AGENDA


2. Real Estate Transactions - Action - K. O’Brien/S. Lehmkuhle/S. Weinberg (pp. 7-14)
   A. Purchase of 701 S. Broadway, Rochester, Rochester Campus
   B. Ten-Year Lease of Office, Classroom, & Student-Life Space and 178 Beds of Student Housing, 320-1st Ave. SW, Rochester, Rochester Campus

   A. Griggs Hall Addition, Duluth Campus
   B. Folwell Hall Interior Renovation – Design, Twin Cities Campus
   C. Recreational Sports Addition – Design, Twin Cities Campus

   A. Lions Research Laboratory 1st and 4th Floor Renovation, Twin Cities Campus
   B. Biomedical Facilities Program, Cancer/Cardiovascular Projects – Design, Twin Cities Campus
5. Schematic Plans – Review/Action - K. O’Brien/K. Martin (pp. 36-42)
   A. American Indian Learning Resource Center, Duluth Campus
   B. Griggs Hall Addition, Duluth Campus


7. Consent Report - Review/Action - K. O’Brien (pp. 46-49)

8. Information Items - K. O’Brien (pp. 50-52)
Facilities Committee  
March 11, 2010

Agenda Item: Board of Regents Policy: Monumental Works of Art

☐ review  ☑ review/action  ☒ action  ☐ discussion

Presenters: Vice President Kathleen O’Brien
Monique MacKenzie, Coordinator, Capital Planning & Project Management

Purpose:

☒ policy  ☐ background/context  ☐ oversight  ☐ strategic positioning

To review proposed amendments to Board of Regents Policy: Monumental Works of Art.

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.

Currently titled Monumental Works of Art, this policy has been renamed Campus Public Art. The new policy is on pages 4-5 and the existing policy is on page 6. The new policy articulates the University’s commitment to public art located on University of Minnesota real estate. It also removes references to specific type or scale of works of art and establishes a broader definition of public art on campus that incorporates all forms of artistic media.

In its broadest terms, public art is defined as art in all forms located in public places. Public art on campus is intended to instill a genuine sense of community and enrich the campus.

The new policy clarifies the Delegation of Authority to the President or delegate for administrative policy and procedures to guide decision-making for campus public art. These policies and procedures will address the acceptance, commissioning, development, acquisition, installation, and conservation of public art on campus.

Background Information:

Board of Regents Policy: Monumental Works of Art policy was adopted on March 13, 1953. The Facilities Committee reviewed and discussed the draft policy in February 2010.

President’s Recommendation for Action:

The President recommends that the Board of Regents adopt amendments to Board of Regents Policy: Monumental Works of Art.
CAMPUS PUBLIC ART

SECTION I. SCOPE.

This policy governs the acceptance, commissioning, development, acquisition, installation, and conservation of public art located on University of Minnesota (University) real estate.

Subd. 1. Exceptions. This policy does not cover the acceptance of small commemorative plaques in buildings or works of art included in museum collections, gallery exhibitions, personal workspaces, reception areas, or meeting rooms.

SECTION II. DEFINITION.

Subd. 1. Campus Public Art. Campus public art shall mean art in all forms that is physically or visually accessible to the public through permanent or temporary installation that contributes to the experience of the natural or built public spaces, both indoors and outdoors, on University real estate.

SECTION III. GUIDING PRINCIPLES.

The following principles shall guide the University's acceptance, commissioning, development, acquisition, installation, and conservation of campus public art:

(a) The University is committed to creative expression that strengthens civil society, and advances the growth of culturally informed University communities, adjacent cities, and the State.

(b) Campus public art shall embody the University's research, teaching, and public engagement mission.

(c) Campus public art shall reflect the values and complement the physical characteristics of the University, and shall uphold and promote the principles set out in campus master plans.

(d) The University aspires to establish a sustainable public art collection that creates, maintains, and enhances an enduring cultural legacy for the University and the State.
SECTION IV. IMPLEMENTATION.

Subd. 1. Campus Master Planning. Decision-making regarding the acceptance, commissioning, development, acquisition, installation, and conservation of campus public art shall be consistent with the master plan for each campus and only works intentionally designed or designated for a specific site will be approved.

Subd. 2. Public Art Plan. The president or delegate shall periodically evaluate campus public art through the development of a campus public art plan.

Subd. 3. Delegation of Authority. The president or delegate shall approve campus public art projects in accordance with other Board of Regents policies and maintain administrative policy and procedures to guide decision-making related to the acceptance, commissioning, development, acquisition, installation, and conservation of campus public art.
MONUMENTAL WORKS OF ART

Subd. 1. Scope. This policy governs the acquisition of monumental works of art of major scale, including sculpture, paintings, fountains, and architectural ornaments of all descriptions, intended for permanent placement in a particular location on a University of Minnesota (University) campus.

Subd. 2. Guidelines for Acceptance. All fixed monumental works of art shall relate directly to the architectural plan of the campus and shall be designed to harmonize completely with the architectural style of University buildings, with the understanding that only works intentionally designed for specific areas on University grounds or locations will be accepted.

Subd. 3. Exceptions. This policy shall not preclude the acceptance of small items for teaching purposes or small commemorative or portrait plaques in buildings.
Facilities Committee

March 11, 2010

Agenda Item: Real Estate Transactions

☐ review ☐ review/action ☒ action ☐ discussion

Presenters: Vice President Kathleen O’Brien
Chancellor Stephen Lehmkuhle
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, review and recommend approval of the following real estate transactions:

A. Purchase of 701 S. Broadway, Rochester (Rochester Campus)
B. Ten-Year Lease for Office, Classroom, Laboratory and Student Life Space and 178 Beds of Student Housing, 320-1st Avenue SW, Rochester (Rochester Campus)

Outline of Key Points/Policy Issues:

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

Background Information:

Board of Regents Policy: Reservation and Delegation of Authority states that “The Board of Regents reserves to itself authority to approve the purchase or sale of real property having a value greater than $250,000 or larger than ten (10) acres” and all “leases of real property, easements and other interests in real property if the initial term amount to be paid by or to the University exceeds $250,000, consistent with Board policies.”

The two transactions were reviewed by the Facilities Committee in February 2010.

President’s Recommendation for Action:

The President recommends approval of the following real estate transactions:

A. Purchase of 701 S. Broadway, Rochester (Rochester Campus)
B. Ten-Year Lease for Office, Classroom, Laboratory, and Student Life Space and 178 Beds of Student Housing, 320-1st Avenue SW, Rochester (Rochester Campus)
1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the purchase of 701 Broadway Avenue South, Rochester.

2. Location and Description of the Property

The subject property is located adjacent to and directly south of 617 Broadway Avenue South in Rochester, about four blocks from University Square. Directly to the east (across Broadway Avenue South) is the Zumbro River.

The property consists of the remnants of a one-story building constructed in 1981 containing 2,975 gross square feet situated on .84 acres. Portions of the property are leased for two outdoor billboards.

The legal description of the property:

Lot 7, Block 104, commencing at the intersecting north line of Lot 7; Lot 1 including 22 feet of vacant street adjacent to Lot 1, Block 103 and Lot 2, Block 103, Wilson’s Addition, City of Rochester, Olmsted County, Minnesota

3. Basis for Request

The subject property would be purchased for future development for the Rochester Campus.

