation for Action:**

The President recommends approval of Schematic Design plans for the University recreation Center Expansion project and of the appropriate administrative officers proceeding with the authorization of contracts for the development of Design Development and Construction Documents.
University Recreation Center Expansion
Minneapolis Campus
Project No. 01-169-08-1295

1. Basis for Request:

The University Recreation Center (URC) not only provides a venue for physical activity, the facility has also become a popular site for gathering and social interaction for the University community. Opened in March 1993 with a reduced capacity due to legislative cuts, facility use by students, faculty and staff has increased dramatically.

Besides providing exercise and social interaction, participation in recreational sports provides the type of student involvement that is beneficial to educational outcomes and overall campus experience. Research has shown that this involvement results in higher GPA’s, higher retention and graduation rates, a higher level of social integration, and a greater sense of affiliation with the institution, both while attending school and afterwards. Studies have also shown that student involvement reduces stress, helps build character and community, improves management and leadership skills, enhances diversity (recent surveys of students of color on the Twin Cities Campus showed a 76% participation rate in recreational sports), and improves overall well-being.

Recreational sports provide the opportunity to develop healthier, more productive lifestyles that will carry on long after graduation. These same opportunities are available to staff and faculty, and improve the health and well-being of employees, reduce sick time, and increase productivity.

The benefits and contributions of recreational sports facilities and programs in higher education are documented and recognized across the country. They play a significant role in attracting and retaining outstanding students, faculty, and staff. Recognizing the role these facilities play in student life, our peer institutions have made significant investments in their facilities in recent years. These facilities and programs will continue to greatly enhance the campus experience and contribute to individual development at institutions like the University of Minnesota.

The current University Recreation Center is not capable of providing all that is expected of the campus community. This proposed addition will be an enormous step toward attaining that level of recreational sports experience and opportunity that the U of M students, staff, and faculty desire and deserve.

2. Scope of Project:

The URC expansion includes a 148,000 Gross Square Feet, four-level addition to the existing south side of the University Recreation Center. The program for the expansion of the Sports and Recreation Center on the University Minnesota main campus consists of the
following components: a two-court gymnasium, fitness and weights area, seven multi-
purpose rooms, outdoor recreation center with a climbing wall, locker rooms, jogging track,
offices and miscellaneous spaces. The entry of the building also has a café with an
associated serve-and-prep area, public toilets and a social lounge.

Sustainability and the prudent use of resources are central to the project. The use of natural
light and natural ventilation will be explored in order to reduce energy consumption and to
provide a more pleasant environment for the students. Preliminary calculations indicate that
a displacement air ventilation system combined with natural ventilation could save a
significant amount of energy. Sustainable systems, such as use of the solar energy, double
glazing of the south wall and green roofs will be explored as well.

Proposed heating ventilation and air conditioning systems are basic systems selected to
facilitate maintenance and to minimize energy consumption while providing excellent
occupant comfort. Larger size central equipment is proposed to centralize maintenance, to
maximize usable space in the building and to reduce construction cost. The heating source
will be high pressure steam routed from the campus central plant and distribution system.
The cooling source will be chilled water routed from the East Bank central plant and
distribution system.

The new Recreational Center will receive its power from existing medium voltage
switchgear.

3. Master Plan:

This project is in compliance with the University of Minnesota Twin Cities Campus Mater
Plan: 2009. According to the plan the project is located on a site identified for near-term
development (within a 10-year horizon.)

4. Environmental Issues:

An Environmental Site Assessment has been conducted by the Department of
Environmental Health and Safety. No environmental issues were discovered during this
evaluation. Any environmental issues discovered during construction of the project will be
addressed as a part of the project.

5. Cost Estimate:

Capital Budget Previously Requested
Cost for Pre-Design and Schematic Design:

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
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<tbody>
<tr>
<td>Pre-Design Costs</td>
<td>$560,000</td>
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<tr>
<td>Schematic Design</td>
<td>$1,200,000</td>
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<tr>
<td>Total Advance Spending</td>
<td>$1,760,000</td>
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</tbody>
</table>

Total Project Cost Estimate/Budget Amendment:
Previously Requested – Schematic Design ($1,760,000)
Construction Cost 45,723,000
Non Construction Cost 13,877,000
Total Project Cost 57,840,000

**Anticipated Total Project Final Cost:**
- Construction Cost 45,723,000
- Non Construction Cost 15,637,000
- Total Project Cost 59,600,000

6. **Capital Funding Total Project:**

- **Capital Funding for Pre-Design and Schematic Design Previously Funded:**
  - College of Education & Human Development $25,000
  - Student Affairs Administration 100,000
  - Recreational Sports: Departmental & Capital Enhancement Fee 1,480,000
  - Office of Budget & Finance General Contingency 155,000
  - Total Funding for Pre-design & Schematic Plans 1,760,000

- **Capital Funding for Capital Budget Amendment:**
  - University Debt – Supported by Capital Enhancement Fee $57,840,000

  **Total Project Capital Funding $59,600,000**

7. **Capital Budget Approvals:**

This Capital Budget Amendment establishes the final anticipated capital budget for this project. The full University Recreational Center Expansion project was included in the Fiscal 2011 Capital Budget.

