UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Facilities Committee

Thursday, April 10, 2008

1:45 – 3:45 p.m.

600 McNamara Alumni Center, West Committee Room

Committee Members
David Metzen, Chair
Dallas Bohnsack, Vice Chair
Anthony Baraga
Maureen Cisneros
David Larson
Patricia Simmons

Student Representatives
Jim Irrgang
Nathan Olson

AGENDA

1. Real Estate Transactions - Action - K. O'Brien/S. Weinberg (pp. 2-8)
   A. Agreements for Use of University Facilities & Services for Walden
      Summer Residency Program, July 9-20, 2008, Twin Cities Campus
   B. Purchase of 523 Oak Street SE and 524 & 528 Ontario Street SE,
      Minneapolis, Twin Cities Campus

   M. Pharis  (pp. 9-17)
   A. Medical Bioscience Building Research Support Equipment, Twin Cities
      Campus
   B. Heller Hall Floors 9-12 Remodeling for Department of History, Twin
      Cities Campus

3. Schematic Plans - Review/Action - K. O'Brien/K. Martin/M. Perkins (pp. 18-21)
   A. Malosky Stadium Renovation, Duluth Campus

4. Resolution to Conduct an Environmental Review of Gravel Mining at UMore
   Park - Review/Action - C. Muscoplat/M. Rotenberg/C. Carlson (pp. 22-28)

5. Board of Regents Policy: Historical Preservation and Conservation of
   Buildings - Review - K. O'Brien (pp. 29-32)

6. Capital Planning & Project Management Semi-Annual Project Report -
   K. O'Brien/M. Perkins (pp. 33-51)

7. Consent Report - Review/Action - K. O'Brien (pp. 52-61)

8. Information Items - K. O'Brien (pp. 62-67)
Facilities Committee

Agenda Item: Real Estate Transactions

☐ review    ☐ review/action    ☒ action    ☐ discussion

Presenters: Vice President Kathleen O’Brien
Susan Carlson Weinberg, Director of Real Estate

Purpose:

☐ policy    ☐ background/context    ☒ oversight    ☐ strategic positioning

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

A. Agreements for the Use of University Facilities and Services for Walden Summer Session Residency Program, July 12-28, 2008 (Twin Cities Campus)

B. Purchase of 523 Oak Street SE and 524 and 528 Ontario Street SE, Minneapolis (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.”

President’s Recommendation for Action:

The President recommends approval of the following real estate transactions:

A. Purchase of 523 Oak Street SE and 524 and 528 Ontario Street SE, Minneapolis (Twin Cities Campus)

B. Agreements for the Use of University Facilities and Services for Walden Summer Session Residency Program, July 12-28, 2008 (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 Walden University, Inc. for its Summer Session Residency Program during the period of July 12 through 28, 2008.

2. **Description of Facilities and Services**

Lodging: Suite and single bed space for approximately 100 adults in Centennial Hall, 614 Delaware Street, SE; 750 adults in Middlebrook Hall, 412-22nd Avenue South; and 100 adults in Yudof Hall, 220 Delaware Street, SE, Minneapolis.


Food Services (Residential Dining): Centennial and Comstock Halls (breakfast), Middlebrook Hall (lunch); July 13 (breakfast and lunch) through July 28, 2008 (lunch).

3. **Basis for Request**

Last year, Walden University held its Summer Session Residency Program at the Twin Cities Campus. Prior to 2007, Walden University had held its summer seminars and workshops at Indiana University for 16 years, but outgrew the facilities. Walden University has requested the use of Twin Cities Campus facilities and services for a second summer for its workshops and seminars, scheduled during the period of July 12 through 28, 2008. Walden’s 2008 Summer Session Residency Program will require University lodging and services for approximately 1,200 adults from all over the world attending courses over the seventeen days of its 2008 summer programming.

4. **Fees**

Walden University, Inc. will pay an estimated $274,473 for lodging, $79,861 (which includes taxes) for food service; and $185,423 for use of Northop Auditorium and Plaza, Coffman Memorial Union, Ferguson Hall, Hubert H. Humphrey Center, Ted Mann Concert Hall, Mondale Law School, and numerous classrooms, for a total of $539,757 for its summer session during the period of July 12 through 28, 2008. In addition to the $539,757, Walden University will pay the costs of services
provided to Walden University by various other University units, such as Office of Information Technology, Parking and Transportation Services, UDS Catering, AV Technician, etc.

5. **Use of Funds Received by the University**

Housing and Residential Life will receive the payment for the lodging and registration facilities, estimated at $274,473. University Dining Services will receive the payment for the food services, estimated at $79,861. The other University facilities at which workshops and seminars will occur will receive payments estimated to total $185,423.

6. **Recommendations:**

The above-described real estate transaction is appropriate:

[Signature]

Richard H. Pfutzenreuter, III, Vice President for Finance and CFO

[Signature]

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

[Signature]

Kathleen O’Brien, Vice President for University Services
PURCHASE OF 523 OAK STREET SE AND 524 AND 528 ONTARIO STREET SE, MINNEAPOLIS (TWINS CITIES CAMPUS)

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the purchase of the property located at 523 Oak Street SE and 524 and 528 Ontario Street SE, Minneapolis, from Bryan Spille.

2. Location and Description of the Property

The property is located in the block south of the University’s Oak Street Parking Ramp, and consists of 0.356 acre (total) improved with a 2-1/2 story residence constructed in 1906 (523 Oak Street SE), 1-3/4 story residence constructed in 1900 (524 Ontario Street SE) and a 2-1/2 story residence constructed in 1905 (528 Ontario Street SE).

The legal descriptions of the property are:

523 Oak Street SE: Parts of Lots 7 and 10
524 Ontario Street SE: Parts of Lots 8 and 9
528 Ontario Street SE: Part of Lot 9

All in Block 11 of Baker’s Addition to St. Anthony, Hennepin County, Minnesota.

3. Basis for Request

The acquisition of this property provides an opportunity to serve a number of potential University needs in conjunction with future expansion of the Twin Cities-Minneapolis Campus. The subject property could be used in the short term for surface parking and/or a staging area for a construction project in the area.

The current buildings on the subject property have reached the end of their useful life. The University will demolish the buildings after its purchase of the property.

4. Details of Transaction

The University would pay $1.2 million in cash for the property. Closing would occur on or before June 30, 2008. The seller is Bryan Spille.
5. **Use of the Property**

No specific long-term use of the property has been determined. The University's Minneapolis-East Bank Campus is landlocked and additional land needed for expansion is very difficult and costly to acquire. This purchase is viewed as an opportunity purchase, providing land for University needs as they arise in the future. Existing buildings will be demolished after acquisition of the property. In the short term, the property could be used for surface parking and/or a staging area for a construction project in the area.

6. **Environmental**

The University will be contracting for a Phase I environmental assessment, to be completed prior to closing, to confirm the property is in acceptable environmental condition.

7. **Source of Funding**

The purchase of the property will be funded with University debt.

8. **Recommendations**

The above-described real estate transaction is appropriate:

Richard H. Pfitzenreuter III, Vice President for Finance and CFO

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

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 MetroGIS, MNDNR, MNDOT
Facilities Committee  
April 10, 2008

Agenda Item: Capital Budget Amendments

☐ review  ☐ review/action  ☒ action  ☐ discussion

Presenters:
Vice President Kathleen O’Brien
Senior Vice President Frank Cerra
Associate Vice President Michael Perkins
Associate Dean Mark Pharis

Purpose:

☐ policy  ☐ background/context  ☒ oversight  ☐ strategic positioning

In accordance with Board of Regents Policy: Reservation and Delegation of Authority, review the following Capital Budget Amendments:

• Amend the Fiscal Year 2008 Capital Budget by $2,000,000 to include funding for the purchase of research support equipment needed by the research programs to be housed in the new Medical Biosciences Building located on the Twin Cities, East Bank campus.

• Amend the Fiscal Year 2008 Capital Budget by $2,519,000 to include funding for the Department of History remodeling project in Heller Hall Floors 9-12 on the Twin Cities, West Bank campus.

Outline of Key Points/Policy Issues:

Medical Biosciences Building Research Support Equipment
The additional research support equipment is needed to fully equip the Bio-safety Level 3 Laboratories and spaces that support the Neurodegenerative Disease Group and the Neuromuscular Disease Group both with the Neuroscience Department and the Center for Memory Research and Care.

Heller Hall Floors 9-12 Remodeling for the Department of History
The Department of History has outgrown their current space in the Social Science Building. With the relocation of the Economics Department to the Hanson Hall this spring, the freed up space in Heller Hall provides an opportunity to provide the History Department with consolidated and space designed for their current program.

The attached project data sheets address the basis for request, the scope of work related to the amendment, cost estimate, funding, and project schedule.
Background Information:

Funding for the Medical Biosciences Building has been approved as follows:

- 2007 Capital Budget approved in June 2006 included $67,500,000 for the building and base infrastructure improvements.
- 2008 Capital Budget approved in June 2007 included $8,000,000 for enhancement for the infrastructure improvements.
- Capital Budget Amendment in September 2007 included $1,800,000 for Metropolitan Council sanitary sewer work (funded by the Metropolitan Council).

The schematic plans for the Medical Biosciences Building were approved in March 2007.

At the time the Fiscal Year 2008 Capital Budget was developed the Heller Hall project had not sufficiently develop to define the scope of work, cost estimate and funding plan. In order to begin construction this spring the capital budget amendment for this project is being requested at this time.

