UNIVERSITY OF MINNESOTA
BOARD OF REGENTS
Facilities and Operations Committee
Thursday, October 10, 2013
10:00 a.m. - 12:00 p.m.
600 McNamara Alumni Center, West Committee Room

Committee Members
Clyde Allen, Chair
Thomas Devine, Vice Chair
Linda Cohen
Dean Johnson
Peggy Lucas
Abdul Omari

Student Representatives
Hannah Keil
Gaolunha Vang

A G E N D A

1. Capital Budget Amendments - Review - P. Wheelock/A. Friedman/S. Smith/P. Moe (pp. 2-9)
   A. Landscape Arboretum Entry Road and Gatehouse Improvement - Twin Cities Campus
   B. Nils Hasselmo Hall - Center for Drug Design - Twin Cities Campus

2. Maximizing the University’s Physical Assets (Part II): Facilities Utilization Assessment - S. Lehmkuhle/P. Wheelock/B. Swanson/M. MacKenzie (pp. 10-14)

3. Information Items - P. Wheelock (pp. 14-18)
Facilities and Operations Committee  
October 10, 2013  

Agenda Item:  Capital Budget Amendments  
☑ review  ☐ review/action  ☐ action  ☐ discussion  

Presenters:  Vice President Pamela Wheelock  
Vice President Aaron Friedman  
Assistant Vice President Suzanne Smith  
Peter Moe, Director of Operations and Research, Minnesota Landscape Arboretum  

Purpose:  
☐ policy  ☐ background/context  ☑ oversight  ☐ strategic positioning  
In accordance with Board of Regents Policy: Reservation and Delegation of Authority, review the FY 2014 Capital Improvement Budget for the following project amendments:  

- Landscape Arboretum Entry Road and Gatehouse Improvements Project located at the University of Minnesota Landscape Arboretum  
- Nils Hasselmo Hall – Center for Drug Design located on the Twin Cities campus  

Outline of Key Points/Policy Issues:  
The attached Project Data Sheets address the basis for the request, project scope, cost estimate, funding, and schedule. Maps locating the projects are also attached.  

**Landscape Arboretum Entry Road and Gatehouse Improvement**  
As part of the College of Food, Agricultural, and Natural Resource Sciences at the University of Minnesota, the Landscape Arboretum decided to undertake a new study to provide a cohesive framework addressing circulation concerns and future opportunities for growth. The Master Plan, approved by the Regents in June 2013, was guided by the 1998 Master Plan that addressed themes of circulation, parking, and preservation at the Arboretum.  

The Entry Road and Gatehouse Improvement project, identified in the 2013 Master Plan, is requested to eliminate congestion at the entrance and the bottleneck caused by traffic at the gatehouse, and provide greater physical access to the Arboretum. Approximately 500 linear feet of road will also be rebuilt from the Gatehouse toward Highway 5. The gatehouse area will be improved by adding two customer service lanes on either side of the gatehouse and a new lane for members only. The existing gatehouse will be demolished and a new one built to reflect the changes in size needed to function as a multi-lane service entrance.
Nils Hasselmo Hall – Center for Drug Design

The Center for Drug Design (CDD) will renovate 6,100 SF in Nils Hasselmo Hall that will replace outdated research space in Weaver-Densford Hall and the VFW Cancer Research Center. This project is primarily an upgrade of existing spaces. It will also install six additional chemical fume hoods and supporting duct work, fans, and controls. This will provide the essential and appropriate type of space to conduct the necessary research for the CDD.

Background Information:

Landscape Arboretum Entry Road and Gatehouse Improvement

This project was not included in the FY 2014 Annual Capital Improvement Budget as it was projected to be less than $500,000.

Nils Hasselmo Hall – Center for Drug Design

This project was not included in the FY14 Capital Improvement Budget as the space had not been assigned to the Center for Drug Design at that time.

President’s Recommendation for Action:

The President recommends approval of the following Capital Budget Amendments:

Landscape Arboretum Entry Road and Gatehouse Improvement

Amend the FY 2014 Annual Capital Improvement Budget by $888,000 to fund the design and construction of the Landscape Arboretum Entry Road and Gatehouse Improvement.