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

Additional annual operating and maintenance cost, including custodial, utilities and maintenance, paid by the Recreational Sports Department, are estimated to be $1,332,000.

9. **Time Schedule:**

- Complete Schematic Design Summer 2010
- Complete Design Development Fall 2010
- Establish Construction Guaranteed Maximum Price Winter 2011
- Begin construction Spring 2011
- Complete construction Spring 2013

10. **Architect / Construction Manager:**

- **Architect:** Studio 5 Architects, Minneapolis with Cannon Design, Chicago
- **Construction Manger at Risk:** JE Dunn Construction
11. Recommendation:

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

[Signature] 8/27/10
Richard Pfutzenreuter, Vice President and Chief Financial Officer

[Signature] 8/29/10
E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost

[Signature] 8/27/10
Kathleen O’Brien, Vice President for University Services
RECREATIONAL SPORTS ADDITION
Facilities Committee  September 8, 2010

Agenda Item:  Capital Budget Amendment

☐ review  ☐ review/action  ☑ action  ☐ discussion

Presenters:  Vice President Kathleen O’Brien
Bob Baker, Executive Director of Parking and Transportation Services

Purpose:

☐ policy  ☐ background/context  ☑ oversight  ☐ strategic positioning

In accordance with Board of Regents Policy: Reservation and Delegation of Authority, review and act on the following capital budget amendment:

1. Amend the Fiscal Year 2011 Capital Budget by $777,000 to fund design and construction of the Oak Street Ramp - Bike Center located on the Twin Cities Campus.

Outline of Key Points/Policy Issues:

**Oak Street Ramp - Bike Center**

Refer to the attached project data sheet for this project.

The University’s Twin Cities Campus is home to more than 5,000 bicycles. Areas around campus have the highest bicycle usage of anywhere in the Twin Cities. The Oak Street Bike Center and Radio Frequency Identification (RFID) Computer Validation System project will serve the entire Twin Cities Campus bicycle community and will continue to promote alternative transportation on campus. The development of the Bike Center is the result of the University’s receipt of a Federal Development of Transportation - Non-Motorized Transportation Pilot program (NTP) grant in the amount of $559,000 for this project.

Improving bicycle transportation on campus supports the Board of Regents policy: **Sustainability and Energy Efficiency** by promoting energy conservation, reducing carbon emissions, reducing traffic congestion, and encouraging health life choices.

This project also implements the Twin Cities Campus Master Plan. The Master Plan highlights the need for bicycles as a vital mode of transportation to and on campus and identifies services facilities as a means of supporting bicycle transportation.

Background Information:

**Oak Street Ramp - Bike Center**

The capital budget amendment is requested for review/action at this time to help ensure the project is substantially completed and open for use this Spring 2011 semester. The Board of Regents reviewed this transaction in May, 2010, when the committee referred the project to staff for further information.
President's Recommendation for Action:

The President recommends approval of the following Capital Budget Amendments:

Amend the Fiscal Year 2011 Capital Budget by $777,000 to fund design and construction of the Oak Street Ramp - Bike Center located on the Twin Cities Campus.
1. Basis for Request:

The University’s Twin Cities Campus is home to more than 5,000 bicycles every day. Bicycling is one of the primary modes of transportation to and on campus, with 12% of students and 6% of faculty and staff commuting via bicycle. Areas around campus have the highest bike usage of anywhere in the Twin Cities. The Oak Street Bike Center and Radio Frequency Identification (RFID) Commuter Validation System project will serve the entire Twin Cities Campus bike community and will continue to support alternative modes of transportation on campus. The development of the Bike Center is the result of the University’s receipt of a Federal Department of Transportation Non–Motorized Transportation Pilot Program (NTP) grant in the amount of $559,000 for this project.

The Bike Center will provide a range of centralized services for the campus community, including bicycle repair, retail sales of bike-related products, lockers, bathrooms with showers, a computer information kiosk, meeting area, and secured bike storage for approximately 250 bicycles.

The Oak Street Ramp is an ideal location for a full-service Bike Center for the following reasons:

- Close proximity to the Stadium Village Central Corridor Light Rail Station
- Adjacency to the “Super Block,” which provides residential housing for nearly 3,000 students.
- Located two blocks away from the University of Minnesota Medical Center and Clinics, where several thousand University employees work.

Improving bicycle transportation on campus supports the Board of Regents Sustainability and Energy Efficiency Policy by promoting energy conservation, reducing carbon emissions, reducing traffic congestion, and encouraging healthy life choices.

The RFID validation system will be used to support interdisciplinary research by Civil Engineering, Geography, the Medical School, and the Humphrey Institute, and will enable the University to better quantify bicycle commuter use and benefits. Electronic RFID tags will be placed on participating commuter bicycles to identify the number of trips and the location of such trips.