President's Recommendation for Action:

The President recommends approval of the following Fiscal Year 2008 Capital Budget Amendments:

- Amend the Fiscal Year 2008 Capital Budget by $2,000,000 to include funding for the purchase of research support equipment needed by the research programs to be housed in the new Medical Biosciences Building located on the Twin Cities, East Bank campus.

- Amend the Fiscal Year 2008 Capital Budget by $2,519,000 to include funding for the Department of History remodeling project in Heller Hall Floors 9-12 on the Twin Cities, West Bank campus.
1. **Basis for Request:**

The Medical Biosciences Building was designed to be flexible and adaptable in order to support a wide range of research activities, with the intent that occupants could be identified at a point most advantageous to the strategic planning of the Academic Health Center. The Academic Health Center has determined this building will house the following programs:

- The Center for Memory Research and Care
- The Neurodegenerative Disease Group within the Neuroscience Department
- The Neuromuscular Disease Group within the Neuroscience Department
- Bio-safety Level-3 Laboratories

The collaboration of these four programs will require additional research support equipment. This additional research support equipment is the reason for this capital budget amendment.

2. **Scope of Project:**

The Medical Biosciences Building is programmed to be approximately 114,723 gross square feet. It will be 5 occupied stories, plus 2 stories for a mechanical penthouse. The building will be located east of the existing Center for Magnetic Resonance Research and north of the new TCF Bank Stadium in the East Gateway District. The project also includes upgrades to and extensions of utility infrastructure providing service to the East Gateway District.

The program calls for wet laboratories and their associated laboratory support spaces such as cold rooms, tissue culture rooms, flow cytometry, and microscopy; offices for principal investigators and desk space for graduate student and post-doctoral fellows; bio-safety level 3 laboratory suites and supporting uses; building support space; and a University Dining Services Café.

The additional research equipment is needed to fully equip the bio-safety level 3 laboratories and spaces that support the Center for Memory Research and Care, the Neurodegenerative Disease Group and the Neuromuscular Disease Group.

3. **Environmental Issues:**

There are no environmental issues associated with this research support equipment amendment.

4. **Cost Estimate:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Approved Budget</th>
<th>Equipment Amendment</th>
<th>Revised Total</th>
</tr>
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<tbody>
<tr>
<td>Building</td>
<td>$57,865,000</td>
<td>$2,000,000</td>
<td>$59,865,000</td>
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<tr>
<td>Infrastructure</td>
<td>17,635,000</td>
<td></td>
<td>17,635,000</td>
</tr>
<tr>
<td>MCES</td>
<td>1,800,000</td>
<td></td>
<td>1,800,000</td>
</tr>
<tr>
<td>Total Project Cost</td>
<td>$77,300,000</td>
<td>$2,000,000</td>
<td>$79,300,000</td>
</tr>
</tbody>
</table>
5. **Capital Funding:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Approved Funding</th>
<th>Amendment Funding</th>
<th>Revised Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>State of Minnesota 2006 Bonding Appropriation:</td>
<td>$40,000,000</td>
<td></td>
<td>$40,000,000</td>
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<tr>
<td>Academic Health Center / Medical School:</td>
<td>370,000</td>
<td></td>
<td>370,000</td>
</tr>
<tr>
<td>University of Minnesota:</td>
<td>35,130,000</td>
<td>$2,000,000</td>
<td>37,130,000</td>
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<tr>
<td>Metropolitan Council Environmental Services:</td>
<td>1,800,000</td>
<td></td>
<td>1,800,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$77,300,000</td>
<td>$2,000,000</td>
<td>$79,300,000</td>
</tr>
</tbody>
</table>

6. **Capital Budget Approvals:**

- 2007 Capital Budget approved by the Board of Regents in June 2006 ($67,500,000 Building and Infrastructure)
- 2008 Capital Budget approved by the Board of Regents in June 2007 ($8,000,000 Infrastructure Upgrade)
- Capital Budget Amendment in September 2007 ($1,800,000 Metropolitan Council Environmental Services)
- The Capital Budget Amendment request in February 2008 ($2,000,000 Equipment)
- Schematic Plans were approved by the Board of Regents in March 2007

7. **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.

8. **Time schedule:**

- Complete Multiple Bid Packages: March 2007 – February 2008
- Begin Construction (Infrastructure): March 2007
- Begin Construction (Building): January 2008
- Substantial Completion: September 2009
- Occupancy: December 2009

9. **Architect / Infrastructure Engineer / Construction Manager at Risk:**

    Perkins+Will / Sebesta Blomberg / Kraus Anderson Construction

10. **Recommendation:**

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

[Signatures]

Richard Pfutzenreuter, Vice President and Chief Financial Officer

Frank Cerra, Senior Vice President Health Sciences

Kathleen O’Brien, Vice President for University Services
1. **Basis for Request:**

The Department of History has experienced ten years of unprecedented development, and has long been active in many of the key areas identified in the College of Liberal Arts' Strategic Plan and the University's strategic repositioning process, in particular international and interdisciplinary research, and education and community engagement. An external review two years ago recognized and affirmed these advances, i.e., the high number of fellowships and awards won by members of the Department, the continuing rate of high-level scholarship, the convening of major national and international conferences, the direction of many interdisciplinary centers, and the level of community engagement, involving partnerships with the public schools, the Minnesota Historical Society, the Minnesota Humanities Commission, Walker Art Center, and others. The Department also houses several prestigious international journals.

These achievements have all been made without adequate space. Dispersed among six floors of the Social Science Building the Department occupies approximately 15,000 square feet of space, while generating a need for approximately 19,600 square feet of space using the Minnesota Facilities Model.

In Heller Hall, History will be housed in approximately 18,100 square feet of contiguous space on Floors 9-12. They will also gain multimedia meeting and seminar spaces, which can also be used for distance education and collaboration with other campuses.

The renovation of Heller Hall floors 9-12 is the second in a three-phase plan. Phase I is the relocation of the Department of Economics from Heller Hall to Hanson Hall, an expansion of the Carlson School of Management on the West Bank Campus, which will be ready for occupancy in the Spring of 2008. Phase II is the remodeling of the vacated space in Heller Hall for the Department of History. The Heller renovation is scheduled to begin once Economics moves to Hanson Hall. Phase III, which is not a part of this project, is the distribution/remodeling of the space vacated by History in the Social Science Building (SSB) for Social Science Departments that will remain in SSB.

2. **Scope of Project:**

All existing and new walls will receive new paint to “freshen” the space. New floor finishes, primarily carpet, will be installed throughout the space. Service areas, lounges and lobby areas will receive porcelain tile. New acoustic tile ceilings and modern efficient lighting will be installed to brighten up the work areas and introduce more light into the core of the building. Existing office doors will be removed and replaced with new doors that have a glass light allowing natural light to filter into the core and public areas of the building. Existing restrooms including the unisex toilets will remain, with only remedial work.

The existing mechanical/electrical/plumbing services will remain intact but will be modified as needed to accomplish the renovation. The heating ventilation and air conditioning (HVAC) systems will require some amount of new duct work, modernization and adding sound attenuation in the duct work and HVAC units to reduce the overall noise.

<table>
<thead>
<tr>
<th>Area of Remodeling</th>
<th>Total Remodeled Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>21,550 gross square feet</td>
</tr>
<tr>
<td></td>
<td>18,080 assignable square feet</td>
</tr>
</tbody>
</table>
3. Environmental Issues:

A limited building survey was conducted by Facilities Management Hazardous Materials Program at Heller Hall in July of 2007 to determine the presence of lead and Asbestos Containing Materials. The presence of Asbestos Containing Materials (ACM) was found in fibrous pipe insulation, 9x9 vinyl floor tiles and black mastic floor tile glue. Random testing of existing painted surfaces was performed for the presence of Lead and all tests were reported as negative.

Abatement of asbestos and lead containing building material affected by the demolition and renovation will take place prior to the start of construction. The estimated value for this work is $75,000.

4. Cost Estimate:

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Construction Cost</td>
<td>$1,924,000</td>
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<tr>
<td>Non Construction Cost</td>
<td>$595,000</td>
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<tr>
<td>Total Project Cost</td>
<td>$2,519,000</td>
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5. Capital Funding:

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>College of Liberal Arts Departmental Funds</td>
<td>$2,519,000</td>
</tr>
</tbody>
</table>

6. Capital Budget Approvals:

At the time the Fiscal Year 2008 Capital Budget was prepared the scope of work and cost estimate for this project was not completed and the funding for the project had not been identified. In order to ensure that construction of this project begins when the Economics Department vacates the space this spring, approval of a capital budget amendment to fund the project is requested at this time.

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

This project is a renovation to four floors of an existing building without a significant change in use from the current faculty offices and meeting spaces. No increase in operating expenses is anticipated.