4. Details of Transaction

The owner of the property is Golden Eagle LLC, a Minnesota limited liability corporation. The University would pay $1,025,000 for purchase of the property, with a closing to occur by March 31, 2010. The landlord’s interest in the leases for the two billboards will be assigned to the University at the closing.
5. Use of Property

The building was used as a Chinese restaurant until fire destroyed the interior of the building in the summer of 2009. The building has been vacant since that time. The remaining building structure has reached its useful life and will be demolished after the site is purchased by the University. The property could be used on an interim basis for surface parking.

The two billboard leases encumbering portions of the property continue through December 31, 2010 and annually thereafter unless terminated.

6. Environmental

The University has completed a Phase I environmental site assessment. A Phase II soil and groundwater investigation and a building hazardous materials and asbestos study will be conducted prior to closing to confirm the property is in acceptable environmental condition. Depending on the results of the Phase II investigation, the site may be enrolled into the Minnesota Pollution Control Agency’s (MPCA) Voluntary Investigation and Cleanup (VIC) and Petroleum Brownfields (PB) programs to obtain all appropriate liability assurances.

7. Source of Funding

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

8. Recommendations

The above-described real estate transaction is appropriate:

Stephen Lehmkuhle, Chancellor, Rochester Campus

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

Kathleen O’Brien, Vice President for University Services
TEN-YEAR LEASE FOR OFFICE, CLASSROOM, LABORATORY AND STUDENT LIFE SPACE AND 178 BEDS OF STUDENT HOUSING, 320-1ST AVENUE SW, ROCHESTER (ROCHESTER CAMPUS)

1. **Recommended Action**

The President recommends that the appropriate administrative officers receive the authorization to execute a ten-year lease for the University’s use of 84 apartment units (178 beds of student housing) and office, classroom, laboratory, student life and storage space at 320 1st Avenue SW, Rochester, Minnesota.

2. **Description of Leased Premises**

The leased premises will consist of the following spaces in a new building to be constructed at 320 1st Avenue SW, Rochester:

(a) Floors 3 through 8, totaling 84 furnished apartment units (twelve 4-BR, ten 3-BR, thirty-eight 2-BR, seven 1-BR, and seventeen studio/efficiency units), 178 beds;

(b) 16,097 rentable square feet (RSF) on Floor 2 for a student life center and office space;

(c) 1,071 RSF on the First Floor for the on-site student life manager (to be selected by the University), security/reception desk, and mailboxes;

(d) 7,920 RSF on the Lower Level for a 24-seat science lab and lab prep area (capable for future build-out to accommodate 48 students), two 84-seat classrooms, storage area and locked space for the installation or wiring and cabling required for University operation of telecommunications equipment for the classrooms and other spaces;

(e) Rooftop plaza above 2-story portion of the building with access from Floor 3; and

(f) Shared use of all building common areas including a Lower Level bicycle storage area, and up to 84 parking spaces in the 3rd Street Ramp owned by the City of Rochester.
3. **Basis for Request**

In 1999, the Greater Rochester Area University Center Board (GRAUC) advocated for a branch of the University of Minnesota in Rochester. The legislature approved the language from the Rochester Higher Education Development Committee Report for the development of the University of Minnesota Rochester.

On April 16, 2007, the Board of Regents approved a 6-year lease covering 52,924 usable square feet (USF) of classroom, laboratory and office space, plus an option to lease up to 3,828 additional USF (added to the leased premises effective January 1, 2008) and storage space (90 square feet leased beginning December 1, 2008 and an additional 124 square feet of storage space leased beginning June 1, 2009), at 111 South Broadway, Rochester, for occupancy by the University of Minnesota Rochester.

In May, 2009, the Board of Regents approved a 51-month lease for University of Minnesota Rochester’s use of 7,888 square feet of office space at 102 South Broadway, Rochester.

The University is now taking the next step to provide a “UMR housing” option for UMR students and to secure the use of additional space for a science laboratory, classrooms, offices, and student life space.

The funding for the $27.8 million new mixed-use building to be constructed at 320 1st Avenue SW, Rochester by GH Holdings, LLC, developer of the project and the University’s landlord for the subject lease, will include $5.8 million in City of Rochester sales tax revenue dedicated to higher education purposes in Rochester. The $5.8 million will be available to the University in the future for capital costs for UMR campus development. The Finance and Operations Committee is expected to review the transaction related to the $5.8 million in March.

4. **Details of Transaction**

The lease of the subject property will commence on August 1, 2011 and continue through July 31, 2021. The University will have early access to the leased premises commencing July 1, 2011 for the installation of furniture, fixtures, equipment, and telecommunications wiring and cable.

The University will have the first right to lease all available building space not included in the University’s leased premises (apartments on Level 9, retail space on Lower Level, Levels 1 and 2) as well as the right to approve all Retail Tenants of the portions of the building not leased by the University.
The Landlord will provide a tenant allowance in the amount of $808,048 to be used by the University for leasehold improvements in the non-residential portion of the leased premises above the base building construction, purchase and installation of wiring, cabling, furniture, fixtures and equipment, and/or moving expenses.

5. Lease Costs

Effective August 1, 2011, annual rent for the 84 apartments will be $1,708,800. Rent will increase annually by 3% commencing on August 1, 2014.

Effective August 1, 2011, annual base rent for remainder of the leased space (science lab and prep area, classrooms, student life space, office space, security/reception desk, etc.) will be $419,886 and will increase annually by 3% commencing on August 1, 2014.

The University will also pay as additional rent its share of operating expenses, common area maintenance costs, utilities and property taxes for the non-residential portions of the leased premises, estimated at $202,004 plus property taxes the first year.

Students housed in the 84 apartment units who elect to rent one of the 84 parking spaces will each pay directly for the use of such parking space.

6. Source of Funds

The lease costs for the residential portion of the leased premises will be funded by student housing fees paid by UMR students who chose this housing option (and rents received from summer guests).

The lease costs for the non-residential portion of the leased premises will be funded with incremental new tuition revenue generated through enrollment growth at the University of Minnesota Rochester.
7. Recommendations:

The above-described real estate transaction is appropriate:

Richard H. Pfitzenreiter, D, Vice President for Finance and CFO

Stephen Lehmkuhle, Chancellor, Rochester Campus

Kathleen O'Brien, Vice President for University Services
This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Base Data: Real Estate Office MNDNR, MNDOT

Real Estate Office
University of Minnesota

Purchase of 701 S. Broadway and 10-Year Lease at 320-1st Ave. SW, Rochester
Agenda Item: Capital Budget Amendments

Presenters: Vice President Kathleen O'Brien
Chancellor Kathryn Martin
Associate Vice President Michael Perkins
College of Liberal Arts Dean James Parente
Recreational Sports Director Jim Turman

Purpose:

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

1. Amend the Fiscal Year 2010 Capital Budget by $2,000,000 to provide additional funding for the Griggs Hall Addition on the Duluth Campus.

2. Amend the Fiscal Year 2010 Capital Budget by $2,274,715 to fund design services for the Follwell Hall Interior Renovation project located on the Twin Cities Campus.

3. Amend the Fiscal Year 2010 Capital Budget by $1,760,000 to fund design services for the University Recreation Center Expansion project located on the Twin Cities Campus.

Outline of Key Points/Policy Issues:

Griggs Hall Addition

Refer to the attached project data sheet for this project.