This capital budget amendment is being requested to ensure construction on the project can be completed by Spring 2011, to ensure the University’s ability to retain the Federal grant.

2011-2015 Capital Plan Metrics

Ensure student success by:

- Creating facilities that are directly related to recruiting, educating, supporting, and graduating students
- Creating facilities that uniquely enhance student satisfaction

Protecting public assets and investment by:
• Implementing campus master plans and advancing the University’s sustainability
• Prioritizing projects that decrease the amount of space and optimizing the use of existing space
• Making infrastructure investments that advance environmental stewardship

Recognize current extraordinary financial realities by:
• Honoring projects that have an identified source of revenue
• Leveraging state capital funding opportunities in conjunction with University resources to complete critical projects that serve to improve infrastructure and benefit common good

2. Scope of Project:

The Bike Center is located in the existing decommissioned transit waiting area of the Oak Street Parking Ramp at 401 Oak Street SE on the University’s Twin Cities East Bank Campus. The renovation of this now unused space will include updated mechanical systems and abatement of lead and asbestos, which will serve the University into the future. The 1,800 square foot Bike Center will include:

• Bike repair facility
• Retail space
• Lockers
• Bathrooms, including showers
• Meeting area

In addition, a 2,800 square foot secured bike storage area in the Oak Street Parking Ramp will be available for up to 250 bicycles, with potential expansion space for an additional 245 bicycles.

The Bike Center will be operated by Hub Bike Co-op. This organization was selected through a competitive RFP process.

3. Master Plan or Precinct/District Plan:

The project implements an important component of the University of Minnesota Twin Cities Campus Master Plan. The Master Plan highlights the need for bicycles as a vital mode of transportation to and on campus and identifies service facilities as a means of supporting bicycle transportation:

“Bicycle Support Facilities: The ability to safely store or park a bicycle and related gear will directly affect the bike commuting population. Co-locating bike storage and service facilities with transit stations and parking facilities saves resources and offers campus commuters improved transportation alternative. The supply of bike lockers and bike racks should reflect overall campus travel patterns and demand. Location decisions will be based on available space and the extent that these environments are safe, visible, well-lit and weather protected.”
4. Environmental Issues:

The known environmental contaminates are asbestos in the structural steel fire proofing and pipe insulation. Asbestos will be abated by a licensed abatement contractor. Lead will be addressed by the renovation contractor, with air monitoring and testing provided by the U of M Hazardous Material Department. Abatement of hazardous material is part of the project budget.

5. Cost Estimate:

<table>
<thead>
<tr>
<th>Item</th>
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<td>General Construction</td>
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<td>Mechanical systems and abatement</td>
<td>$155,000</td>
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<td>A &amp; E/project management</td>
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<tr>
<td>Radio Frequency Identification</td>
<td>$100,000</td>
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<tr>
<td>Contingencies</td>
<td>$81,000</td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$777,000</strong></td>
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6. Capital Funding:

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tr>
<td>Minnesota Department of Transportation/Federal Department of Transportation, Non–Motorized Transportation Pilot Program</td>
<td>$559,000</td>
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<tr>
<td>Parking and Transportation Services</td>
<td>$218,000</td>
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<tr>
<td><strong>Total Project Funding</strong></td>
<td><strong>$777,000</strong></td>
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7. Capital Budget Approvals:

This project was not included in the FY 2011 Capital Budget as the Department of Parking Transportation Services brought the capital budget amendment to the Board of Regents in May 2010 and it was referred back to staff for additional information.

8. Annual Operating and Maintenance Cost and Source Revenue:

Parking and Transportation Services will be providing the annual maintenance and operating costs and has estimated the costs as approximately $12,000 annually.

9. Time Schedule: (Additional milestones may be added or substituted if appropriate.)

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
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<tbody>
<tr>
<td>Complete Design</td>
<td>Spring 2010</td>
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<tr>
<td>Begin construction</td>
<td>Fall 2010</td>
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<tr>
<td>Complete construction</td>
<td>Winter 2011</td>
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10. Architect:

Carlson Frank Architects, LLC

The project delivery method will be Design – Bid – Build as required by the Federal Highway Administration.
11. Recommendation:

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

Richard Pfunzenreuter, Vice President and Chief Financial Officer

Kathleen O'Brien, Vice President for University Services
OAK STREET RAMP

UNIVERSITY OF MINNESOTA
TWIN CITIES CAMPUS
Facilities Committee  September 8, 2010

Agenda Item:  Facilities Condition Assessment Update

☐ review  ☐ review/action  ☐ action  ☑ discussion

Presenters:  [Vice President Kathleen O’Brien]
Associate Vice President Mike Berthelsen
Sean Schuller, Assistant Director, Facilities Management

Purpose:

☐ policy  ☑ background/context  ☐ oversight  ☐ strategic positioning

To review the Facilities Condition Assessment (FCA) and discuss the use of the information provided by the FCA as a capital and financial planning tool.

Outline of Key Points/Policy Issues:

The Facilities Condition Assessment is a comprehensive evaluation of the condition of the University of Minnesota's campus facilities and infrastructure portfolio.