8. Time Schedule:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete design</td>
<td>February 2008</td>
</tr>
<tr>
<td>Establish Guaranteed Maximum Price</td>
<td>February 2008</td>
</tr>
<tr>
<td>Begin construction</td>
<td>June 2008</td>
</tr>
<tr>
<td>Complete construction</td>
<td>December 2008</td>
</tr>
</tbody>
</table>
9. **Architect (and/or Engineer, Design / Builder, Construction Manager):**

   Architect: Collaborative Design Group, Inc., Minneapolis, Minnesota

10. **Recommendation:**

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

   ________________________________
   Richard Pfuntenreuter, Vice President and Chief Financial Officer

   ________________________________
   E. Thomas Sullivan, Senior Vice President and Provost

   ________________________________
   Kathleen O'Brien, Vice President for University Services

   1/24/08
Heller Hall
Twin Cities East Bank Campus
Facilities Committee

Agenda Item: Schematic Plans

☑ review/action

☐ action

☐ discussion

Presenters: Vice President Kathleen O'Brien
Chancellor Kathryn A. Martin
Associate Vice President Michael Perkins

Purpose:

☑ policy

☐ background/context

☒ oversight

☐ strategic positioning

In accordance with Board of Regents Policy: Reservation and Delegation of Authority, review and take action on schematic plans for the following project:

- Malosky Stadium Renovation, Duluth Campus

Outline of Key Points/Policy Issues:

**Malosky Stadium Renovation, Duluth Campus**

The existing grandstand was built in 1966 and improved with a press box, restrooms and associated building components in 1968 and the early 1970’s. The grandstand and restrooms do not meet current codes or accessibility requirements and concessions are served in a temporary metal structure. The stadium is not consistent with the quality of facilities elsewhere on the Duluth campus or within the University system. The existing bench seating is in good condition, therefore the existing grandstand will be upgraded and improved with a four-story 17,654 square foot facility to built behind the grandstand to provide space for restrooms, concession serving area, UMD store, storage, a “Club Suite” for up to 120 people with private restrooms and outdoor terrace overlooking the field, and typical press box functions.

Background Information:

Funding for this project was authorized as a part of the Fiscal Year 2007 Capital Budget approved by the Board of Regents in June 2006. The project is more completely described in the attached project data sheet.

President’s Recommendation for Action:

The President recommends approval of the schematic plans and of the appropriate administrative officers proceeding with the award of contracts for the development construction documents and construction for the Malosky Stadium Renovation project on the Duluth Campus.
Malosky Stadium Renovation  
University of Minnesota Duluth  
Project No: 554-07-1073, Capital Budget No: 2833

1. Basis for Request:

Funding for Malosky Stadium Renovation on the University of Minnesota Duluth campus was authorized as a part of the Fiscal Year 2007 Capital Budget. The existing grandstand was built in 1966. The existing press box, restrooms and associated building components were completed in 1968. Additional improvements to the grandstand were completed in the early 1970’s.

The grandstand and restroom facilities do not meet current codes or accessibility requirements. In addition, the current concessions needs are being served by a temporary metal structure secured to the blacktop next to the grandstands. The stadium is not consistent with the quality of facilities elsewhere on the Duluth campus or within the University of Minnesota system.

2. Scope of Project:

The project consists of a new four-story 17,654 square foot facility to be built behind the existing grandstand structure at Malosky Stadium. The ground level consists primarily of restroom facilities and a concession serving area, but also includes a small UMD store, storage areas, and other support spaces. The second level will provide space for future expansion and will be left unfinished at this time. The third floor will be entirely devoted to a large “Club Suite” which will accommodate up to 120 people and includes access to private restrooms and outdoor terraces overlooking the field. The 4th, and highest, level will be occupied by typical “Press Box” functions including suites for both home and visitor coaches and radio broadcasting, print media, and similar functions.

The grandstand itself is not being replaced as part of this project however the metal cladding on the exterior will be replaced and will match the architecture of the new building. The current bench seating is still in good condition and will remain. The project will also include the addition of approximately 114 individual ‘club’ seats and significant improvements to accessibility. Solar panels are being considered as part of the project to help offset building operating costs if funding allows.

3. Environmental Issues:

Phase 1 environmental site assessment has been completed by Environmental, Health and Safety. This report did not identify any site concerns. There has been, however, three MPCA reported incidents in the immediate area. In addition, the adjacent parking lot M removal and replacement revealed unsuitable fill material in a few areas.

Soil borings have been completed on the proposed site and the results were consistent with native soils for the area. Excavation for the project will be closely monitored and environmental concerns, if any, will be addressed as a part of the project as they arise.
4. Cost Estimate:

*Construction Cost (see below) $5,800,000
Non Construction Cost 700,000
Total Project Cost $6,500,000

* Construction cost represents Design/Builder’s Guaranteed Maximum Price (GMP) which includes design for the project.

5. Capital Funding:

UMN Central $4,100,000
UMD Administration 1,900,000
UMD Athletics Fundraising 300,000
UMD Facilities Management 200,000
Total $6,500,000

6. Capital Budget Approvals:

This project was approved for $7,500,000 as part of the FY 2007 Capital Budget

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

Operating and maintenance costs are estimated to be $62,000 per year. Energy efficient lighting and selective use of solar resources (if budget allows) should have a positive impact on utility costs. Operating costs for this building will be paid for by current operating budgets on campus.

8. Time Schedule:

Complete design (phase II) April 2008
Stadium construction start April 2008
Complete construction August/September 2008

9. Design / Builder:

Kraus Anderson Construction
Duluth, Minnesota

10. Recommendation:

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

Richard Pfutzenreuter, Vice President and Chief Financial Officer
Kathryn A. Martin, Chancellor
Kathleen O’Brien, Vice President for University Services
Malosky Stadium Renovation

University of Minnesota Duluth
Agenda Item: Resolution to Conduct an Environmental Review of Gravel Mining at Umore Park

Presenters: Vice President Charles Muscoplat
General Counsel Mark Rotenberg
Associate Vice President Carla Carlson

Purpose:
The purpose of this discussion is to review and act upon a Resolution by which the University will assume the role of Responsible Governmental Unit (RGU) related to the Scoping Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) that will be prepared in connection with a proposal to mine sand and gravel on land owned by the University commonly known as UMore Park. The proposed Resolution and a memorandum from General Counsel Mark Rotenberg describing the Board of Regent’s responsibilities in the environmental review process are attached.

Outline of Key Points/Policy Issues:
The University has undertaken the completion of a concept master plan for approximately 5,000 acres of land it owns in Dakota County, Minnesota, known as UMore Park. As part of the concept master planning, the University began an aggregate assessment in early September 2007 to identify the location, quality and quantity of sand and gravel resources at the property. The preliminary results of the assessment indicate sand and gravel resources are present in commercially viable amounts. The University anticipates mining a substantial part of the sand and gravel. Based on the size of the land area that could be affected by mining and the depth of the deposits, the University must complete an environmental review process that identifies and analyzes the potentially significant environmental effects of the mining before any mining can occur. The process culminates in the preparation of an EIS. Oversight of the environmental review process is the responsibility of the Responsible Governmental Unit (“RGU”), and the Administration recommends that the University serve as the RGU for this project.

Background Information:

A. Prior Board of Regents Actions

On February 6, 2006, the Board adopted the following principles to guide deliberations and decisions regarding UMore Park:
• Protect and enhance the value of UMore Park through timely planning and action.

• Advance the University’s research, education, and engagement mission through the physical and financial resources that UMore Park will provide over the long term.

• Improve the long-term financial health of the University through application of sound fiscal principles and stewardship, including investing the income generated through UMore Park in ways that support academic priorities to complement, supplement, and leverage state and private support.

• Retain oversight of UMore Park’s planning and development and remain accountable for the master plan.

• Plan in such a way so as to optimize the value of UMore Park utilizing short-term strategies without restricting options for long-term strategies.

• Utilize market value as a benchmark in assessing alternative development strategies.

• Ensure that all planning and development activities are conducted with the highest standards of fairness, integrity, and sound business practice.

• Respect the needs of neighboring communities and local, regional, and state governments.

On December 8, 2006 the Board adopted a resolution that directed the Administration to undertake specific steps concerning the UMore Park property, including preparation of a plan for the extraction of sand and gravel at the site.

B. Overview of Environmental Review Process

Under state law, certain projects cannot be undertaken, financed or permitted by governmental units without first completing an environmental review. Among these projects is the extraction of sand or gravel affecting more than 160 acres. The purpose of the environmental review is to provide information to units of government, the proposer of the project (here the University) and other persons to enable evaluation of potentially significant environmental effects, to consider alternatives to the proposed project, and to explain methods for reducing adverse environmental effects. The environmental review process must be overseen by the RGU, which is responsible for the completeness and accuracy of the information in the required documents.

The University previously has acted as the RGU for the TCF Bank Stadium Project (where an EIS was prepared) and the NoVA Project (where a discretionary EAW was prepared).

The environmental review process does not result in the approval or disapproval of a project. Instead, it identifies and analyzes potentially significant environmental impacts of a project and the reasonable, prudent steps that may be taken to avoid or mitigate those adverse impacts. Accordingly, the Board’s focus will be on assuring that the scope of the proposed environmental review is complete and generates the necessary relevant information regarding potentially significant environmental effects.

The environmental review process includes (a) preparing a Scoping EAW and Scoping Decision Document that identify the environmental issues recommended for further study; (b) accepting and responding to public comments and conducting a public meeting regarding the appropriate scope of the EIS; and (c) the RGU's determination, based on the public comments received, as to the adequacy of the proposed scope of the EIS, which determination is embodied in a Scoping Decision Document.

After completing these steps, a draft EIS is prepared and made available for public comment. The University, acting as RGU, will conduct a public informational meeting regarding the draft EIS. Following this meeting, a final EIS will be prepared. The Board of Regents then will make a determination as to whether the EIS is adequate and in conformity with all legal requirements. Only after the EIS has been determined to be adequate may final decisions regarding the mining of sand and gravel be made.
The following subjects are among those that may be studied in the course of the environmental review process:

1. Social, community and economic impacts;
2. Environmental contamination;
3. Public utilities;
4. Surface and sub-surface water quality;
5. Noise;
6. Traffic;
7. Dust and air quality; and
8. Historical, cultural, and archeological resources.