Nils Hasselmo Hall – Center for Drug Design

Amend the FY 2014 Annual Capital Improvement Budget by $1,205,000 to fund the design and construction of the Nils Hasselmo Hall – Center for Drug Design on the Twin Cities Campus.
1. **Basis for Request:**

As part of the College of Food, Agricultural, and Natural Resource Sciences at the University of Minnesota, the Landscape Arboretum undertook a new study to provide a cohesive framework addressing circulation concerns and future opportunities for growth as a part of the Master Plan, approved by the Regents in June 2013. This Master Plan was guided by the 1998 Master plan that addressed themes of circulation, parking, preservation, visitor experience, and land acquisition.

In order to provide greater physical access to the Arboretum, the entry road and gatehouse improvement project is requested to eliminate congestion at the entrance and the bottleneck at the gatehouse by expanding the entry road and gatehouse lanes. Entry and circulation will be improved by at least 3 times the current rates, which will align with 2010 Arboretum Board of Trustees mandate to increase Arboretum attendance.

This project was originally budgeted at $480,000, which is less than the threshold for Regent approval, and therefore not included in the FY 2014 Annual Capital Budget request. The current project is estimated at $888,000 based on a more comprehensive study. The Capital Budget Amendment is requested now in order to be able to initiate the construction in early spring 2014, weather permitting.

2. **Scope of Project:**

The Minnesota Landscape Arboretum is located at 3675 Arboretum Drive Chaska, MN 55318. The Entry Road and Gatehouse Improvement project will remove the existing gatehouse and construct a new gatehouse, approximately 750 SF, which accommodates the widened entry lanes. Two additional customer service lanes on either side of the gatehouse and a lane for members only will also be constructed. Card readers will be installed at the gate for staff, faculty, and members. Approximately 500 LF of road will also be rebuilt from the Gatehouse towards Highway 5. This approach had been identified as a key improvement to the heavy traffic congestion at the main entrance and subsequent conflict with traffic on Highway 5.

The road will be rebuilt, rather than the original resurfacing assumption, as the underlying foundation has been greatly compromised based on the results from soil borings. In addition, the utilities on either side of the road will be moved for the expansion. The wetlands delineation and soils borings have also revealed a high water table. A portion of the project budget will be used to purchase the necessary wetland banking credits.

3. **Master Plan:**

This project is consistent with the Arboretum Master Plan approved by Regents in June 2013, and the Circulation and Development Framework used in conjunction with the 1998 Master Plan as a flexible guide with these Guiding Principles:

- **One:** Maintain the Arboretum's character and beauty while addressing future program needs and revenue generation.
- **Two:** Provide greater physical access to the Arboretum
- **Three:** Create a clear pedestrian, bicycle, and vehicular circulation system with a hierarchy of trails, roads and walks.
4. Environmental Issues:

The entry road is built around wetlands that will be delineated and their bank credits applied for. The project will work with utility companies to relocate utilities.

5. Cost Estimate:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$759,600</td>
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<tr>
<td>Non-Construction Cost</td>
<td>$128,400</td>
</tr>
<tr>
<td>Total Project Cost</td>
<td>$888,000</td>
</tr>
</tbody>
</table>

6. Funding to Date:

The Landscape Arboretum Foundation Capital Fund $888,000

7. Capital Budget Approvals:

The project was not included in the FY14 Capital Improvement Budget as it was originally projected to be less than $500,000. The Landscape Arboretum Master Plan was approved by the Board of Regents in June 2013.

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

The increase to the annual operating and maintenance costs for the Arboretum is anticipated to be approximately $10,000 and is funded through revenue generated by approximately 338,000 annual visitors.

9. Time Schedule:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design completion</td>
<td>October 2013</td>
</tr>
<tr>
<td>Construction completion</td>
<td>June 2014</td>
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10. Architect and Construction Manager:

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<thead>
<tr>
<th>Role</th>
<th>Name</th>
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</thead>
<tbody>
<tr>
<td>Architect</td>
<td>Solution Blue Inc.</td>
</tr>
<tr>
<td>Contractor</td>
<td>To be determined</td>
</tr>
</tbody>
</table>

11. Recommendation:

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

Brian Buhr, Interim Dean of College of Food, Agricultural, and Natural Resource Sciences

Richard Plutzenreuter, Vice President and Chief Financial Officer

Ramela Wheelock, Vice President, University Services
ENTRY ROAD AND GATEHOUSE IMPROVEMENTS

UNIVERSITY OF MINNESOTA LANDSCAPE ARBORETUM
3675 ARBORETUM DRIVE, CHASKA, MINNESOTA
1. Basis for Request:

The Center for Drug Design (CDD) will be consolidating a portion of their research labs onto 4th floor of Nils Hasselmo Hall into space being vacated by moves to the new Cancer Cardio Research Building. The CDD renovation will replace outdated research space in Weaver-Densford Hall and VFW Cancer Research Center.