Because owning and operating the University's physical plant is critical to supporting the University's mission of teaching, research, and outreach, the University has instituted the FCA to:

- Move the facilities condition assessment from a depreciation model to an inspection-based process.
- Create a central repository of facilities needs information.
- Provide the University with a tool for master planning, facilities programming and capital planning, and financial planning and budget forecasting.
- Improve processes, which will assist the administration and the Board of Regents with their stewardship responsibilities for the University's physical assets.

The presentation will include an update on the FCA program, a review of recent investments to address facilities needs, and a review of next steps.

Background Information:

The FCA has been discussed annually with the Board of Regents Facilities Committee since 2003.

Reviewing the FCA provides a framework for the upcoming review of the Six Year Capital Plan.
Facilities Committee  

September 8, 2010

Agenda Item: Issues Related to: City of Rochester Downtown Master Plan

☑ review  ☐ review/action  ☐ action  ☐ discussion

Presenters: Vice President Kathleen O’Brien  
Chancellor Stephen Lehmkuhle

Purpose:

☐ policy  ☒ background/context  ☐ oversight  ☐ strategic positioning

The Rochester Downtown Master Plan is a collaborative effort by University of Minnesota Rochester (UMR), Mayo Clinic, City of Rochester, Rochester Downtown Alliance and Rochester Area Foundation to establish a 20 year plan for growth, development and investment in Rochester’s downtown core. The plan is designed to accommodate the growth requirements of a permanent UMR campus, Mayo Clinic’s growth expectations and the needs and requirements of the community and visitors to the community.

Outline of Key Points/Policy Issues:

A key recommendation of the 2009 Campus Master Plan for the University of Minnesota Rochester was to work collaboratively to develop a comprehensive downtown master plan that takes into consideration the needs and requirements of UMR, Mayo Clinic and other industries, business and services that reside or may reside in the downtown core. The recently completed Rochester Downtown Master Plan fulfills the recommendation and supports the development of a campus on the preferred campus site and will allow for other business and industries, necessary to support future campus growth, to develop adjacent to the site.

The completed plan incorporates the needs and requirements for business, industry, retail, housing, public space, transportation and education in the downtown corridor. Plan objectives included improved connectivity between downtown and neighborhoods, looking at balancing transportation options and determining sustainable levels of development. Some core design principles considered in the outcome were for a reduced reliance on the automobile, pedestrian friendly streets, connections between UMR, Mayo Clinic and the business core.

Plan recommendations focused on existing resources and enhancement of those resources categorized in four distinct downtown districts. UMR plays a key role in two of these districts. The first, Main Street, is the focal area for the development of restaurants, retail and services to serve students, employees and visitors in a vibrant street-level environment. This district surrounds the area located along First Avenue southwest. UMR’s preferred campus is the terminus of the development on the south end of First Avenue. The campus also plays the role as an entry or transition for the Main Street environment to the large public green spaces locate in Soldiers Field Park on the western edge of the preferred campus site.
The Research and Education district also includes the UMR preferred campus site. The focus of this area is for the development of larger mass structures dedicated for research and educational purposes and partnerships. Though larger, single use structures reside in this area, it is located less than two blocks from the Main Street area and it incorporates green spaces, pocket parks, and avenues double-lined with trees to provide a welcoming and open continuation of green space towards the downtown core.

Other districts include the Arts and Culture district and the Medical Core. Both districts are connected to the preferred campus site through redesigned pedestrian or bike friendly streetscapes or through bike and walking paths along the river front. Both districts will be growing south as they develop and will be within two to three blocks of the UMR campus.

Housing and transportation are two key components of downtown and campus development. Provisions for multi-use structures (including housing) and greater connectivity to core downtown neighborhoods will provide access to housing that can be used for student residences. As with any urban area, traffic congestion will continue to build as Mayo Clinic, UMR and more residents and visitors look to downtown for services. Though Rochester is still a small community, the consultants believe that the time is now to restructure existing bus services and to initiate the investment in a permanent, dedicated mass transit street car system that would include future service to the preferred UMR campus.

With the momentum of this report plans are on-going to organize interim advisory committees to insure that efforts are focused in the right directions and decisions are being made to realize the downtown vision. The University of Minnesota and UMR are participants on these committees and advisories. In the coming months this report will be reviewed and acted upon by the Rochester City Council and changes to codes and zoning will be evaluated in the near future. Physical changes will be begin next spring as planned construction in the downtown area will be adjusted to fit the vision.

**Background Information:**

In February 2009, the Board of Regents reviewed and approved the Campus Master Plan for the Rochester coordinate campus. The UMR Campus Master Plan highlighted a number of items key to the positioning and success of a future campus in Rochester. Some items related to the physical location and types of developments and partnerships that would be required to allow for campus growth in a unique and cost effective means. Many of the recommendations are being actively pursued including the selection of a preferred site within the specified distance from the core medical district, development of partnerships for housing, recreational and other services required for students, faculty and staff.