The Duluth Campus currently provides approximately 3,000 on-campus housing spaces. The freshman class enrollment is typically 2,100 – 2,200 students, with 90 percent provided on-campus housing. Duluth campus freshmen typically have a more positive on-campus experience if they are housed in dormitory style housing. The current supply of dormitory style housing does not meet demand. Therefore the Duluth Campus plans to design and construct a 280-bed traditional, two residents-per-room dormitory to help meet the demand.

Follwell Hall Interior Renovation

Refer to the attached project data sheet and map for this project.

Folwell Hall, built in 1906, is located in the heart of the Historic Knoll and is home to the College of Liberal Arts Language Departments as well as thirty-one classrooms. With the exception of the central corridor and fireplace rooms 128 and 131 on the 1st floor, the marble staircases, and the entrances; the interior of the building will be demolished and reconstructed.
to provide modern facilities for the College of Liberal Arts and classrooms. The exterior of Folwell was stabilized and restored in 2007.

**University Recreation Center Expansion**

Refer to the attached project data sheet for this project.

The program for the University Recreational Sports Expansion consists of the following: a two court gymnasium, fitness and weights area, seven multi-purpose rooms, outdoor recreation center with a climbing wall, locker rooms, jogging track, offices and miscellaneous spaces. A café with associated serve and prep area, and natural ventilation will be explored in order to reduce energy consumption and to provide a more pleasant environment for the students.

**Background Information:**

**Griggs Hall Addition**

The Fiscal Year 2010 Capital Budget approved by the Board of Regents in June 2009 included $12,000,000 for the design and construction of the Griggs Hall Addition. Based upon preliminary design completed for the project the cost estimate has increased by $2,000,000 to $14,000,000. Construction is scheduled to begin before the approval of the 2011 Capital Budget; therefore, the capital budget amendment is requested at this time.

**Folwell Hall Interior Renovation**

The Folwell Hall Interior Renovation project is included in the University’s 2010 Capital request and is scheduled to be in the Fiscal Year 2011 Capital Budget pending the outcome of the 2010 legislative session. Schematic plans were presented to and approved by the Board of Regent in December 2009. This capital budget amendment requests approval to expend University funds in advance of legislative action on the 2010 Capital Request in order to continue the design of the project and to advance preparation for relocation efforts related to the need to vacate the building prior to construction. The intent is to proceed from schematic design to construction documents and be positioned to move into construction. The intent is to proceed from schematic design to construction documents and be positioned to move into construction in the June/July 2010 time frame if the project receives legislative funding. Accelerating the design and construction will also limit the impact on the academic programs by condensing the construction to 12 months and impacting only two academic semesters.

**University Recreation Center Expansion**

Initiating the schematic design process in February 2010 (if this capital budget amendment is approved) will allow for the competing of the schematic plans by late spring 2010. Based on this schedule schematic plans would be presented to the Board of Regents in June 2010 and the project would be included in the Fiscal Year 2011 Capital Budget. Allowing sufficient time for the completion of schematic design is important to ensure the scope of the project, schedule and budget that are presented at schematic design and included in the 2011 Capital Budget are based documentation that is discovered and refined during the schematic architectural and engineering design process.

**President's Recommendation for Action:**

The President recommends approval of the following Capital Budget Amendments:

1. Amend the Fiscal Year 2010 Capital Budget by $2,000,000 to provide additional funding for the Griggs Hall Addition on the Duluth Campus.

2. Amend the Fiscal Year 2010 Capital Budget by $2,274,715 to fund design services for the Folwell Hall Interior Renovation project located on the Twin Cities Campus.

3. Amend the Fiscal Year 2010 Capital Budget by $1,760,000 to fund design services for the University Recreation Center Expansion project located on the Twin Cities Campus.
1. **Basis for Request**

The Duluth Campus currently provides approximately 3,000 on-campus housing spaces. Recently the freshman class enrollment has been 2,100 – 2,200 students. Ninety percent of these students are provided on-campus housing. However, the demand for traditional dormitory space has consistently exceeded the supply. This equates to 400-500 freshmen being assigned dormitory rooms and the remaining approximately 1,480 freshmen students assigned to on-campus apartments. The housing staff believes that students who start out in dormitory space have a far better university experience than those who are assigned an apartment. Freshman can easily become isolated in apartments which make it difficult to make connections with other residents and more importantly, the campus as a whole.

2. **Change in Project Since Approved**

The $12,000,000 Capital Budget for this project was approved by the Regents in June 2009 as a part of the 2010 Capital Budget. The current project estimate is $14,000,000; therefore, a Capital Budget Amendment of $2,000,000 is requested to ensure the project’s success. Construction is planned to begin before the Regents act on the 2011 Capital Budget, therefore the Capital Budget Amendment is request at this time.

3. **Scope of Project**

Construct an approximate 69,560 square foot addition to the Griggs Hall freshman dormitory to provide 280 beds as traditional two residents per room with ancillary spaces. The ancillary spaces include study areas, lounges, laundry, mail distribution, resident storage and lobby circulation. The full building utility infrastructure will include heating ventilation and air conditioning, emergency power, information technology infrastructure, elevators, stairways, security systems with surveillance of public spaces, and fire detection/suppression systems.

4. **Variance to the Master Plan**

The project is in alignment with the UMD campus master plan.

5. **Environmental Issues:**

A Phase I Environmental Analysis of the project site has been completed. The findings have shown that no hazardous materials/soils are known to exist at the site. Storm water management requirements will be included as a part of the project.

6. **Cost Estimate**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Construction Cost</td>
<td>$11,201,000</td>
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<td>Non-Construction Costs</td>
<td>2,799,000</td>
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<td><strong>Total Project Cost</strong></td>
<td><strong>$14,000,000</strong></td>
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7. Capital Funding

<table>
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<tr>
<td>University Debt Service</td>
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<td>UMD Auxiliary Services</td>
<td>3,000,000</td>
<td>(1,000,000)</td>
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<td><strong>Total</strong></td>
<td>$12,000,000</td>
<td>$2,000,000</td>
<td>$14,000,000</td>
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8. Capital Budget Approvals

The $12,000,000 Capital Budget for this project was approved by the Regents in June 2009 as a part of the 2010 Capital Budget. The current budget is $14,000,000; therefore, a Capital Budget Amendment of $2,000,000 requested to ensure the project’s success. The project schematic plans are scheduled to be presented in March 2010.

9. Annual Operating and Maintenance Costs

The annual operating and maintenance costs will be paid by the UMD Auxiliary Services Department. UMD Auxiliary Services is a self-supporting unit, collecting operating costs from student housing fees.

10. Time Schedule

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Dates</th>
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<tbody>
<tr>
<td>Project Design</td>
<td>December 2009 – March 2010</td>
</tr>
<tr>
<td>Procure Bid Packages</td>
<td>March 2010 – April 2010</td>
</tr>
<tr>
<td>Begin Construction</td>
<td>June 2010</td>
</tr>
<tr>
<td>Complete Construction</td>
<td>July 2011</td>
</tr>
</tbody>
</table>

11. Architect/Construction Manager

Architect: Elness, Swanson, Graham Architects – Minneapolis, Minnesota.
Construction Manager: Johnson Wilson Constructors – Duluth, Minnesota

12. Recommendations:

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, Duluth Campus

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

The Folwell Hall Interior Renovation Project is included in the University’s 2010 Capital Request and is scheduled to be in the University’s Fiscal Year 2011 Capital Budget pending the outcome of the 2010 Legislative session. Schematic Design was approved by the Board of Regents in December 2009. This capital budget amendment requests approval to expend University funds in advance of legislative action on the FY2010 Legislative Capital Request in order to continue the design of the project and do advanced preparation for relocation efforts related to the need to vacate the building prior to construction. The intent is to proceed from Schematic Design to Construction Documents and have the project sufficiently advanced so as to immediately move from legislative approval to construction in June/July 2010. Advancing design to this level, in anticipation of a successful Capital Bonding Bill, puts the University in an excellent position to put people to work quickly in the hard-hit construction sector and will create a favorable situation for the project in terms of market conditions and overall construction duration; it will also limit the impact on the academic mission of the University by condensing the construction to 12 months total duration (impacting only two academic semesters).