Dr. Robert Vince, director of the CDD, is the inventor of carbovir, the compound licensed by GSK Pharma and sold as Ziagen™. Dr. Vince is working on new drug therapies, a diagnostic instrument, as well as other treatments, some of them with internationally known companies who have expressed interest in his current inventions. He is working closely with Office for Technology Commercialization to further these developments, but progress is severely restrained by his current space situation.

In his current space they are unable to provide larger amounts of material (compounds) companies require for intensive testing due to lack of space. There are restrictions in conducting certain chemical testing in current space because of air flow issues. In addition, there are also acute chemical storage limitations in the current space necessitating a high degree of frequency in buying necessary chemicals, untimely running out of chemicals during experiment processes, and driving up costs because economies of scale cannot be pursued. There is an immediate need to add new hires but the current location cannot physically accommodate them.

Dr. Christine Salomon will also occupy the space. She has developed a research program focusing on the discovery of new natural products for the treatment of human and agricultural diseases. The work in her laboratories involve a microbiology component for isolating environmental microbes and fermentation of strains as well as a chemistry component for isolating and testing active compounds. Dr. Salomon has been successful in obtaining University, state, and federal funding to support her research and has maximized the number of scientists who can work in the space.

Currently, the labs (~850 square feet) are located on the 4th floor of the VFW Cancer Research Center. Since this space was previously built as clinical labs, it was not designed for chemistry research and lacks the space and infrastructure (chemical fume hoods, bench space for instrumentation) for a chemistry-intensive research program. There is no access to large autoclaves in VFW building, an absolute requirement in the Salomon Labs. Large number and volume of contaminated materials from fermentations and biological assays need to be sterilized on a daily basis and Nils Hasselmo Hall has necessary autoclaves on each floor.

2. Scope of Project:

The Center for Drug Design will be a 6,100 SF renovation in the Nils Hasselmo Hall that will replace outdated research space in Weaver-Densford Hall and VFW Cancer Research Center. This project is primarily an upgrade of existing spaces. It will also install six chemical fume hoods and supporting duct work, fans and controls.
3. Master Plan or Precinct/District Plan:
   The project is in compliance with the Twin Cities Plan dated March 2009.

4. Environmental Issues:
   There are no known environmental issues associated with the renovation of this facility.

5. Cost Estimate:
   
<table>
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<tr>
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<th>$1,063,800</th>
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<tbody>
<tr>
<td>Non-Construction Cost</td>
<td>$141,200</td>
</tr>
<tr>
<td>Total Project Cost</td>
<td>$1,205,000</td>
</tr>
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</table>

6. Capital Funding:
   
   Academic Health Center, Center for Drug Design Endowment $1,205,000

7. Capital Budget Approvals:
   
   This project was not included in the FY14 Capital Improvement Budget as the space had not
   been assigned to the CDD. Therefore a Capital Budget Amendment is requested.

8. Annual Operating and Maintenance Cost and Source of Revenue:
   
   It is anticipated there will be no significant change in operating costs for the building.

9. Time Schedule:
   
   Design completion
   Construction completion
   
   December 2013       June 2014

10. Architect / Contractor:
    
    Architect: BWBR Architects – St. Paul, MN
    Contractor: To be determined

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

    Aaron Friedman, Dean, Medical School
    
    Richard Putzenreuter, Vice President and Chief Financial Officer
    
    Pamela Wheelock, Vice President, University Services
Hasselmo Hall – Center for Drug Design,

Twin Cities Campus
Facilities and Operations Committee

October 10, 2013

Agenda Item: Maximizing the University’s Physical Assets (Part II): Facilities Utilization Assessment

☐ review ☐ review/action ☐ action ☒ discussion

Presenters: Vice President Pamela Wheelock
Chancellor Stephen Lehmkuhle
Assistant Vice President Brian Swanson
Director Monique MacKenzie

Purpose:

☐ policy ☒ background/context ☐ oversight ☐ strategic positioning

Buildings play an important part in the delivery of educational services and other aspects of institutional missions. Good planning and management of the University's buildings are essential for many reasons, including:

• The amount and suitability of building space directly affect the scope and quality of educational services provided.