Integrating a new campus into an established community was a core principle of the plan. Due to the importance and challenges of developing in a downtown setting, the Campus Master Plan recommended that UMR work collaboratively towards the development of a comprehensive downtown master plan. This downtown plan must assure that the campus would grow in concert with the community and that the community and civil codes would allow the development of the auxiliary and ancillary services to support the campus and encourage businesses and investment to grow, adjacent or close to the campus.
Facilities Committee

Agenda Item: Committee 2010-11 Workplan

☐ review  ☐ review/action  ☐ action  ☑ discussion

Presenters: Regent Steven Hunter
              Vice President Kathleen O'Brien

Purpose:

☐ policy  ☐ background/context  ☑ oversight  ☐ strategic positioning

According to Board of Regents Policy: Board Operations and Agenda Guidelines, Section II, Subdivision 7: Workplans, “Each year the Board and its committees develop workplans with the advice of the president or delegate.”

This discussion is intended to focus on major issues the committee may wish to address in FY 2010-2011.

Outline of Key Points/Policy Issues:

The Facilities Committee oversees the University’s physical assets (e.g., land, buildings, infrastructure, and equipment). This committee considers the general adequacy, condition, and use of existing facilities; oversees policy related to physical planning, reviews renewal, replacement, and new construction decisions; and recommends the financing of capital projects.

Specifically, this committee recommends:
  o capital budget amendments;
  o schematic plans;
  o real estate transactions;
  o disposition of historic resources; and
  o district and campus master plans

This committee also:
  o reviews semi-annual capital improvement reports; and
  o receives miscellaneous facilities management reports and notification of significant issues

Background Information:

The Facilities Committee had a preliminary discussion of its work plan at its July 2010 meeting.
The Facilities Committee oversees the University’s physical assets (e.g., land, buildings, infrastructure, and equipment). This committee considers the general adequacy, condition, and use of existing facilities; oversees policy related to physical planning, utilities and energy management; reviews renewal, replacement, and new construction decisions; and recommends the financing of capital projects.

Specifically, this committee recommends:
- capital budget amendments;
- schematic plans;
- real estate transactions;
- disposition of historic resources; and
- district and campus master plans.

The following issues will be considered by the committee in addition to the normal business items:

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<th>Facilities-related Agenda Items for the Full Board</th>
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<td>• Tour of Science Teaching &amp; Student Services</td>
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<td>• City of Rochester Downtown Master Plan</td>
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<td>October</td>
<td><strong>No Facilities Committee meeting</strong></td>
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<tr>
<td>November</td>
<td>• Report on Sustainability and Energy Efficiency Policy and University Sustainability Goals</td>
<td>• Six-Year Capital Improvement Plan: 2011-2016 (Review)</td>
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<td>• University Services response to financial challenges – Strategic Business Planning</td>
<td>• Capital Plan Alignment with Academic Priorities</td>
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<td>• [Potential Bonding Bill 2011 Legislative Session (Review)]</td>
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<tr>
<td>December</td>
<td>• Capital Planning and Project Management Semi-Annual Project Report</td>
<td>• Six-Year Capital Improvement Plan: 2011-2016 (Action)</td>
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<td></td>
<td>• Space Utilization</td>
<td>• [Potential Bonding Bill 2011 Legislative Session (Action)]</td>
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<tr>
<td>January</td>
<td><strong>No Facilities Committee meeting</strong></td>
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<tr>
<td>February</td>
<td>• Utilities and Energy Management annual report</td>
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<td></td>
<td>• Biosciences Discover District / Medical Biosciences Facilities update</td>
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### Board of Regents Facilities Committee
#### 2010-11 Work Plan

<table>
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<th>Facilities Committee Agenda Items</th>
<th>Facilities-related Agenda Items for the Full Board</th>
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<tbody>
<tr>
<td>March</td>
<td>• Public Safety Plans and Operations</td>
<td>• President’s Recommended FY 2012 Annual Capital Budget (Review)</td>
</tr>
<tr>
<td>April</td>
<td>* No Facilities Committee meeting? *</td>
<td>• President’s Recommended FY 2012 Annual Capital Budget (Action)</td>
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<tr>
<td>May</td>
<td>• Issues related to Annual Capital Budget</td>
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<tr>
<td>June</td>
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**Additional Items for consideration by Facilities Committee:**
- **Policy Review:**
  - Campus Health and Safety
  - Campus and Facility Usage
  - Sustainability and Energy Efficiency

**Additional items for consideration by the Board:**
- University Neighborhood Alliance
- Central Corridor Light Rail Transit updates and potential action on agreement with the Met Council
Facilities Committee

September 8, 2010

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 agenda items for the September 2010 Facilities Committee meeting.