2. Scope of Project:

Design and pre-construction efforts to advance the project from Schematic Design to completed Construction Documents sufficient to generate a “guaranteed maximum price” and begin construction. Minor preparatory work related to move planning and swing space improvements such that the University can vacate the building for demolition and construction in June 2010.

The final design and construction of Folwell Hall will accomplish the following:

- Demolition of interior with the exception of historic elements on the first floor and the marble staircases.
- Interior reconstruction consisting of the following:
  - Historic elements will be restored
  - New energy efficient windows.
  - Demountable wall system.
  - Two new elevators and two additional staircases.
  - Replacement of ventilation, heating, electrical power, lighting, telephone and data.
  - New life safety systems – fire alarm and fire sprinkler systems.
  - Accessible toilet rooms on all floors.
  - Classrooms provided with technology rich learning environments.
  - Faculty libraries, conference and seminar rooms for collaboration
  - Departmental shared administration spaces
- The gross square footage (GSF) is 111,500 Gross Square Feet.
- The assignable square footage (ASF) is 56,800 square Feet.
3. **Master Plan or Precinct/District Plan:**

This project is in compliance with the University of Minnesota Twin Cities Campus Master Plan – 2009: Guiding Principle 5, Steward Historic Buildings and Landscapes. Development Framework Map, Adaptive Reuse designations (including Folwell Hall) reflects priorities for capital investment and renovation of important buildings to support the university’s academic mission.

4. **Environmental Issues:**

The building has been surveyed for asbestos materials and asbestos containing materials have been identified. Where it is anticipated that new construction work will impact areas containing hazardous materials as identified in the surveys, those materials will be abated. The large area of soils in the existing crawl space is contaminated by asbestos fibers; this area will be encapsulated by a new concrete slab at the east end of the building for new mechanical spaces. All earth that will need to be excavated will be handled as contaminated soils as required by environmental regulations. Further, if concealed conditions are encountered during construction, which are determined to contain hazardous materials, additional abatement will be required and performed in conformance with State and Federal regulations.

5. **Cost Estimate:**

The cost for the advanced design work and associated preparatory costs are:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design Costs (previously expended)</td>
<td>$728,715</td>
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<tr>
<td>Schematic Design to Construction Documents</td>
<td>1,366,000</td>
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<tr>
<td>Move Preparations / Swing Space Improvements</td>
<td>180,000</td>
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<tr>
<td><strong>Total Advance Spending</strong></td>
<td><strong>$2,274,715</strong></td>
</tr>
</tbody>
</table>

6. **Capital Funding:**

University Funds $2,274,715

Note: Should the University receive funding from the MN Legislature for the project as a part of the Capital Bonding Bill the project will then reimburse the University funds that were used to fund this advance spending.

7. **Capital Budget Approvals:**

This is a Capital Budget Amendment request to fund advanced design work and preparatory costs only, the full Folwell Hall Interior Renovation project will be included in the Fiscal Year 2011 Capital Budget.

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

Operating and maintenance cost for Folwell totaled $591,000 for fiscal year 2008 (July 2007 to June 2008). The operating and maintenance costs are funded by Facilities Management.
9. Time Schedule:

Complete design  
Begin construction  
Complete construction  
Occupancy

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete design</td>
<td>June 2010</td>
</tr>
<tr>
<td>Begin construction</td>
<td>July 2010</td>
</tr>
<tr>
<td>Complete construction</td>
<td>July 2011</td>
</tr>
<tr>
<td>Occupancy</td>
<td>August 2012</td>
</tr>
</tbody>
</table>

10. Architect / Construction Manager:

Architect:        Miller-Dunwiddie Architects
Construction Manager:  McGough Construction

11. Recommendation:

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

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

Richard Pfutzenreuter, Vice President and Chief Financial Officer

Kathleen O'Brien, Vice President for University Services

* Final approval of this project by the Chief Financial Officer is contingent on the resolution of university cash flow issues.
Twin Cities, Minneapolis
East Bank Campus

Folwell Hall
1. Basis for Request:

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

This inadequacy has been documented and reinforced through several student surveys and studies. Most notable of this research work was the extensive independent feasibility study completed in 2005 by the nationally recognized firm of Brailsford & Dunlavey (B&D). The B&D firm conducted student surveys and informal sessions, as well as interviews with many university officials.

The B&D study found that while 80% of the students surveyed used the Recreational Sports facilities in some way, 60% said they had to wait to participate due to overcrowded conditions. As this overcrowding situation increases, more students will become frustrated and will go elsewhere, creating a reason to leave campus rather than staying longer. Other studies have shown that the rate of recreational participation is dramatically higher for those students who live on or very close to campus. Since 1993, on-campus and near-campus housing at the University of Minnesota has increased significantly, yet recreational sport facilities have not.

The capability to offer new or expanded programs is extremely limited with the current facility. Opportunities to provide innovative alternative programming to various segments of the University community are restricted or not done at all due to lack of space. For example, a “Beginning Strength Training Program for Women” was recently initiated. The program, designed mostly for faculty/staff women, received an outstanding response, but is limited in size and number of sessions due to lack of space. Group exercise classes, such as spinning (group bicycling) is so popular that often people are unable to take part because there is not enough room. Members come as much as a half hour before class to be sure that they can get one of the bikes. If there was adequate space, no one would have to be turned away.
Besides providing exercise and social interaction, participation in recreational sports provides the type of student involvement that is beneficial to the educational outcome and overall campus experience. Research has shown that this involvement results in higher GPA’s, higher retention and graduation rates, a higher level of social integration, and a greater sense of affiliation with the institution, both while attending school and afterwards. Studies have also shown that student involvement reduces stress, helps build character and community, improves management and leadership skills, enhances diversity (recent surveys of students of color on the Twin Cities Campus showed a 76% participation rate in recreational sports), and improves overall happiness.

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

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

2. **Scope of Project:**

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

Sustainability and the prudent use of resources are central to the project. The use of natural light and natural ventilation will be explored in order to reduce energy consumption and to provide a more pleasant environment for the students. Preliminary calculations indicate that a displacement air ventilation system combined with natural ventilation could save a significant amount of energy. Sustainable systems, such as use of the solar energy, double glazing of the south wall and green roofs will be explored as well.
Proposed heating ventilation and air conditioning systems are basic systems selected to facilitate maintenance and to minimize energy consumption while providing excellent occupant comfort. Larger size central equipment is proposed to centralize maintenance, to maximize usable space in the building and to reduce construction cost. The heating source will be high pressure steam routed from the campus central plant and distribution system. The cooling source will be chilled water routed from the campus central plant and distribution system.

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

3. Master Plan:

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

4. Environmental Issues:

An Environmental Site Assessment is being conducted by the Department of Environmental Health and Safety. Additional environmental evaluation will be conducted as necessary during the Schematic Design phase of the project. Environmental issues will be addressed as a part of the project.