President’s Recommendation for Action:

The President recommends that the Resolution be approved.
REGENTS OF THE UNIVERSITY OF MINNESOTA

RESOLUTION TO CONDUCT AN ENVIRONMENTAL REVIEW OF GRAVEL MINING AT UMORE PARK

WHEREAS, The Board of Regents has adopted principles to guide the future development of UMore Park; and

WHEREAS, the principles require, among other things, that the University “plan in such a way so as to optimize the value of UMore Park utilizing short-term strategies without restricting options for long-term strategies; ensure that all planning and development activities are conducted with the highest standards of fairness, integrity, and sound business practice; and respect the needs of neighboring communities and local, regional and state governments”; and

WHEREAS, the Board of Regents authorized the Administration, as part of the planning process, to prepare “a plan for the extraction of sand and gravel from the site”; and

WHEREAS, it has been determined that substantial sand and gravel resources of a quality that could be mined are present at UMore Park; and

WHEREAS, the mining of the sand and gravel is consistent with the principles adopted by the Board of Regents and public policy favoring the extraction of gravel resources; and

WHEREAS, consistent with the principles adopted by the Board of Regents it is desirable to assure that potentially significant environmental effects that could result from the mining of sand and gravel resources are identified and analyzed, that appropriate alternatives are discussed, and that methods by which the environmental effects of such mining can be mitigated are considered before the Board of Regents makes a final decision about mining at UMore Park; and

WHEREAS, the Board of Regents has responsibility for approving and supervising the project if it is undertaken;

NOW, THEREFORE, BE IT RESOLVED, that an environmental review process mandated by Minnesota Statutes Ch. 116D, which includes opportunities for input from the University community, the City of Rosemount, Empire Township, residents of adjacent neighborhoods, local businesses, and other public agencies, and is otherwise consistent with the principles previously adopted by the Board of Regents, shall be undertaken by the University, and the University shall be the Responsible Governmental Unit for that environmental review process.
March 31, 2008

MEMORANDUM

TO: Hon. Patricia S. Simmons, Chair
    Hon. Clyde E. Allen, Jr., Vice Chair
    Hon. Anthony R. Baraga
    Hon. Dallas Bohnsack
    Hon. Maureen Cisneros
    Hon. Linda A. Cohen
    Hon. John Frobenius
    Hon. Venora Hung
    Hon. Steven Hunter
    Hon. Dean E. Johnson
    Hon. David Larson
    Hon. David R. Metzen

FROM: Mark B. Rotenberg
      General Counsel

SUBJECT: Environmental Review of Proposed Sand and Gravel Mining at UMore Park in Dakota County, Minnesota

As you are aware, the University owns nearly 8,000 acres of land in Dakota County commonly known as UMore Park. In December 2006 the Board of Regents voted unanimously to pursue concept master planning for this property. As part of the concept master planning, the University began an aggregate assessment in early September 2007 to identify the location, quality, and quality of sand and gravel resources on the site. The preliminary results of the aggregate assessment indicate sand and gravel resources in commercially viable amounts. Based on these findings, it is anticipated that the University will mine the sand and gravel in an area that exceeds 1,000 acres over the course of several decades.

Sand and gravel mining projects of this magnitude raise a variety of issues, especially environmental issues. The legislature established the Minnesota environmental review program to avoid or minimize damage to the state’s environmental resources caused by public or private actions. It requires that certain projects undergo special review procedures prior to granting approvals or issuing permits. The results of the environmental review do not control the decision
to mine or not. Rather, the review process is intended to assure that decision makers are fully informed about the environmental impacts of the proposed project and have an opportunity to consider ways of reducing or eliminating those impacts.

Under the terms of the resolution accompanying this memorandum, the University would take responsibility for evaluating the environmental impact of sand and gravel mining by taking the steps set out in Minnesota Statutes, Ch. 116D and Minnesota Rules, Ch. 4410.

The ultimate product of the environmental review is an Environmental Impact Statement ("EIS"). The statute provides that the EIS is an "analytical document which describes the proposed action in detail, analyzes its significant environmental impacts, discusses appropriate alternatives . . . and explores methods by which environmental impacts of an action can be mitigated."

State Environmental Quality Board ("EQB") rules also apply in this case. Those rules identify projects for which preparation of an EIS is mandatory. In particular, an EIS is mandatory where development of a facility for the extraction or mining of sand or gravel will excavate 160 or more acres of land to a mean depth of more than ten feet during its existence. The size and quality of the known sand and gravel deposits, and the depth of these deposits as indicated by the assessment now underway, make it clear that this threshold will be exceeded. Where the rules are applicable and an EIS is mandatory, an Environmental Assessment Worksheet ("EAW") must first be prepared. The EAW is used for scoping purposes and determines what alternatives, impacts and issues will be considered and at what level of detail.

The rules provide that the environmental review shall be conducted by the Responsible Governmental Unit ("RGU"). In general, the RGU is the unit of government with the greatest responsibility for approving or supervising the project as a whole. The rules include a specific provision regarding sand and gravel mining, and state that the RGU for such projects shall be the "local governmental unit" unless the project is being carried out by a "state agency," in which case the state agency is the RGU. Because the University is a constitutional arm of the State of Minnesota, it is appropriate for the University to fulfill the RGU's responsibilities in this instance. The University is the proposer of the project and has the principal responsibility for the project. The project will occur on University land and the University will provide project financing, enter into all the necessary contracts, leases or other arrangements required for the mining of the sand and gravel, and secure any necessary regulatory approvals.

As you are aware, the University previously has acted as the RGU for the TCF Bank Stadium Project (where an EIS was prepared) and the NoVA Project (where a discretionary EAW was prepared). In this case, the RGU's major responsibilities will be:

(a) Completing the EAW and submitting it and a draft "scoping decision document" to the EQB;
(b) Accepting public comments and responding in writing to them, and conducting a public meeting regarding the scope of the EIS;
(c) Approving a scoping decision document;
(d) Preparing a draft EIS;
(e) Conducting a public informational meeting regarding the draft EIS and accepting and responding to public comments;
(f) Preparing and distributing a final EIS, and accepting comments regarding it; and
(g) Making a determination as to the adequacy of the EIS.

To accomplish these tasks, the University will retain experienced environmental, traffic, noise and other consultants. The process will be guided by environmental counsel retained by the Office of the General Counsel.

After consultants have been hired, the entire environmental review process is expected to take approximately 18 months. Because no final decisions may lawfully be made about the project until the environmental issues have been identified and resolved through the review process, the Administration has determined that beginning the analysis this summer is optimal.

As with previous environmental reviews involving TCF Bank Stadium and the NoVA Project, the Board of Regents will play an important role in assuring the adequacy of the environmental review. Soon after the consultants begin their work, it is likely that the required public meeting regarding the scope of the EIS will be held. It is typical for a committee of the governing body of the RGU to conduct this hearing. Sometime after the public meeting, the full Board of Regents will be asked to approve a Final Scoping Decision Document that will guide the consultants in their preparation of the EIS. A second public meeting will be held during the EIS preparation process. This meeting typically takes place before a committee of the governing board, but a different process may be used. After a draft EIS has been completed and public comments have been received and analyzed, a final EIS will be prepared and made available for public comment. The Board of Regents will then be asked to determine whether or not the final EIS is adequate.

As always, please do not hesitate to contact me if you wish to discuss any aspect of this matter.
Facilities Committee  
April 10, 2008

Agenda Item:  Board of Regents Policy: Historical Preservation and Conservation of Buildings

☒ review  ☐ review/action  ☐ action  ☐ discussion

Presenters:  Vice President Kathleen O’Brien

Purpose:

☒ policy  ☐ background/context  ☐ oversight  ☐ strategic positioning

To review proposed amendments to Board of Regents Policy: Historical Preservation and Conservation of Buildings.

Outline of Key Points/Policy Issues:

The revision is part of the comprehensive review of Board of Regents policies. It is designed to utilize a consistent and appropriate style, format and appearance as other Board policies.

The new Historic Preservation policy articulates the University’s commitment to preserving its historic resources and states that the University will take reasonable measures to ensure such preservation. The policy references campus master plans as the method for identification, evaluation, maintenance, preservation, reuse, and redevelopment of historic resources. It also references the University’s Preservation Plan as a means of evaluating the significance of our historic resources.

The new policy removes references to specific buildings on the Twin Cities campus - Pillsbury, Folwell and Burton. It also removes reference to conservation of natural resources, which is now addressed in Board of Regents Policy: Sustainability and Energy Efficiency, adopted in 2004.

In conjunction with this policy, University Services and the Board of Regents Office are working to draft an amendment to Board of Regents Policy: Reservation and Delegation of Authority to clarify that the Board will reserve the authority to authorize the demolition of historic resources. This draft amendment is tentatively scheduled to be presented to the Board of Regents in June 2008.

Background Information:


President’s Recommendation for Action:

The President recommends that the Board of Regents adopt Board Of Regents Policy: Historic Preservation.
HISTORIC PRESERVATION

SECTION I. SCOPE.

This policy governs the preservation of the historic resources of the University of Minnesota (University).

SECTION II. DEFINITIONS.