Outline of Key Points/Policy Issues:

Background Information:
Facilities Committee

September 8, 2010

Agenda Item: Information Items

☐ review  ☐ review/action  ☐ action  ☒ discussion

Presenters: Vice President Kathleen O’Brien

Purpose:

☐ policy  ☒ background/context  ☐ oversight  ☐ strategic positioning

To update the Board of Regents regarding the following information items:

A. Emergency approval of a lease for hotel guest rooms for UMD Student Housing at the Edgewater Express, Duluth, August 31 through December 23, 2010 (Duluth Campus)

B. Mayo Garage Renovation – Nuclear Magnetic Resonance (NMR) Facility Relocation, Minneapolis (Twin Cities Campus)

Outline of Key Points/Policy Issues:

Lease for Hotel Guest Rooms for UMD Student Housing at the Edgewater Express, Duluth, August 31 through December 23, 2010 (Duluth Campus)

Emergency Approval on August 5, 2010 of a lease for hotel guest rooms for UMD Student Housing at Edgewater Express, Duluth, August 31 - December 23, 2010 (Duluth Campus)

In accordance with the Board of Regents Policy: Board Operations and Agenda Guidelines, the President requested emergency action for the approval of the lease for hotel guest rooms for UMD student housing at the Edgewater Express for fall semester, 2010. The emergency approval was requested in order to execute the lease and begin use of the guest rooms on August 31, 2010.

Refer to attached documentation.

Mayo Garage Renovation – Nuclear Magnetic Resonance (NMR) Facility Relocation, Twin Cities Campus, Minneapolis

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, the proposed Capital Budget Amendment for this project will be presented for Review/Action at the November Facilities Committee.
A request will be made for funds to renovate and relocate the Department of Biochemistry, Molecular Biology and Biophysics NMR facility from the first floor of NHH to a remodeled Mayo Parking Garage. The primary motivation for such relocation is the operational continuity of the NRM facility and its research during the Central Corridor Light Rail Transit construction and operation.

The attached Project Data Sheet addresses the basis for the request, project scope, pre-design cost estimate, and schedule. A final cost estimate will be presented at the November Board of Regents meetings. A map locating the project on the campus is also attached.

The Nuclear Magnetic Resonance (NMR) facility in the Department of Biochemistry, Molecular Biology and Biophysics is a facility whose goal is to make state-of-the-art instrumental resources available to researchers, providing a venue for them to pursue their projects and develop their experience in NMR methods. The resident expertise in the facility is available to facilitate NMR efforts and contribute to the scientific research efforts of users in the development of strategies for data collection and analysis. The application of NMR to structural biology employs some of the most complex and expensive instruments used in biological research.

The Nils Hasselmo Hall NMR facility supports $110 million in grant funding from 160 researchers across 22 University departments as well as undergraduate and graduate teaching and workshops. The cutting edge research conducted in this facility has advanced discoveries and treatments in the areas of cancer, AIDS, heart disease, muscular dystrophy, paralysis, diabetes, stroke, infectious disease, bone disease, and Alzheimer's. The facility also supports activities from the region through workshops/laboratory courses for graduate and undergraduate students, industry service samples, and consulting to smaller institutions especially in Duluth, Oklahoma, and Iowa.

**Background Information:**

Information items are intended to provide the Board of Regents with information needed for them to provide their oversight responsibilities.
August 5, 2010

MEMORANDUM

To: President Robert Bruininks
From: Jon Steadland, Assistant to the Executive Director
Re: Emergency Approval

By email on August 5, 2010, Chair Allen, Vice Chair Cohen, and Facilities Committee Chair Hunter each reviewed and approved the request from you for emergency approval of the following real estate transaction (as described in the attached letter):

- Lease of hotel guest rooms for UMD Student Housing at Edgewater Express, Duluth, August 31 – December 23, 2010 (Duluth campus).

I understand that this information will be reported to the Board of Regents at the September 2010 meetings, as required by Board Policy.

c: Kathleen O’Brien, Vice President
   Kathryn Brown, Vice President
   Ann Cieslak, Executive Director
August 3, 2010

The Honorable Clyde Allen
The Honorable Linda Cohen
The Honorable Steven Hunter

Dear Members of the Board:

The Board of Regents’ Board Operations and Agenda Guidelines allow for an emergency procedure if an emergency situation exists as defined in the Guidelines. Specifically, in Section II, Subd. 10, the policy reads as follows:

Upon the recommendation of the president, the Board chair, vice chair, and the respective committee chair may act on behalf of the Board when delay for Board approval poses a significant health, safety, or financial risk to the University. Any such emergency approvals will be brought to the next meeting of the Board, consistent with Board policy.

I am recommending use of this emergency process for Board approval of the following item, to prevent delay that could pose a financial risk to the institution:

Real Estate Transaction – Review/Action:

A. Lease of Hotel Guest Rooms for UMD Student Housing at Edgewater Express, Duluth, August 31 – December 23, 2010 (Duluth Campus)

Upon Board approval of this real estate transaction, the University will be able to sign the lease for the use of guest rooms at the Edgewater Express for UMD student housing, and begin use of those rooms on August 31, 2010.

Thank you for your attention to this request. Additional information regarding this item is enclosed.