5. Cost Estimate:

**Capital Budget Amendment Requested at this time**
Cost for Schematic Design is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Design Costs</td>
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<td>Schematic Design</td>
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Anticipated Total Project Final Cost:

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<tr>
<th>Description</th>
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<tr>
<td>Construction Cost</td>
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<tr>
<td>Non Construction Cost</td>
<td>17,900,000</td>
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<td>Total Project Cost</td>
<td>$59,600,000</td>
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</table>

6. Capital Funding for Schematic Design:

| Description                                                      | Amount    |
|                                                                |-----------|
| College of Education & Human Development                        | $25,000    |
| Student Affairs Administration                                   | 100,000    |
| Recreational Sports General Administration                      | 1,480,000  |
| Office of Budget & Finance General Contingency                  | 155,000    |
| Total Funding for Pre-design & Schematic Plans                  | $1,760,000 |
7. Capital Budget Approvals:

This Capital Budget Amendment establishes the initial capital budget for this project. The full University Recreational Center Expansion project is planned to be included in the Fiscal 2011 Capital Budget.

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

This information will be developed in the future as the design progresses further.

9. Time Schedule:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Schematic Design</td>
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<td>Complete Design Development</td>
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<td>Begin construction</td>
<td>Spring 2011</td>
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<tr>
<td>Complete construction</td>
<td>Spring 2013</td>
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</table>

10. Architect / Construction Manager:

Architect: Studio 5 Architects, Minneapolis with Cannon Design, Chicago

Construction Manager at Risk: To be determined during the Schematic Design phase work.

The project will be delivered using the Construction Manager at Risk process.

11. Recommendation:

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

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

Richard Pfutzenreuter, Vice President and Chief Financial Officer

Kathleen O'Brien, Vice President for University Services

* Final approval of this project by the Chief Financial Officer is contingent on the resolution of university cash flow issues.
Twin Cities, Minneapolis
East Bank Campus

RECREATIONAL SPORTS ADDITION
Facilities Committee

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

Purpose:

☐ policy  ☐ background/context  ☒ oversight  ☐ strategic positioning

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

A. Amend the Fiscal Year 2010 Capital Budget by $2,761,000 to fund the Lions Research Laboratory 1st & 4th Floor Renovation Project on the Twin Cities Campus.
B. Amend the Fiscal Year 2010 Capital Budget by $4,400,000 to fund design services for the Biomedical Facilities Program, Cancer/Cardiovascular Projects on the Twin Cities Campus.

Outline of Key Points/Policy Issues:

Refer to that attached project data sheet and map for each project.

Lions Research Laboratory 1st & 4th Floor Renovation, Twin Cities Campus

Professor Jerrold Vitek has been successfully recruited to the University of Minnesota (his alma mater) from the Cleveland Clinic to serve as Head of the Medical School Department of Neurology. A portion of the 1st and 4th floors of the Lions Research Building / McGuire Translational Research Facility complex will be renovated into state of the art research laboratories and vivarium space for Professor Vitek’s program which includes approximately 6 investigators.

Biomedical Facilities Program – Cancer/Cardiovascular Projects – Design, Twin Cities Campus

The Biomedical Facilities Program will be starting the next phase of the overall capital improvement program prior to the approval of the Fiscal Year 2011 Capital Budget in June 2010. This capital budget amendment authorizes the project team to expend fund to complete schematic design of the next Biomedical Facilities program projects. The design for the next phase of the project will conform with the planning principles outlined in the Board of Regents December 2009 work session.
Background Information:

*Lions Research Laboratory 1st & 4th Floor Renovation, Twin Cities Campus*

This project was not included in the Fiscal Year 2010 Capital Budget because Dr. Vitek only recently accepted the appointment to be Head of the Medical School Department of Neurology. In order to meet the University’s commitment to his appointment, research space needs to be provided in a timely fashion. The Board of Regents was advised of the need for this capital budget amendment in October 2009.

*Biomedical Facilities Program – Cancer/Cardiovascular Projects – Design, Twin Cities Campus*

The Board of Regents had a presentation in July 2009 regarding implementation strategies for the University of Minnesota’s Biomedical Research Facilities Program, which was authorized by the 2008 session of the Minnesota legislature. The Board also discussed in July 2009 the specific requirements and broad strategies regarding debt financing of the biomedical facilities authorized by the 2008 legislature.

In March 2009, the Board of Regents had a presentation on the Twin Cities Campus Master Plan which provides overall principles to guide development of the East Gateway District of the campus and the biomedical research facilities to be developed within it.

In March 2009, the Board also approved the Schematic Design for an expansion to the Center for Magnetic Resonance Research (CMRR) the first building in the Biomedical Research Facilities Program approved by the 2008 Legislature. The CMRR Expansion was approved in the 2009 Annual Capital Improvements Budget.

In December 2009 the Board of Regents received a comprehensive update on the physical and programmatic frameworks for the Biomedical Facilities Program.

**President's Recommendation for Action:**

The President recommends approval of the following Capital Budget Amendments:

A. Amend the Fiscal Year 2010 Capital Budget by $2,761,000 to fund the Lions Research Laboratory 1st & 4th Floor Renovation Project on the Twin Cities Campus.

B. Amend the Fiscal Year 2010 Capital Budget by $4,400,000 to fund design services for the Biomedical Facilities Program, Cancer/Cardiovascular Projects on the Twin Cities Campus.
Lions Research Building Renovation for Neurology  
Twin Cities  
Project No. 01-174-10-1100  

1. Basis for Request:

Professor Jerrold Vitek has been successfully recruited back to the University of Minnesota (his alma mater) from the Cleveland Clinic to serve as Head of the Medical School Department of Neurology. Professor Vitek has an internationally recognized research program in the pathophysiology of movement disorders and his hiring supports University Neuroscience priorities. He will relocate his research from Cleveland to the Lions Research Building / McGuire Translational Research Facility this spring. This relocation site is specific because it allows his program proximity to like-minded investigators in the Department of Neuroscience and the Institute of Translational Neurology Ataxia research group. It also leverages additional adjacencies with stem cell biology and the Grossman Center for Memory Research and Care. The project will renovate areas of 1st and 4th floors to accommodate his research animals, and study their responses to specific investigative interventions. His program will closely interact with clinical investigators interested in applying the fruits of basic movement disorder research to patients with Parkinson’s disease and several Ataxia variants.

The 2011-2015 Capital Budget Goals applicable to this project are:

- Ensure research productivity and impact by providing space conducive to the conduct of contemporary research in order to enhance competitiveness

- Recognize current extraordinary financial realities by honoring projects that have an identified source of payment.

This project was not included in the Fiscal Year 2010 Capital Budget because Dr. Vitek only recently accepted the appointment. In order to meet the University's commitment to his appointment, research space needs to be provided in a timely fashion. The Board of Regents was advised of the need for this Capital Budget Amendment in October 2009.

2. Scope of Project:

The existing Lions Research Building / McGuire Translational Research Facility complex is located at 2001 Sixth Street Southeast in the emerging Biomedical Discovery District. The project includes interior demolition and renovation of approximately 5,916 gross square feet for state of the art research laboratories and vivarium space for approximately 18 investigators and their support staff.

This project is consistent with the University of Minnesota Master Plan dated March 2009.