Subd. 1. Historic Resources. Historic resources shall mean buildings, areas, landscapes, objects, and archeological sites identified as having historical, cultural, architectural, archeological, or engineering significance and that are associated with historical events or persons, embody distinctive architectural style, or have or may yield information important in prehistory or history, consistent with state and federal law.

SECTION III. GUIDING PRINCIPLES.

The following principles shall guide the University's preservation and conservation of its historic resources:

(a) The University is committed to the preservation and use of its historic resources and will take reasonable measures to ensure such preservation.

(b) The University's historic resources possess integrity of location, design, setting, materials, feeling, or association and provide the residents of the State with a sense of history and identity.

(c) The University recognizes that its historic resources are emblematic of its research, teaching, and outreach mission.

(d) The promotion of a broad understanding, awareness, enjoyment, and continued use of its historic resources is important to the stewardship of the University.

SECTION IV. IMPLEMENTATION.

Subd. 1. Campus Master Planning. Each campus master plan shall include direction related to the identification, evaluation, maintenance, preservation, reuse, and redevelopment of historic resources.
Subd. 2. Feasibility of Reuse. Historic resources are valuable assets contributing to future campus development. Within the context of the campus master plans and academic and capital planning processes, historic resources will be evaluated as to their ability to be preserved and reused. Such evaluation shall balance functionality, cost, and historic significance.

Subd. 3. Historic Preservation Plan and Supporting Procedures. The president or delegate shall periodically evaluate the significance of historic resources through the development of a historic preservation plan, reflecting the policies and framework articulated in the campus master plans. Supporting administrative procedures shall be maintained to guide alterations to, sale or other disposition of, or decommissioning or demolition of historic resources.

HISTORICAL PRESERVATION AND CONSERVATION OF BUILDINGS

Subd. 1. Preservation of Historical Areas. The Board of Regents acknowledges that the old campus and other areas of the University system possess integrity of location, design, setting, materials, feeling, and association and have distinctive characteristics of architectural quality and cultural significance in the history of the state that may be worth preserving. The board directs that when feasible, reasonable measures be taken to preserve and enhance the original appearance of these areas consistent with their use in the pursuit of the goals and purposes of the University.

Subd. 2. Preservation of Original Appearance. The regents recognize that some buildings on the University's campuses may be of historical significance and contribute to the campus environment. In particular, the board directs that reasonable measures be taken to preserve the original appearance of Pillsbury, Folwell, and Burton Halls on the Twin Cities campus, consistent with their uses in pursuit of the goals and purposes of the University. Campus master planning should take account of these historical values.

Subd. 3. Conservation of Natural Resources. The regents also require consideration of the conservation of natural resources in the construction, renovation, and maintenance of University structures. The board encourages the optimum functional utilization of space in buildings, building site selections, and development in conformance with the campuses' contextual goals codified in the campuses' master plans.

Facilities Committee

April 10, 2008

Agenda Item: Capital Planning & Project Management Semi-Annual Project Report

☐ review  ☐ review/action  ☐ action  ☑ discussion

Presenters: Vice President Kathleen O’Brien  
Associate Vice President Michael Perkins

Purpose:
☐ policy  ☐ background/context  ☑ oversight  ☐ strategic positioning

To present the April 2008 Capital Improvement Plan Semi-Annual Report in accordance with Board of Regents Policy: Board Operations and Agenda Guidelines.

Outline of Key Points/Policy Issues:

This report includes projects primarily authorized as a part of the Fiscal Year 2008 Capital Budget. Specific projects will be highlighted to illustrate process improvements and challenges encountered in ensuring that the project scope of work is delivered within budget and on schedule.

Background Information:

In accordance with the Board of Regents Calendar, the Capital Improvement Plan Semi-Annual Report is presented in the spring and in the fall to inform prior to the consideration of the annual capital budget and the 6-year capital plan.
CPPM Performance Measures

The CPPM group accepts full accountability for:

- Meeting project **scope expectations**
- Delivering expected **quality**
- Delivering projects on **schedule**
- Delivering projects on **budget**
- Improving **process productivity**
- Limiting / eliminating **legal liabilities**
- Promoting minority professional vendor participation
- Support University of Minnesota sustainability initiatives

Small and Mid-Range

- Project delivery group dedicated to “operational” and “infrastructure” projects on the Twin Cities Campus
- Manages projects funded by HEAPR, R&R and by UMTC Departments/Units
- 7 Project Managers, 4 Project Assistants, 4 support staff, 1 Manager of Project Administration, 1 Director
- Approx. $30-$80M per year “spend”
- Uses a team based approached – focused on positive customer outcomes
Status of Small & Midrange:

- Approximately 255 active projects across TC Campus
- $61.4 M Budgeted
- Tracking status on all elements: scope, schedule and budget in MS Project – a web-based, client accessible management tool
- Customer survey results to date have returned the following scores regarding the team’s management of recently completed projects:

![Bar Chart]

- TARGET = 8
- AVERAGE FY07, 8.7
- AVERAGE FY08, 9.2
Customer survey results to date have returned the following scores regarding the team’s management of recently completed projects.

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>FY07 Survey Results (61 Returned)</th>
<th>FY08 Survey Results (105 Returned to Date)</th>
<th>Year-to-Year Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manage Cost</td>
<td>8.7</td>
<td>9.3</td>
<td>0.6</td>
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<tr>
<td>Manage Schedule</td>
<td>7.8</td>
<td>8.8</td>
<td>1.0</td>
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<tr>
<td>Professionalism</td>
<td>9.0</td>
<td>9.5</td>
<td>0.5</td>
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<tr>
<td>Manage Scope</td>
<td>8.9</td>
<td>9.3</td>
<td>0.5</td>
</tr>
<tr>
<td>Close-out</td>
<td>8.1</td>
<td>8.9</td>
<td>0.7</td>
</tr>
<tr>
<td>Communication</td>
<td>8.3</td>
<td>9.2</td>
<td>0.8</td>
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<tr>
<td>Follow User Rules</td>
<td>9.1</td>
<td>9.3</td>
<td>0.2</td>
</tr>
<tr>
<td>Overall Satisfaction</td>
<td>9.0</td>
<td>9.5</td>
<td>0.5</td>
</tr>
</tbody>
</table>

(Based on a Scale of 1 to 10: 10 Being the Best)

Initiatives:
- Best Value Procurement “Pilot Project” continues
  - 56 projects in the pipeline, 22 completed, 21 awarded, 11 in procurement, 2 cancelled
  - $12.4 M awarded amount
  - 6.7% savings over average proposed cost ($834K)
  - 0.1% vendor generated change order rate
  - 2.2% University of Minnesota generated change order rate
- MS Project platform launched - customer access available via web portal – tracking scope/schedule/budget and issues.
- New estimating software purchased and prepared for roll-out
- Revised performance forms created to incorporate professional development goals for staff
- Starting roll-out of Project Management Information System
- Current projects in Unifier: 226
**717 Delaware Street - Phase II**

**Description:** The entire heating, ventilating, air conditioning and electrical system needs to be upgraded to safely support contemporary research activities and new office and clinic functions. In addition, the correction of code deficiencies, the installation of fire suppression system, the upgrade of mechanical and electrical systems, and the renewal of interior finishes and portions of the exterior envelope are necessary to extend the useful life of the facility.

Project Executive: Gary Summerville  
Project Manager: Roger Wegner  
A & E Firm: Holabird & Root  
Contractor: M A Mortenson  
Budget: $25.5M  
Schedule: Fall 07 - Completion

- Construction is complete and the building is occupied  
- Audio-visual equipment is being installed in conference rooms  
- **Completed on schedule and within budget**

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**AHC Simulation Center**

**Description:** 5,000 SF remodel on the basement level of the Phillips-Wangensteen Building to create a new medical teaching simulation center. This facility will be used to teach medical techniques in simulated clinical environments including emergency room, operating room, inpatient care, and outpatient care.

Project Executive: Gary Summerville  
Project Manager: Matt Stringfellow  
A & E Firm: Skaaden Helmes  
Contractor: JE Dunn  
Budget: $2,379,992  
Schedule: Fall 07 - Completion

- Construction complete and the space is occupied  
- **Completed on schedule and within budget**
AHC Classroom Improvements FY06

**Description:** The Academic Health Center (AHC) project is the renovation of seven (7) tiered lecture auditorium classrooms in Malcolm Moos Health Sciences Tower and PWB, University of Minnesota Twin Cities Campus, 515 Delaware St. SE, Minneapolis, MN 55455. Improvements include: carpet, paint, flexible and durable furniture; adjacent way finding and space identification; new lighting; improved room acoustics; HVAC temperature control and ventilation; and state of the art “Smart” technology including wireless access.

- Project Executive: Gary Summerville
- Project Manager: Paul Oelze
- A & E Firm: Leo A. Daly
- Contractor: JE Dunn
- Budget: $4,051,542
- Schedule: Summer 07 - Completion

- Construction for the original scope of work complete over the past two summers and the classrooms are occupied
- Due to favorable budget conditions two more classrooms will be completed this summer 2008
- **Original scope of work completed on schedule and within budget**

Bell Museum of Natural History

**Description:** 71,000 square feet building on the North West corner of the St. Paul campus used to collect, preserve, prepare, display, and interpret the state’s diverse animal and plant life for scholarly research and teaching and for public appreciation, enrichment and enjoyment.