Sincerely,

Robert H. Bruininks
President

Enclosures

cc: Ann Cieslak, Executive Director, Board of Regents
Richard H. Pfutzenreuter, III, Vice President and CFO
Kathleen O’Brien, Vice President, University Services
Susan Carlson Weinberg, Director of Real Estate
LEASE FOR HOTEL GUEST ROOMS
FOR UMD STUDENT HOUSING
AT THE EDGEWATER EXPRESS, DULUTH,
AUGUST 31 THROUGH DECEMBER 23, 2010
(DULUTH CAMPUS)

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute a lease with ZMC Hotels, Inc. for the use of the Edgewater Express in Duluth for UMD student housing during the period of August 31 through December 23, 2010.

2. Description of Leased Premises

The premises will consist of:

Up to 3 guest rooms in the Edgewater Express (Hotel) located at 2211 London Road, Duluth; August 31 through September 1, 2010;

Up to 64 guests rooms in the Hotel, September 2 through December 23, 2010;

Mesabi Range Lounge for a student study area, the pool, laundry rooms, fitness center, the parking lot adjacent to the Hotel and shared use of the parking lot across 23rd Avenue from the Hotel, during the period of August 31 through December 23, 2010; and

Lake Superior Conference Room for a student informational meeting, September 2, 2010, 8:00 pm to 10:00 pm.

3. Basis for Request

UMD’s first-year student enrollment for the 2010-2011 academic year is projected at 2,300 students, an increase of 182 students compared to 2009-2010. Housing contract cancellations for Fall Semester 2010 are 100 fewer than anticipated based on cancellations for previous Fall Semesters at UMD. This necessitates additional short-term student housing space for Fall Semester 2010.

The lease of the Edgewater Express will allow UMD to house up to 122 students for Fall Semester 2010, plus 3 live-in Resident Advisors. UMD administration anticipates that all students assigned to the Edgewater Express will be reassigned to permanent on-campus housing spaces by the end of Fall Semester 2010.
4. **Details of Transaction**

The lease for the subject property will commence August 31, 2010 and continue through the end of Fall Semester 2010, December 23, 2010. The lease will provide for the University's use of up to 64 rooms (housing 122 students and 3 Resident Advisors) and other facilities at the Edgewater Express for Fall Semester 2010. The University can decrease the number of guest rooms to be used by the University with a notice of at least 48 hours, at a rental savings of $49 per room per day.

5. **Lease Costs**

The maximum amount of rent to be paid for the use of guest rooms and other facilities at the Edgewater Express will be $337,749 for Fall Semester 2010 (August 31 – December 23, 2010).

6. **Source of Funding**

The rental, staffing and residential life programming costs at the Edgewater Express will be funded by UMD student housing fees.

7. **Recommendations**

The above-described real estate transaction is appropriate:

Richard H. Pfuntenreuter III, Vice President and CFO

Kathryn A. Martin, Chancellor, University of Minnesota-Duluth

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.

Base Data: Real Estate Office
MNDNR, MNDOT
1. **Basis for Request:**

The Nuclear Magnetic Resonance (NMR) facility in the Department of Biochemistry, Molecular Biology and Biophysics is a facility whose goal is to make state-of-the-art instrumental resources available to researchers, providing a venue for them to pursue their projects and develop their experience in NMR methods. The resident expertise in the facility is available to facilitate NMR efforts and contribute to the scientific research efforts of users in the development of strategies for data collection and analysis. The application of NMR to structural biology employs some of the most complex and expensive instruments used in biological research.

The Nils Hasselmo Hall (NHH) NMR facility supports $110 million in grant funding from 160 researchers across 22 University departments as well as undergraduate and graduate teaching and workshops. The cutting edge research conducted in this facility has advanced discoveries and treatments in the areas of cancer, AIDS, heart disease, muscular dystrophy, paralysis, diabetes, stroke, infectious disease, bone disease, and Alzheimer’s. The facility also supports activities from the region through workshops/laboratory courses for graduate & undergraduate students, industry service samples, and consulting to smaller institutions especially in Duluth, Oklahoma, and Iowa.

A request is made for funds to renovate and relocate the University of Minnesota NMR facility from the first floor of NHH to a remodeled Mayo Parking Garage (MPG). The primary motivation for such relocation is the operational continuity of the NRM facility and its research during the CCLRT construction and operation.

The construction period involved with the LRT project will be May, 2011 through October, 2012. The close proximity of the Washington Avenue LRT project to the current facility (30'-50') makes using equipment in the facility essentially impossible due to excessive vibration during construction. Indeed, the NMR manufacturers indicate that acceptable limits can be achieved if the facility is located in excess of 300 feet from the LRT line. Within the NMR facility in NHH, experiments run 24 hours per day for sometimes more than 7 straight days, such that “working around the construction” is not a viable option.

In addition to vibration, electromagnetic interference (EMI) as the result of LRT is a great concern to University. Our preliminary research indicates the expected EMI levels caused by the LRT at the existing location in NHH will exceed the acceptable levels required for use of the magnets. The instruments in NHH cannot be quickly relocated if the measures fail or be down while the problems are worked on. On average, it takes 6 months to relocate a single magnet into a space that is already constructed for this purpose.