3. Environmental Issues:

Surveys for asbestos, lead, and mercury will be performed prior to the start of construction. Based on the relatively recent construction of the building (1991), no significant abatement is anticipated, however, any environmental issues encountered during construction will be addressed as part of the project.
4. Cost Estimate:

Construction Cost $1,946,000
Non Construction Cost $516,000
Total Project Cost $2,462,000

Construction Cost $329/square foot
Total Project Cost $416/square foot

5. Capital Funding:

Medical School $2,462,000

6. Capital Budget Approvals:

The project was not included in the Fiscal Year 2010 capital budget because the agreement was only recently executed with the recruit.

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

The existing space is currently utilized for research laboratories and vivarium. Therefore, operating and maintenance costs will remain approximately the same.

8. Time Schedule: (Additional milestone maybe added or substituted if appropriate.)

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>Complete Design</td>
<td>Spring 2010</td>
</tr>
<tr>
<td>Establish Construction Guaranteed Maximum Price</td>
<td>Spring 2010</td>
</tr>
<tr>
<td>Begin construction</td>
<td>Spring 2010</td>
</tr>
<tr>
<td>Complete construction</td>
<td>Summer 2010</td>
</tr>
</tbody>
</table>

9. Architect and Construction Manager:

Architect: HDR Architecture, Inc
Construction Manager at Risk: Kraus Anderson Construction

The project delivery method is Construction Manager at Risk

10. Recommendation:

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

Richard Pfutzenreuter, Vice President and Chief Financial Officer

Frank Cerra, Senior Vice President Health Sciences

Kathleen O'Brien, Vice President for University Services
Twin Cities Minneapolis

East Bank Campus
Biomedical Facilities Program
Cancer/Cardiovascular Projects
Twin Cities Campus
Project No. 01-000-09-1687

1. Basis for Request:

The 2008 Minnesota Legislature enacted as part of the Omnibus Capital Appropriations bill legislation to “provide for a biomedical science research funding program to further the investment in biomedical science research facilities in Minnesota to benefit the state's economy, advance the biomedical technology industry, benefit human health, and facilitate research collaboration between the University of Minnesota and other private and public institutions in this state.”

The Minnesota Biomedical Facilities Program allows the University to bond for $292 million - split 75/25 with State of Minnesota - to finance new research buildings and associated infrastructure in the East Gateway district of the Twin Cities campus. The first of these four projects, the Center for Magnetic Resonance Research (CMRR), is under construction.

This capital budget amendment authorizes schematic design on the next phase of the program. This phase incorporates Project #2 and Project #3 and includes utility infrastructure, district circulation, research laboratories, offices, research support services and common space supporting both the cancer and cardiovascular programs.

2. Scope of Project:

This capital budget amendment includes predesign, schematic design and pre-construction services supporting the cancer and cardiovascular projects.

3. Environmental Issues:

There are no environmental issues associated with the design of the new facilities.

Environmental issues related to the construction of the electrical infrastructure will be addressed as a part of the construction and are funding within the infrastructure project budget.

4. Cost Estimate:

The total authorization for this capital budget amendment is $4,400,000.

5. Capital Funding:

Funding is being provided by Biomedical Facilities Program debt.
6. Capital Budget Approvals:

There are no prior capital budget approvals for Projects 2 and 3 of the Biomedical Facilities Program and the electrical infrastructure.

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

There are no anticipated operating or maintenance costs associated with completing schematic design.

8. Time Schedule:

Schematic design is estimated to be completed in May 2010.

9. Architect / Construction Manager:

Cancer / Cardiovascular Facilities
Architect: Architectural Alliance, Minneapolis, MN
Construction Manager: Mortenson Construction, Minneapolis, MN

10. Recommendation:

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

Richard Pfitzenreuter, Vice President and Chief Financial Officer 2/26/10

Frank Cerra, Senior Vice President, Health Sciences 2/26/10

Kathleen O'Brien, Vice President, University Services 2/26/10
Facilities Committee

March 11, 2010

Agenda Item:  Schematic Plans

☐ review  ☑ review/action  ☐ action  ☐ discussion

Presenters:  Vice President Kathleen O’Brien
              Chancellor Kathryn Martin

Purpose:

☐ policy  ☐ background/context  ☑ oversight  ☐ strategic positioning

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

1. American Indian Learning Resource Center, Duluth Campus
2. Griggs Hall Addition, Duluth Campus

Outline of Key Points/Policy Issues:

American Indian Learning Resource Center, Duluth Campus

Refer to the attached project data sheet for this project. The data sheet addresses the basis for request, project scope, cost estimate, funding, and schedule.

The American Indian Learning Resource Center (AILRC) will provide a culturally relevant and welcoming gathering place for American Indian and Alaskan Native (AI/AN) programs and services. It will create a global sense of welcome for all people. Providing spaces for gathering, a library, classes, conferences, seminars and cultural gatherings it will promote interaction among AI/AN students and the greater UMD student body. It will enhance learning, sharing, relationships, respect and civic engagement and give a sense of belonging. The building is meant to be for all UMD students, faculty, and staff. The American Indian focus will allow American Indians to feel a part of, and interact with, the larger American and Global society. It is expected to be a place for non-Indians to learn and intermingle with American Indians.

The new building will be located at the southwest edge of the campus adjacent to the Marshall H. Alworth Planetarium and Marshall W. Alworth Hall. An enclosed above grade pedestrian walkway will connect the new building to the existing internal pedestrian circulation corridor at Marshall W. Alworth Hall. The building exterior is designed as a distinguishing gateway building.

Griggs Hall Addition, Duluth Campus

The data sheet for this project is provided as a part of the Capital Budget Amendment – Action item of this docket. That data sheet addresses the basis for request, project scope, cost estimate, funding, and schedule.
The Duluth Campus currently provides approximately 3,000 on-campus housing spaces. The freshman class enrollment is typically 2,100 – 2,200 students, with 90 percent provided on-campus housing. Duluth campus freshmen typically have a more positive on-campus experience if they are housed in dormitory style housing. The current supply of dormitory style housing does not meet demand. Therefore the Duluth Campus plans to design and construct a 280 bed traditional, two-residents-per-room dormitory to help meet the demand.

The detailed project information for the Griggs Hall Addition can be found in the docket materials on pp. 17-19.

**Background Information:**

**American Indian Learning Resource Center, Duluth Campus**

This project is included in the 2010-2015 Six-Year Capital Improvement Plan approved by the Board of Regents in December 2009. The project is also included in the 2010 State Capital Request.

**Griggs Hall Addition, Duluth Campus**

The Fiscal Year 2010 Capital Budget approved by the Board of Regents in June 2009 included $12,000,000 for the design and construction of the Griggs Hall Addition. Based upon the preliminary design completed for the project the cost estimate has increased by $2,000,000 to $14,000,000. A capital budget amendment is presented for action as a part of the meeting agenda.

**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 of construction documents and construction for the following projects:

1. American Indian Learning Resource Center, Duluth Campus
2. Griggs Hall Addition, Duluth Campus
1. Basis for Request:

Creating a Sense of Community
- There are 21 different American Indian programs scattered throughout the UMD campus. Faculty, students and staff will gather in one location to better serve the American Indian student population.
- UMD’s American Indian programs comprise one of the largest in the country.
- UMD has more American Indian faculty and staff per capita than any other public institution in the United States.