• Buildings are the largest component of an institution's capital budget and require a significant portion of its annual operating revenues. Inappropriate facilities can increase the consumption of scarce resources and reduce the resources available for direct program delivery.

• Acquisition of any capital asset represents a major commitment of current and projected financial resources. Decisions to construct or acquire new buildings represent major, long-term financial commitments and will affect program offerings for a significant period of time.

• Buildings are highly visible components of an institution. Architectural design, construction quality, building usage, campus accessibility, and maintenance standards play a significant role in creating the environment in which education and scholarship are conducted and in shaping external perceptions of an institution.

Board of Regents Policy: Property and Facility Use calls for “maximizing the efficient and effective use of property and facilities.” This presentation will discuss facility utilization in the context of the University Services strategic goal of Optimize the University’s Physical Assets.
Outline of Key Points/Policy Issues:

University of Minnesota facilities comprise 29 million gross square feet (GSF) including classrooms, research labs, clinics, offices, libraries, performance space, student unions, housing, and utilities. Owning and operating this large and diverse portfolio of facilities is critical to supporting the University’s mission of teaching, research, and outreach.

The University of Minnesota has developed three principles to guide its space management efforts:

1. Aligned: The University should provide the correct type, quality, and quantity of space required for people and programs to function effectively.
2. Sustainable: The University should not have more space than it can afford to operate, maintain, and support.
3. Managed: The University should provide tools and incentives for maximizing the efficiency and effectiveness of its space resources.

The presentation to the Facilities and Operations Committee will address three subject areas:

Part I: University Space Summary
This portion of the presentation will provide the Board of Regents with an overview of the University’s existing space portfolio and how it has changed in the past 10 years.

The University maintains a space inventory of all owned and leased space. Space is classified according to the rules provided by the National Center for Educational Statistics’ Facilities Inventory and Classification Manual (FICM). The FICM classification is the system used by all higher education institutions. The categories encompass all types and uses of assignable and nonassignable area found in campus buildings. Each building and room at the University has a unique identifier. These identifiers are then used to link rooms to buildings, and to link the facilities inventory records to other institutional information such as plant asset records, the registrar's course schedule, and equipment inventories.

The coding system is intended to provide meaningful and comparable summary data. That is, the definitions of space uses are sufficiently specific that all parts of the institution will map comparable spaces to the same category. The structure is intended to provide a significant degree of standardization and compatibility for comparisons across institutions and states. It also provides the data to develop the key building ratios to understand the efficiencies of one building design compared to another.

The FICM format classifies all space into one of the following 11 major use categories. The categories are:

1. Unused Space (including inactive and under construction);
2. Classrooms;
3. Laboratories;
4. Office Space;
5. Study Facilities;
6. Special Use Facilities (including, athletic and physical education spaces, field buildings, animal quarters, greenhouses);
7. General Use Facilities (including exhibition space, food facilities, lounges, merchandising facilities, recreational facilities, meeting rooms);
8. Support Facilities (including computing facilities, shops, storage);
9. Health Care;
10. Residential; and
11. Non-Assignable (including circulation, mechanical spaces and restrooms).

In 2012, the University-wide Gross Square Footage (GSF) by use was as follows:
<table>
<thead>
<tr>
<th>Use</th>
<th>Square Feet</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>00 UNUSED SPACE</td>
<td>253,577</td>
<td>1%</td>
</tr>
<tr>
<td>01 CLASSROOMS</td>
<td>732,329</td>
<td>3%</td>
</tr>
<tr>
<td>02 LABORATORIES</td>
<td>3,330,225</td>
<td>13%</td>
</tr>
<tr>
<td>03 OFFICE SPACE</td>
<td>4,245,842</td>
<td>16%</td>
</tr>
<tr>
<td>04 STUDY FACILITIES</td>
<td>856,215</td>
<td>3%</td>
</tr>
<tr>
<td>05 SPECIAL USE FACILITIES</td>
<td>2,738,033</td>
<td>10%</td>
</tr>
<tr>
<td>06 GENERAL USE FACILITIES</td>
<td>1,439,517</td>
<td>5%</td>
</tr>
<tr>
<td>07 SUPPORT FACILITIES</td>
<td>1,735,204</td>
<td>7%</td>
</tr>
<tr>
<td>08 HEALTH CARE</td>
<td>429,058</td>
<td>2%</td>
</tr>
<tr>
<td>09 RESIDENTIAL</td>
<td>2,355,046</td>
<td>9%</td>
</tr>
<tr>
<td>10 NON-ASSIGNABLE AREAS</td>
<td>8,090,281</td>
<td>31%</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>26,205,326</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