- Project Executive: Gary Summerville
- Project Manager: Doug Johnson
- A & E Firm: ESG/Thorbeck
- Contractor: JE Dunn
- Budget: $36,100,000
- Schedule: Fund contingent

- All building design elements are now complete and design development documents have been completed
- Construction Manager has developed the preliminary Guaranteed Maximum Price for construction
- Funding is a part of the 2008 State Capital Request
- **The project is on schedule and within budget**
Carlson School of Management Repurposing

Description: Several programmatic units will relocate to Hanson Hall when it opens in the Spring of 2008, creating opportunities for repurposing space in the current facility to provide better service for students, improve security, expand the executive education facilities and co-locate scattered departments

Project Executive: Gary Summerville  Project Manager: Paul Oelze
A & E Firm: RSP Architects  Contractor: McGough
Budget: $10M
Schedule: August 09 - Completion

- All building design elements are now complete and design development documents have been completed
- Construction Manager is in the process of preparing the construction Guaranteed Maximum Price and will present it mid-April 2008
- Construction will be completed in six phases
- The project is on schedule and within budget

Cedar Creek Housing Facility

Description: Develop new housing for students, faculty including visiting faculty and researchers

Project Executive: Gary Summerville  Project Manager: Paul Oelze
A & E Firm: Group 2 Architects  Contractor: North Star
Budget: $750,000
Schedule: Spring 2008 - Completion

- Construction is substantially complete and will be ready for use this summer 2008 when needed
- Completed on schedule and within budget
Cedar Creek Natural History, Science and Outreach Center

**Description:** Construction of a new 5,800 gross square feet single story science and outreach center with offices, a large reception area and dry laboratories

Project Executive: Gary Summerville  
Project Manager: Paul Oelze  
A & E Firm: RRT Architects  
Contractor: James Steel  
Budget: $1,844,500  
Schedule: Summer 07 - Completion

- Construction is complete and the building is occupied
- *Project was completed on schedule and within budget*

Center for Magnetic Resonance Research Expansion

**Description:** Expansion and renovation of the Center for Magnetic Resonance Research. It will incorporate the nation’s highest field strength (16.4) tesla magnetic resonance system for lab primate and human biological research as well as Cyclotron Imaging equipment.

Project Executive: Gary Summerville  
Project Manager: Kevin Ross  
A & E Firm: RSP Architects  
Contractor: M A Mortenson  
Budget: $331,700Thru Design Development only  
Schedule: Fund contingent

- Design Development phase funded and in process
- Schematic Plans scheduled for Regents presentation in May 2008
- *Project budget and schedule dependent upon completion of design development documents and funding.*
UMM Community Services Building Renovation

Description: The project includes the complete interior architectural, mechanical, and electrical renovation of the Community Services Building. The building consists of approximately 18,000 gross square feet and will provide approximately 11,800 square feet of space assignable to programmatic functions.

Project Executive: Gary Summerville  
Project Manager: Oliver Real Estate  
A & E Firm: Meyer, Scherer & Rockcastle  
Contractor: TBD  
Budget: $7.5M  
Schedule: Fall 2009 - Completion

- Schematic design has been completed and approved by the Regents
- Funding for the project is included in the 2008 State Capital Request
- The project is within budget, the schedule is contingent upon funding

UMD Civil Engineering

Description: The construction is approximately 33,300 gross square feet and wraps around the northwest and northeast sides of the Voss-Kovach Hall and is being designed to achieve LEED Silver certification.

Project Executive: Gary Summerville  
Project Manager: John Rashid  
A & E Firm: Stanius Johnson  
Contractor: TBD  
Budget: $15M  
Schedule: January 2010 - Completion

- Schematic design has been completed and approved by the Regents
- Development of construction documents is in process
- Funding for the project is included in the 2008 State Capital Request
- The project is within budget, the schedule is contingent upon funding
Hanson Hall & Skyway to CSOM

**Description:** Expansion of the Carlson School of Management (CSOM) on the site south of the existing CSOM Building (formerly surface parking lot) on the West Bank with Skyway to existing Carlson School of Management.

**Project Executive:** Mike Perkins, Gary Summerville  
**Project Manager:** Seneca Group  
**A & E Firm:** RSP Architects  
**Contractor:** McGough  
**Budget:** $47.9M  
**Schedule:** Spring 08 - Completion

- Construction is substantially complete
- Occupancy will occur in May 2008
- *The project is on schedule and within budget*

Duluth Labovitz School of Business and Economics

**Description:** The project consists of a new three (3) level building with a partial mechanical basement of approximately 65,000 Gross Square Feet (FSF).

**Project Executive:** Gary Summerville  
**Project Manager:** John Rashid  
**A & E Firm:** Perkins and Will  
**Contractor:** Oscar J. Boldt  
**Budget:** $23M  
**Schedule:** Summer 08 - Completion

- Construction is substantially complete
- *The project is on schedule and within budget*
Duluth Malosky Stadium Renovation

**Description:** Construct 4-story facility behind the grandstand providing space for restrooms, concessions, storage, Club Suite and Press Box. Grandstand which is in good condition will remain and will be clad in metal to match the new facility. Project also includes the replacement of the existing solid metal fence and ticket booth at the perimeter of the field.

**Project Executive:** Gary Summerville  
**Project Manager:** John Rashid  
**Design/Builder:** Kraus Anderson  
**Sub-consultant:** Ankeny Kell  
**Architect:**  
**Budget:** $6.5M  
**Schedule:**  
- Fall 07 - Phase I Completion  
- Fall 08 - Phase II  
- Phase I - Fence and ticket booth construction completed Fall 2007  
- Schematic Plans for the Stadium Renovation will be presented to the Regents in April 2008  
- **Project is on schedule and within budget**

Duluth Life Science Remodel and Addition

**Description:** Renewal of the Life Science Building is the second phase of improvements to basic science facilities at Duluth.

**Project Executive:** Gary Summerville  
**Project Manager:** John Rashid  
**A & E Firm:** LHB  
**Contractor:** Johnson-Wilson  
**Budget:** $15,142,000  
**Schedule:** Fall 07 - Completion  
- Construction completed and the building is occupied  
- **Project completed on schedule and within budget**
**Education Sciences Building**

**Description:** Renovation and reuse of Mineral Resources Research Center Building by the College of Education and Human Development

Project Executive: Gary Summerville  
Project Manager: Kevin Ross  
A & E Firm: Collaborative Design Group  
Contractor: JE Dunn  
Budget: $21,739,000  
Schedule: Fall 2007 - Completion

- Construction completed and the building is occupied
- *Project was completed on schedule and under budget*

**Equine Clinical Research Center**

**Description:** Construct a new 62,000 gross square feet Equine facility in St. Paul.

Project Executive: Gary Summerville  
Project Manager: Paul Oelze  
A & E Firm: RRT  
Contractor: JE Dunn  
Budget: $14,017,000  
Schedule: Finished

- Certificate of occupancy achieved August 15, 2007
- The building is occupied and in use
- $112,000 was added to the budget for the installation of University provided equipment
- *Project construction was completed on schedule and within budget*
Folwell Hall Exterior Stabilization

Description: Renovation of the exterior brick / terra cotta wall entrances and roof systems.

Project Executive: Gary Summerville  
Project Manager: Paul Oelze  
A & E Firm: Miller Dunwiddie  
Contractor: McGough  
Budget: $15.5M  
Schedule: Spring 2008 completion

- West entrance to the building will be reconstructed Spring 2008
- All of the other construction was completed Fall 2007
- Favorable budget allowed for added scope of work
- The project is on schedule and within budget

Kolthoff Hall Ventilation Upgrade

Description: The entire heating, ventilating, air conditioning and electrical systems will be upgraded to safely support contemporary teaching and research activities. In addition, the correction of code deficiencies, the installation of fire suppression system, the upgrade of mechanical and electrical systems, and the renewal of interior finishes and portions of the exterior envelope are necessary to extend the useful life of the facility.

Project Executive: Gary Summerville  
Project Manager: Roger Wegner  
A & E Firm: RSP Architects  
Contractor: M. A. Mortenson  
Budget: $29,688,000  
Schedule: Spring 08 - Completion

- The project continues in construction of Phase 4 (final Phase)
- Building exterior work will occur this Spring 2008
- The project is on schedule and within budget
Medical Biosciences Building

Description: Construction of a Medical Biosciences Building and the utility infrastructure required to support it, as part of an expansion to the existing Research Precinct which includes the Lions Research Building, the McGuire Translational Research Facility, and the Center for Magnetic Resonance Research. The facility will provide space for the Center for Memory Research & Care, Neuroscience Department, the Immunology Center and Bio-Safety Level-3 Laboratory Suits.

Project Executive: Gary Summerville
Project Manager: Kevin Ross
A & E Firm: Perkins & Will
Contractor: Kraus Anderson
Budget: $79.3M
Schedule: Fall 2009 – Completion

- Project includes the development of utility infrastructure to serve the East Gateway District including the construction of a small building to provide access to the utility tunnel system and infrastructure
- Construction began in April 2007 for the infrastructure and in January 2008 for the Medical Biosciences Building
- The project is on schedule and within budget

Moos 4th Floor Dentistry Simulation Lab Renovation

Description: Demolition and reconstruction of the Dentistry Pre-Clinic labs and supporting space on the 4th floor of Moss Tower. In addition, the project is adding new dental simulation technology.