A Premier Center for American Indian Culture
- The new American Indian Learning Resource Center (AILRC) will serve as a gateway to UMD, welcoming all from its prominent location on the southwest corner of campus.
- The center will serve as an inviting gathering place where Native and non-Native students, faculty, staff and visitors can share common interests and promote global awareness and mutual respect for all cultures.
- UMD’s Mishoomis (Ojibwe for “Grandfather”) Collection Library consists of American Indian and Alaskan Native scholarly research materials. Enhanced capacity for the library in the new center will increase use and opportunity for study.

Contributing to Student Success
- American Indian students comprise the largest minority population at the graduate and professional level at UMD.
- The mission of the AILRC, founded in 1983, is to increase the recruitment and retention of American Indian and Alaskan Native students, while promoting a more culturally diverse campus environment.
- UMD’s strong support system has resulted in retention and graduation rates significantly higher than the national norm.
- The University of Minnesota graduates the second highest number of American Indian medical doctors (M.D.s) in the country.
- The new center will enhance recruiting of American Indian students, faculty, and staff by creating a sense of place and belonging at UMD.

Enhancing the Understanding and Appreciation of the American Indian Community and Culture
- AILRC’s many programs attract community involvement and support from regional tribal organizations.
- Outreach activities include a teacher education program at Fond du Lac Community College and an early childhood education program at Red Cliff Indian Reservation in Wisconsin.
- The AILRC’s Ojibwe Language Immersion Nest at Chester Park School teaches Ojibwe to 4 and 5 year-olds. Family participation is required as part of the commitment to language revitalization; evening classes are organized for parents. The program also provides a teaching practicum site for UMD students in the elementary education program.

Create a gateway to campus for the American Indian students and the larger community
- Provide a dedicated space to support academic and cultural programs.
• The new building will include classrooms, a computer lab, support offices for faculty and student service programs, conference rooms, a large gathering room, and UMD’s Mishoomis Collection Library.

2. **Scope of Project:**

The American Indian Learning Resource Center (AILRC) will provide a culturally relevant and welcoming gathering place for American Indian and Alaskan Native (AI/AN) programs and services. It will create a global sense of welcome for all people. Providing spaces for classes, conferences, seminars and cultural gatherings it will promote interaction among AI/AN students and the greater UMD student body. It will enhance learning, sharing, relationships, respect and civic engagement and give a sense of belonging. The building is meant to be for all UMD students, faculty and staff. The American Indian focus will allow American Indians to feel a part of, and interact with, the larger American and Global society. It is expected to be a place for non-Indians to learn and intermingle with American Indians.

The Mishomis Library Collection is the second-largest AI/AN culturally specific library in the Upper Midwest, providing a collection of more than 13,000 resources for scholarly research of the 500-plus tribes in the USA and Canada. It contains resources pertaining to music, art, history, culture, language, spirituality, health, gaming, legislation, education, tribal codes, tribal newspapers and much more. The Mishomis Library will be the core research and study resource for the AI/AN students at the AILRC. The Library is intended to become a Policy center and International Indigenous Research Center that draws visitors from across the globe.

The Gathering Space has been identified as a critical requirement for the program. This space will provide a large assembly space with direct views easterly to Lake Superior to be utilized for ceremonial and cultural uses. This space will be multi-functional to provide the greatest flexibility for the AILRC and the larger UMD community. Presentations, ceremonies, demonstrations and other cultural events would be held in the Gathering Space.

The new building will be located adjacent to the Marshall H. Alworth Planetarium and Marshall W. Alworth Hall. The building will have a basement for mechanical, electrical, fire protection and plumbing services. An enclosed above grade pedestrian walkway will connect the new building to the existing internal pedestrian circulation corridor at Marshall W. Alworth Hall.

The new building will be constructed with a cast-in-place concrete structural frame and floor slab. The building will be construction type IIA, four (4) stories in height and 19,400 square feet area. The building will be provided with an automatic sprinkler system throughout. Allowable height and area include increases due to automatic sprinkler installation.

Utilities are available at the site and new connections will be brought to the building including, medium voltage electrical (13.8kV), domestic water, fire protection water, sanitary sewer, storm sewer, natural gas. Connections to existing campus systems such as chilled water, steam, temperature controls, communications, life safety and security services will be made through the enclosed pedestrian walkway.

The existing parking lot (Lot 1) will be reconfigured to accommodate landscaping around the building. The existing parking area to remain will be repaired where utility connections have been made, re-striping and relocation of light poles will be required.
The landscape and site design is a significant cultural aspect of this project. It will include an outdoor gathering space, birch grove and native planting beds.

The building will be 19,400 GSF with an assignable area of 11,400 SF. The site area is approximately 50,000 SF.

The building exterior is designed as a distinguished gateway building. The building form is shaped to address culturally significant aspects of the site and environment; maximize lake views, sun orientation and compass axes. The exterior will be clad with cementitious panels patterned after traditional Ojibwe construction techniques and methods. Areas adjacent to the exterior gathering space will be clad in wood. Fenestration will include aluminum frame windows, aluminum frame storefront at entrances and curtain wall at a large east facing window at the fourth floor.

A perimeter stair connecting core program spaces and offering access to views at each level will organize the interior of the building. Accessible means of access are provided to each level by an elevator.

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

The project is in alignment with the UMD master plan

4. Environmental Issues:

A phase I environmental survey will be completed during the schematic design phase of the project. As with other building projects on the Duluth campus, no environmental issues are anticipated with this site.

5. Cost Estimate:

Construction Cost $ 7,400,000
Non Construction Cost 2,600,000
Total Project Cost $ 10,000,000

6. Capital Funding:

This project is part of the Universities' 2010 capital request to the state. Two-thirds of the project cost ($6,670,000) will be financed with state bonds and one-third ($3,330,000) will be paid for by the University.

7. Capital Budget Approvals:

The Board of Regents approved $750,000 for the design of this project in FY2010 Capital Budget. Full funding project funding will be included in the Fiscal Year 2011 Capital Budget scheduled to be approved by the Board of Regents in June 2011, contingent upon receiving the requested appropriation.
8. **Annual Operating and Maintenance Cost and Source of Revenue:**

The projected operating cost for this new facility for fiscal 08 will be $9.38 per square foot or $181,972 per year. This figure includes the cost of fuel, electricity, water, general building maintenance, custodial, waste removal, administration and grounds maintenance services.

9. **Time Schedule:**

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<th>Task</th>
<th>Date</th>
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<td>Complete construction</td>
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12. **Architect:**

- **Architect of Record:** DSGW Architects, Duluth, Minnesota
- **Design Architect:** Anmahian Winton Architects, Cambridge, Massachusetts
- **Construction Manager:** To be determined

The project delivery method is Construction Manager at Risk

13. **Recommendation:**

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

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Richard Pflutenreuter, Vice President and Chief Financial Officer
Kathryn A. Martin, Chancellor, Duluth Campus
Kathleen O'Brien, Vice President for University Services
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Facilities Committee

March 11, 2010

Agenda Item: Board of Regents Policy: Historic Preservation

☑ review ☐ review/action ☐ action ☐ discussion

Presenters: Vice President Kathleen O’Brien
Associate General Counsel Kenneth Larson

Purpose:

☑ policy ☐ background/context ☐ oversight ☐ strategic positioning

To review proposed amendments to Board of Regents Policy: Historic Preservation

Outline of Key Points/Policy Issues:

The amendment is to address a recent amendment made to Board of Regents Policy: Reservation and Delegation of Authority reserving the Board’s authority to take final action on environmental reviews initiated by the administration with respect to historic resources.