Expansion space: The current NMR facility in NHH, which is at capacity, houses seven magnets used for solution and solid-state NMR experiments. The space allocated to the facility is limited vertically by the proposed LRT system and bedrock below. Expansion laterally suffers from the same vibration and EMI forces noted previously. New larger
Technology magnets require higher vertical access (20+ feet) than is currently not available in the facility. Moreover, the current footprint of the NHH facility is at maximum density. As such, the current facility cannot add new technology without eliminating machines. Newer machines cannot be installed due to height restrictions.

New technology acquisition: U of MN NMR specialists are currently traveling to Florida, Georgia and Wisconsin to use the most up-to-date magnets capable of making measurements on larger complexes and assemblies. The current NHH facility makes it impossible to acquire such magnets and therefore drives productive faculty elsewhere for data collection and analysis.

Research Animal Resources (RAR)

The Research Animal Resources (RAR) program to provide animal care, veterinary medical care, and associated services has grown significantly since the original construction of RAR space within the Mayo Garage in 1978. The lower level garage location for the receiving dock provides security and direct internal access to facilities throughout the AHC Complex. The renovation of the Mayo Garage to a NMR facility will necessitate the redesign of the receiving dock area.

Department of Environmental Health and Safety (DEHS)

The University of Minnesota’s Department of Environmental Health and Safety (DEHS) maintains three spaces in the Mayo Garage that are used to support research activities at the University, particularly the AHC Complex. The Mayo Garage is centrally located near the majority of DEHS clients and provides for easy access. The renovation of the Mayo Garage to a NMR facility will necessitate the redesign of the DEHS spaces to ensure that the research activities of the University are not disrupted.

2. Scope of Project:

The project consists of complete interior renovation of the current garage. The temporarily shored, structurally unsound upper parking deck will be removed. Construction will provide level floor surfaces and fully isolated (vibration) concrete slabs in the NMR lab.

Completely new building systems (Mechanical, Electrical, Life Safety, etc.) will be constructed to serve the repurposed building.

Improvements to the on-grade plaza have not been fully developed yet but will need to be fully constructed in the construction period of this project.

Summary of the space program:

The research lab will be planned for 12 NMR magnets: 6 magnets to be relocated from NHH; 2 new units have been identified for purchase; 4 future. Other spaces include Researcher Offices (8); Wet Lab (350 sf); Repair Room (250 sf); Data Room (150 sf); other support and storage rooms. Magnets will be hoisted into the lab through a new surface hatch at the plaza level. 13,500 – 16,000 sf program area, pending layout of magnets.

New Dock and receiving area; new drive lane and ramp to be constructed down to dock; 6,100 sf of program area.
3. **Master Plan:**

This project is in compliance with the University of Minnesota Twin Cities Campus Master Plan: 2009. According to the plan, this project is a renovation of an existing building on an established site within the Academic Health Center.

4. **Environmental Issues:**

The University has completed a hazardous material survey of the existing conditions in the building affected by this project. Hazardous material located within the garage is limited to pipe insulation. This material will be removed by the University prior to construction.

5. **Cost Estimate:**

The pre-design cost estimate was established at $13.4 million. Due to changes in scope after pre-design, the estimated range of this project is between $13.4 million and $20 million. The changes include potential EMI shielding, waterproofing of the Mayo Plaza, and purchase of additional magnets. Final scope and cost estimates will be finalized before the November Regents.

**Original Pre-Design Cost Estimate:**

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<th>Description</th>
<th>Amount</th>
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<tr>
<td>Construction Cost</td>
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<tr>
<td>Non Construction Cost</td>
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<tr>
<td>Total Project Cost</td>
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</table>

6. **Capital Funding:**

All financial issues with this project will be finalized before the November Regents meeting.

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

The estimated annual operating and maintenance cost is $150,000.

8. **Time Schedule:**

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<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Complete Design</td>
<td>November 2010</td>
</tr>
<tr>
<td>Establish Construction Guaranteed Maximum Price</td>
<td>October 2010</td>
</tr>
<tr>
<td>Begin construction</td>
<td>November 2010</td>
</tr>
<tr>
<td>Complete construction</td>
<td>August 2011</td>
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8. **Design Build Contractor/Architect, Engineers, Consultant Team**

<table>
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<tr>
<th>Role</th>
<th>Name</th>
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<tbody>
<tr>
<td>Design Build Contractor:</td>
<td>M.A. Mortenson, Minneapolis</td>
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<tr>
<td>Architect:</td>
<td>BWBR Architects, St. Paul</td>
</tr>
<tr>
<td>Mechanical/ Electrical Engineer:</td>
<td>MEP Associates, Rochester</td>
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<tr>
<td>Structural Engineer:</td>
<td>Ericksen Roed, St. Paul</td>
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Mayo Garage

Renovation - Nuclear Magnetic Resonance (NMR) Facility Relocation

University of Minnesota
Twin Cities Campus
Minneapolis, MN