Project Executive: Gary Summerville
Project Manager: Oliver Real Estate
A & E Firm: Skaaden-Helmes
Contractor: M.A. Mortenson
Budget: $7,054,749
Schedule: Fall 07 – Completion

- Construction completed and the space is occupied
- The project was completed on schedule and within budget
Morris Campus Bio-Mass / District Heating

**Description:** Through the gasification of corn Stover, the Morris campus is seeking to expand its central heat plant capacity, as well as research the effectiveness of using locally grown biomass, to supplant their reliability on fossil fuels. This project is research in nature. The University hopes to demonstrate the opportunities for the use of biomass as a readily available and cost effective alternative for heating in rural community buildings such as hospitals, schools, clinics and businesses.

- **Project Executive:** Gary Summerville  
- **Project Manager:** Oliver Real Estate  
- **A & E Firm:** HGA  
- **Contractor:** Knutson Construction  
- **Budget:** $8,956,000  
- **Schedule:** Summer 08 – Completion

- Building construction and equipment installation well underway  
- The research nature of this project required skills beyond that required of a typical construction project  
- *The project is on schedule and within budget*

Northrop Auditorium: Exterior Stabilization and Code Upgrade

**Description:** Building exterior envelop work to stabilize the building and code relate improvements.

- **Project Executive:** Mike Denny  
- **Project Manager:** Roger Wegner  
- **A & E Firm:** RSP Architects  
- **Contractor:** JE Dunn  
- **Budget:** $15M  
- **Schedule:** Spring 2008 - Completion

- Added significant scope items that further stabilize the exterior and address major interior code deficiencies  
- *The project is on schedule and within budget*
Plant Growth Facilities East Addition

**Description:** 4,700 SF addition to create a Bio-Safety Level 3 (BSL3) containment facility for the study/research of exotic plant diseases. The facility is designed with the appropriate containment features for the research study of quarantined bio-control agents and plant diseases.

**Project Executive:** Gary Summerville  
**Project Manager:** Matt Stringfellow  
**A & E Firm:** RSP Architects  
**Contractor:** Knutson  
**Budget:** $5,000,000  
**Schedule:** Fall 07 - Completion

- Construction completed
- This highly technical facility is in the process of testing and verification of systems.
- Department added $50,000 to project to fund user requested items.
- *The project is on schedule and within budget expectation of the user*

Science Teaching & Student Services

**Description:** An innovative, flexible science teaching and learning environment, which will support technology-rich and hands-on, interactive science instruction in addition to providing a consolidated student services center for front-line academic and transactional services that cannot be effectively handled online, such as academic counseling and career counseling.

**Project Executive:** Gary Summerville  
**Project Manager:** Hines  
**A & E Firm:** KPF & HGA  
**Contractor:** TBD  
**Budget:** $72.5M  
**Schedule:** Fall 2010 – Completion

- Schematic Design completed and approved by Regents
- Project funding is a part of the 2008 State Capital Request
- On-hold pending outcome to 2008 State Capital Request
- *Project is within budget and the schedule is funding dependent*
Veterinary Diagnostic Lab: BL3 Necropsy Lab

Description: Expansion of the Veterinary Diagnostic Laboratory to accommodate a biosafety level 3 laboratory for working with zoonotic pathogens, such as avian influenza.

Project Executive: Gary Summerville  Project Manager: Paul Oelze
A & E Firm: Oliver Architects  Contractor: Cy Con
Budget: $2.15M
Schedule: Fall 07 – Completion
- Construction is completed and the space usable
- Commissioning various components
- The project completed on schedule and within budget

Wilmar Poultry Lab

Description: The University of Minnesota owns the building occupied by the Minnesota Poultry Testing Laboratory in Willmar, Minnesota. The poultry testing laboratory is a program operated by the Minnesota Board of Animal Health, charged with safeguarding domestic animal health in Minnesota. The Willmar facility houses the poultry testing facility constructed for the program approximately 10 years ago.

A & E Firm: Skaaden Helmes  Contractor: Carlson Construction
Budget: $410,000
Schedule: Summer 07 - Completion
- Construction completed and the building is occupied
- Project completed on schedule and within budget
**UMM Wind to Hydrogen**

**Description:** The University of Minnesota Morris will construct a globally unique research and demonstration facility to foster the development of wind, hydrogen, and other renewable energy sources. To store wind energy, electricity is converted to hydrogen by electrolysis of water and stored in compressed gas cylinders. When demand calls, the hydrogen is burned in an internal combustion engine to run a generator. The facility will provide researchers opportunities to measure efficiencies and optimize the system.

**Project Executive:** Gary Summerville  
**Project Manager:** Oliver Real Estate  
**A & E Firm:** Sebesta Blomberg  
**Contractor:** Knutson Con.  
**Budget:** $3.75M

- Schematic plans approved by the Regents  
- Project as planned is significantly over budget (approx. 73%)  
- The project is being scaled down to fit the budget  
- The project delivery method will be changed from Construction Manager at Risk to Design / Build  
- The research nature of this project requires skills beyond that required of a typical construction project
Facilities Committee

Agenda Item: Consent Report

-[ ] review  [X] review/action  [ ] action  [ ] discussion

Presenters: [Vice President Kathleen O'Brien]

Purpose:

-[ ] policy  [ ] background/context  [X] oversight  [ ] strategic positioning

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

A. Agreements for Use of University Facilities and Services with National Sports Foundation for USA Cup Soccer, July 9 - 20, 2008 (Twin Cities Campus)

B. Agreements for Use of University Facilities and Services for J. Robinson Wrestling Camp, June 28 through July 25, 2008 (Twin Cities Campus)

C. Fourteen-Month Lease for Use of 178,962 Square Feet of University Land in Area of I-35W Bridge by Flatiron-Manson (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, easements, and other interests in real property with a present value of the gross rent to be paid by or to the University during the initial term in excess of $250,000, consistent with Board policies.”

In accordance with the Board of Regents Calendar, which is included in the Board of Regents Policy: Board Operations and Agenda Guidelines, the “sale or purchase of real property between 10 and 40 acres, or with a value between $250,000 and $500,000” and “leases with a present value between $250,000 and $500,000” are presented for review/action as part of the Facilities Committee Consent Report.

President's Recommendation for Action:

The President recommends approval of the Consent Report.
AGREEMENTS FOR THE USE OF UNIVERSITY FACILITIES AND SERVICES
BY NATIONAL SPORTS CENTER FOUNDATION, INC.
FOR USA CUP SOCCER 2008,
JULY 9 THOUGH 20, 2008
(TWIN CITIES CAMPUS)

1. **Recommended Action**

   The President recommends that the appropriate administrative officers receive authorization to execute the agreements with the National Sports Center Foundation Inc. for its use of University facilities and services for USA Cup Soccer 2008, July 9 through July 20, 2008.

2. **Description of Facilities and Services**

   Lodging: Multi-bed space for approximately 1,400 youth and 200 adults located in Territorial Hall, 417 Walnut Street S.E; Centennial Hall, 624 Delaware Street S.E.; and Frontier Hall, 701 Fulton Street, S.E.

   Group Registration Facilities: Frontier Hall Lounge, Centennial Lobby and Territorial Front Desk.

   Food Services: Residential dining in Centennial Hall from July 9 (dinner only) through July 20, 2008 (breakfast).

3. **Basis for Request**

   Many youth and adults participating in and attending the USA Cup Soccer held at the National Sports Center in Blaine have been housed and fed at the University of Minnesota over the past 18 years. For the USA Cup Soccer in 2008, University lodging and services will be provided for approximately 1,400 youth and 200 adults.

4. **Fees**

   The National Sports Center Foundation will pay an estimated $228,420 for lodging and registration facilities, $223,986 (taxes included) for food service and $3,630 for parking and technology services, for a total of $456,036 for its USA Cup Soccer 2008 during the period of July 9 through July 20, 2008.
5. **Use of Funds Received by the University**

Housing and Residential Life will receive the payment for the lodging and registration facilities, estimated at $228,420. University Dining Services will receive the payment for the food services including taxes, estimated at $223,986. The University units providing the parking and technology services will receive those payments.

6. **Recommendations:**

The above-described real estate transaction is appropriate:

[Signature]

Richard H. Pfitzenreuter, III, Vice President for Finance and CFO

[Signature]

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

[Signature]

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.

Real Estate Office
University of Minnesota
Agreements for Use with National Sports Foundation for USA Cup Soccer, July 9 - 20, 2008

Facilities to be used by National Sports Foundation

Base Data: Real Estate Office
U of M Facilities Management
AGREEMENTS FOR THE USE OF UNIVERSITY FACILITIES AND SERVICES
BY J. ROBINSON INTENSIVE CAMPS/CLINICS, LLC
FOR WRESTLING CAMP, JUNE 28 THROUGH JULY 25, 2008
(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 its wrestling camp on June 28 through July 25, 2008.

2. Description of Facilities and Services

Lodging: Multi-bed space for approximately 320 wrestlers and 30 adults in Sanford Hall, 1122 University Avenue S.E., Minneapolis.

Registration Facilities: Space in the Sanford Hall Lobby/Hallway on June 28, 2008 from 8:00 am to 4:00 pm.

Camp Store: CYBER CAFE (Sanford Hall, Room 176)

Storage: Sanford Hall, Room 152

Computer Lab: Sanford Hall, Room 182 (computer access for three coordinators)

Food Services: Residential dining in Sanford Hall from June 28 (dinner only) through July 25, 2008 (lunch).