This amendment to Board of Regents Policy: Historic Preservation adds a specific delegation statement to make clear that the administration makes the decision to initiate all environmental reviews on historic resources for which the University is the responsible governmental unit.

Background Information:


President’s Recommendation for Action:

The President recommends that Board of Regents adopt the amendment to 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 archaeological sites identified as having historical, cultural, architectural, archaeological, 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.

Subd. 4. Environmental Review. The president or delegate may initiate environmental reviews under applicable state and federal laws concerning historic resources, for which the University will be the responsible governmental unit, and such reviews shall be completed consistent with such laws and Board policies.

Facilities Committee

March 11, 2009

Agenda Item: Consent Report

☐ review  ☑ review/action  ☐ action  ☐ discussion

Presenters: Vice President Kathleen O’Brien

Purpose:

☐ policy  ☐ background/context  ☑ oversight  ☐ strategic positioning

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

A. Agreements for the Use of University Facilities and Services with National Sports Center Foundation, Inc. for USA Cup Soccer, July 9-18, 2010 (Twin Cities Campus)

Outline of Key Points/Policy Issues:

The details of this transaction and its 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
WITH NATIONAL SPORTS CENTER FOUNDATION, INC.
FOR USA CUP SOCCER JULY 9 - 18, 2010
(TWIN CITIES CAMPUS)

1. **Recommended Action**

   The President recommends that the appropriate administrative officers receive authorization to execute the agreements with National Sports Center Foundation Inc. for its use of University facilities and services for USA Cup Soccer 2010 on July 9 – 18, 2010.

2. **Description of Facilities and Services**

   **Lodging:** Multi-bed space for approximately 750 youth and 150 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.; July 9 through 18, 2010.

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

   **Food Services:** Residential Dining in Centennial Hall from July 9 (dinner) through July 18, 2010 (lunch).

   **Reserved Parking for 20 Vehicles from July 9 - 18, 2010 in Lot C78 at Oak and Fulton Streets SE.**

3. **Basis for Request**

   Many youth and adults attending and participating in 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 20 years. For the USA Cup Soccer in 2010, University registration, lodging, dining, parking and technology services for approximately 750 youth and 150 adults have been requested.

4. **Fees**

   The National Sports Center Foundation will pay an estimated $168,375 for lodging and registration facilities, $185,508 (taxes included) for food service, and $1,200 for parking, for a total of $355,083 for its USA Cup Soccer during the period of July 19 through 18, 2010.
5. **Use of Funds Received by the University**

Housing and Residential Life will receive the payment for the lodging, and registration facilities, estimated at $168,375. University Dining Services will receive the payment for the food services including taxes, estimated at $185,508. Parking & Transportation Services will receive the payment for reserved parking estimated at $1,200.

6. **Recommendations:**

The above-described real estate transaction is appropriate:

Richard H. Pfutzemreuter 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.
Facilities Committee  March 11, 2010

Agenda Item: Information Items

☐ review  ☐ review/action  ☐ action  ☒ discussion

Presenters: Vice President Kathleen O’Brien

Purpose:

☐ policy  ☒ background/context  ☐ oversight  ☐ strategic positioning

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

1. Coffman Memorial Union Exterior Renovation Project
2. Sanford Hall Tower Brick and Window Replacement project
3. The final project review for the Weisman Art Museum Addition project.

Outline of Key Points/Policy Issues:

In accordance with Board of Regents Policy: Reservation and Delegation of Authority, Article I, Section VIII, Subdivision 9, “The Board of Regents reserves to itself authority to approve project schematic plan for … (b) project with a value greater than $2,000,000 that have an exterior visual impact …”

The following two projects have a value greater than $2,000,000, however, they do not have an exterior visual impact, therefore, schematic plans are not being presented for Regents review and approval. The project information is provided to ensure the Board of Regents is aware of the planned projects:

**Coffman Memorial Union Exterior Renovation Project**

A condition survey of Coffman Memorial Union (constructed in 1940) exterior masonry was prepared in order to develop a plan to preserve and restore the deteriorated exterior façade of the building. Recommendations were proposed for the restoration and maintenance actions that would aid in the weather resistance and appearance of the exterior masonry exterior. The entire exterior of Coffman Union will be tuck pointed to ensure the building structure is water tight. Construction will take place in two phases. Phase I construction involving the East and South facades will begin spring 2010 and be completed fall 2010. Phase II involving the West and North facades construction will occur in the 2011 construction season. The anticipated total project cost for this project is $2,100,000. Funding for the project was included in the Fiscal year 2010 Capital Budget approved by the Board of Regents in June 2009.

**Sanford Hall Tower Brick and Window Replacement Project**

While developing the design for exterior maintenance of the Sanford Hall Tower (constructed late 1960’s) the project team discovered the brick veneer of the building was structurally unsound. In order to fix the problem the brick and windows of
Sanford Tower will be replaced. The scope of work includes hazardous material abatement, installation of new insulation, brick, brick ties, shelf angles, windows, expansion joints, flashing, and caulking. An added benefit of this project will be significant reduction in energy consumption. Construction will begin spring 2010 and will be completed fall 2010. The anticipated total project cost for this project is $3,500,000. Funding for the project was included in the Fiscal year 2009 Capital Budget approved by the Board of Regents in June 2008.

**The final project review for the Weisman Art Museum Expansion Project**

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 10, “The Board of Regents reserves to itself the authority for a subsequent review of construction contracts.” The project information sheet for the Weisman Art Museum Expansion project is attached.

**Background Information:**

Information items are intended to provide the Board of Regents with information needed for them to perform their oversight responsibilities.
Policy Summary:
According to Board of Regents Policy Reservation and Delegation of Authority, Article I, Section VIII, Subdivision 10, “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 Museum is located at the east end of the Washington Avenue Bridge at 333 East River Parkway. The scope of the project includes adding four galleries to the northeast corner of approximately 5,950 gross square feet and studio space to the north of approximately 2,200 gross square feet. Required mechanical and electrical modifications to the building are also included. The project will require the pedestrian path along the north side of the Museum is moved further north and the loop road around the Museum will be modified to accommodate the additions and traffic mitigation changes needed by the proposed Central Corridor project. Site and parking improvement adjacent to Comstock Hall required by the realignment of the loop road are also included.

Board of Regents Approval Summary:
Six-Year Plan: June 2008 as a part of the 2009-2014 Six-Year Plan
Capital Budget: June 2009 as a part of the FY2010 Capital Budget
Schematic Plans: May 2009

Project Team:
Design Architect: Gehry Partners, LLP, Los Angeles, California
Executive Architect: Hammel, Green and Abrahamson, Inc. Minneapolis, MN
Construction Manager: JE Dunn Construction, Eden Prairie, Minnesota

Project Budget:

<table>
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<th>Funding Identification</th>
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<tr>
<td>MN Foundation Gift Funds Cash</td>
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<td>MN Foundation Gifts/Pledges Receivable 2009 – 2010</td>
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<td>MN Foundation Gifts/Pledges Receivable 2011 – 2014</td>
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<td>University Loan repaid from Bequests and Pledges</td>
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<td>University Debt (Gift Matching Funds)</td>
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<tr>
<td>University Debt (Bridge Infrastructure)</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$14,155,000</strong></td>
</tr>
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</table>

Project Schedule:
Begin Construction: March 2010
Substantial Completion: Summer 2011
Occupancy: Fall 2011

Consistency of project with approved scope, schedule and budget:
X Yes  ___ No