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 wrestling camp scheduled during the period of June 28 through July 25, 2008 will require University lodging and services for approximately 320 wrestlers and 30 adults.
4. **Fees**

J. Robinson Intensive Camps/Clinics, LLC will pay an estimated $171,539 for Sanford Hall lodging, registration facilities, Camp Store, storage and computer lab; $203,020 (includes taxes) for food service; and $21,780 for use of sports facilities, or a total of $396,339 for its wrestling camp during the period of June 25 through July 28, 2008.

5. **Use of Funds Received by the University**

Housing and Residential Life will receive the payment for the lodging and other Sanford Hall facilities, estimated at $171,539. University Dining Services will receive the payment for the food services, estimated at $203,020. Intercollegiate Athletics will receive the payment for the athletic facilities, estimated at $21,780.

6. **Recommendations:**

The above-described real estate transaction is appropriate:

\[\text{Richard H. Pfitzenreuter, IH, Vice President for Finance and CFO} \]

\[3-31-08\]

\[\text{E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost} \]

\[3-31-08\]

\[\text{Kathleen O'Brien, Vice President for University Services} \]

\[3-28-08\]
Agreements for Use University Facilities and Services for J. Robinson Wrestling Camp, June 28, through July 25, 2008
1. **Recommended Action**

The President recommends that the appropriate administrative officers receive authorization to execute a fourteen-month lease with Flatiron-Manson for use of University land in the area of I-35W Bridge.

2. **Description of Land**

The leased premises will consist of the land in the area of the Tandem Accelerator Laboratory Building and the adjacent river bank, the river bank area between the 10th Avenue SE bridge and the Main Heating Plant, together with the bollards/docks in the Mississippi River owned by the University, and the use of the haul road along the University’s railroad tracks east of 6th Avenue SE and the road off 6th Avenue SE from the Steam Generating Plant to the Tandem Accelerator Laboratory Building. These land areas total 178,962 square feet.

3. **Basis for Request**

The University received a request from Flatiron-Manson for a lease of this land for its construction of the new I-35W Bridge over the Mississippi River.

4. **Details of Transaction**

The subject lease is expected to continue for a period of fourteen months, November 1, 2007 through December 31, 2008. The lease will terminate early in the event the I-35W Bridge project is completed prior to December 31, 2008 and will continue if needed after December 31, 2008, but not beyond June 30, 2009.

5. **Payment of Lease Agreement**

Rent is $27,860.78 per month for November and December, 2007, and January 2008. Beginning February 1, 2008, rent is $39,520.78 per month.
6. **University Use of Funds Received**

The rent payments received from Flatiron-Manson will be deposited into a Real Estate Office account and used to fund costs incurred by the University related to the I-35W bridge collapse.

7. **Recommendations:**

The above-described real estate transaction is appropriate:

Richard H. Pfutzenreuter, III, Vice President for Finance and CFO

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

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
MetroGis, MNDNR, MNDOT

Real Estate Office
University of Minnesota
Exhibit A
U-1452
Facilities Committee  

Agenda Item:  Information Item

☐ review  ☐ review/action  ☐ action  ☒ discussion

Presenters:  [Vice President Kathleen O’Brien]

Purpose:

☐ policy  ☒ background/context  ☐ oversight  ☐ strategic positioning

To update the Board of Regents on the following items:

A.  The plan for an extension of the Minneapolis Grand Rounds parkway system through Southeast Minneapolis and its implications for the Twin Cities Campus

B.  Final project review for Malosky Stadium Renovation, Duluth campus

Outline of Key Points/Policy Issues:

The Plan for an extension of the Minneapolis Grand Rounds parkway system.
The Minneapolis Park and Recreation Board (MPRB) is planning an extension to complete of the Grand Rounds parkway system through Southeast Minneapolis. The parkway extension has implications for the University of Minnesota in the Como Shops area of the Twin Cities Campus. A status report and summary of implications for the University is attached.

Final Project Review – Malosky Stadium Renovation
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 award of construction contracts.” The project information sheet for the Malosky Stadium Renovation is attached.

Background Information:

Information items are intended to provide the Board of Regents with information needed for them to perform their oversight responsibilities.
March 31, 2008

TO: Board of Regents Facilities Committee

FROM: Jan Mattick, Director of Community Relations for the Twin Cities Campus

SUBJECT: The plan for an extension of the Grand Rounds parkway system through Southeast Minneapolis and its implications for the Twin Cities Campus

The Minneapolis Park and Recreation Board (MPRB) is planning an extension to complete the Grand Rounds parkway system through Southeast Minneapolis. The parkway extension has implications for the University of Minnesota in the Como Shops area of the Twin Cities Campus.

**Grand Rounds parkway system “missing link” through South East Minneapolis.**

Early in the 20th Century, the Minneapolis Park Board began development of a Grand Rounds loop of parkways and open spaces intended to encircle the City of Minneapolis. Today, the Grand Rounds includes over 50 miles of parkway, bicycle, and pedestrian trails, including Minnehaha Parkway, the Chain of Lakes, Theodore Wirth, and Victory Memorial Parkway, to name some of the prominent segments of the system. A three mile segment of the parkway system through NE and SE Minneapolis was never built. In June of last year, the Minneapolis Park and Recreation Board began a process to identify an alignment and develop a plan. The parkway is to include a roadway for automobiles and paths for bicycles and pedestrians. Right of way width in this segment of the parkway is expected to be from 80’ to 150’.

**The current route under consideration.**

MPRB staff and consultants, working with a Community Advisory Committee, developed a recommended route for the parkway, and potential locations for parks and open space to accompany it. A segment of the route would follow 29th Avenue SE between Hennepin and Weeks Avenues SE, bisecting the University’s Como shops area. MPRB is also proposing to build a park on the land east of 29th Avenue, between Hennepin and Weeks Avenues SE, on a site that currently includes University Stores North Building, the University Recycling Facility, the Food Stores Building, and the U/Metro Transit park and ride lot. A map of the route and the park concepts for this location are attached.

Driven to Discover^TM^
Como shops area, Como and 29th Avenues SE, Minneapolis
At this strategic location midway between the East Bank and Saint Paul areas of campus, the University has facilities for married and partnered student housing and for a number of "back room" functions necessary to operate the campus. The townhome-style married and partnered student housing is an excellent fit with the land uses to the west—primarily a low density residential neighborhood. The University’s warehouses and shops are a good transition zone to the adjacent industrial area to the east. University facilities at this location include Printing Services, Fleet Services, University Stores, University Hospital Distribution Center, University Recycling, and a University/Metro Transit park and ride lot.

Any of the parkway concepts presently under consideration are conservatively estimated to require over $100 million in capital funding in today’s dollars.

Implications for University facilities.
• Depending on the right of way width needed, there may be an impact on University land and buildings to accommodate the parkway (roadway and trails).
• Generally, Minneapolis parkways are not accessible to trucks. With so many of the University’s “industrial” functions located along 29th Avenue SE, there would need to be accommodation for trucks and other vehicles serving University buildings.
• If a park is placed on the east side of 29th Avenue SE, the University’s facilities on these blocks would need to be relocated. The cost for this would be substantial, even if a site could be identified that would work well from an operations standpoint. Industrial land close to campus is difficult to locate.
• The current parkway and park scenario is not expected to impact the Como married and partnered student housing.

Status of parkway planning.
• The MPRB staff and consultants expect to take a recommended plan to the Park Board in June of this year. The implementation of the plan is expected to be undertaken in phases and may require more than one decade to accomplish.
• In response to an inquiry from the Park Board Superintendent, the University administration has advised that the facilities in SE Como are important to campus operations and should not be considered available for sale in the immediate future. To assist the MPRB with consideration of the long term feasibility for the parkway and potential park development, the University administration is developing a set of principles for consideration of the future of the Como shops area.

Attachments: Minneapolis Park and Recreation Board, Missing Link Parkway Route
Minneapolis Park and Recreation Board, Park Options (SE Como Park)
University facilities in the Como and 29th Avenue SE vicinity
Policy Summary:
According to Board of Regents Policy Reservations 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 consists of a new four-story 17,654 square foot facility to be built behind the existing grandstand structure at Malosky Stadium. The ground level consists primarily of restroom facilities and a concession serving area, but also includes a small UMD store, storage areas, and other support spaces. The second level will provide space for future expansion and will be left unfinished at this time. The third floor will be entirely devoted to a large “Club Suite” which will accommodate up to 120 people and includes access to private restrooms and outdoor terraces overlooking the field. The 4th, and highest, level will be occupied by typical “Press Box” functions including suites for both home and visitor coaches and radio broadcasting, print media, and similar functions.

The grandstand itself is not being replaced as part of this project however the metal cladding on the exterior will be replaced and will match the architecture of the new building. The current bench seating is still in good condition and will remain. The project will also include the addition of approximately 114 individual ‘club’ seats and significant improvements to accessibility. Solar panels are being considered as part of the project to help offset building operating costs if funding allows.

Board of Regents Approval Summary:
Capital Budget: June 2006 as part of the FY2007 Capital Budget
Schematic Plans: April 2008

Project Team:
Design / Builder: Kraus Anderson Construction, Duluth, Minnesota
• Architect sub consultant: Ankeny Kell Architects

Project Budget:

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* FY 2007 Capital Budget authorized $7,500,000, $6,500,000 will be allocated.

Project Schedule:
Begin Construction: April 2008
Substantial Completion: Fall 2008

Consistency of project with approved scope, schedule and budget:

X Yes  ___ No