**Notes:**

1Excludes building structure and walls of approx. 3 million sf.

The University further classifies the function of each room according to one of 10 categories that are intended to align with the National Association of College and University Budget Officers (NACUBO) functional accounting categories used in institutional financial reporting. These function categories are as follows:

1. Instruction;
2. Research;
3. Outreach Public Service (including non-credit continuing education and non-credit community service);
4. Academic Support (including libraries, museums, and academic administration);
5. Student Services;
6. Institutional Support (including institutional administration and facilities management);
7. Clinical Operations;
8. Independent Operations (including auxiliaries, outside agencies, and internal sales organizations);
9. Building Services; and
10. Unknown.

In 2012, the University-wide Gross Square Footage (GSF) by function was as follows:

<table>
<thead>
<tr>
<th>Function</th>
<th>Square Feet</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>01 INSTRUCTION</td>
<td>2,529,564</td>
<td>10%</td>
</tr>
<tr>
<td>02 RESEARCH</td>
<td>4,247,174</td>
<td>16%</td>
</tr>
<tr>
<td>03 OUTREACH PUBLIC SERVICE</td>
<td>341,068</td>
<td>1%</td>
</tr>
<tr>
<td>04 ACADEMIC SUPPORT</td>
<td>2,451,631</td>
<td>9%</td>
</tr>
<tr>
<td>05 STUDENT SERVICES</td>
<td>1,041,691</td>
<td>4%</td>
</tr>
<tr>
<td>06 INSTITUTIONAL SUPPORT</td>
<td>837,898</td>
<td>3%</td>
</tr>
<tr>
<td>07 CLINICAL OPERATIONS</td>
<td>225,922</td>
<td>1%</td>
</tr>
<tr>
<td>08 INDEPENDENT OPERATIONS</td>
<td>6,023,527</td>
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</tr>
<tr>
<td>09 BUILDING SERVICES</td>
<td>8,506,851</td>
<td>32%</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>26,205,326</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

**Notes:**

1Excludes building structure and walls of approx. 3 million sf.
Part II: Current Space Utilization Initiatives

This portion of the presentation will provide the Board of Regents with an update on space utilization efforts, including the plans to implement alternative workplace strategies and efforts to decommission obsolete buildings on the Twin Cities campus.

University Services has identified four strategies to improve space utilization:

1. Focus capital investment on renewal/replacement by emphasizing renewal, replacement, and space efficiency projects in capital plans.
2. Develop new space management tools through the University of Minnesota Analytics and the Enterprise Asset Management (EAM) system.
3. Implement Work+ to align space with how people work today and reduce the demand for net new space.
4. Continue efforts to decommission obsolete buildings and terminate leases.

To date, University Services has removed 14 buildings totaling 310,000 square feet from the active inventory. These removals have saved the University approximately $1.1 million per year in operating costs and removed $33 million from the facility condition assessment 10-year needs total.

Part III: Envisioning the Possible

This portion of the presentation will provide the Board of Regents with information on the innovative approach to facilities and space utilization implemented at the University of Minnesota Rochester (UMR). As a new campus in an urban setting and without the historical constraints of an existing physical plant, UMR has been able to achieve two strategic goals of:

1. Knitting UMR spaces into the downtown leveraging technology, new teaching styles, and corresponding smaller space requirements, and
2. Leasing mission support facilities and services in order channel funds into direct mission activities.

UMR has crafted a vision for a distinctive campus to be a pioneer in a new approach to higher education, delivering improved learning opportunities at lower cost, and capitalizing on mutually beneficial partnerships to strengthen the state’s economy and enrich the city and region. This vision has been accomplished in part by having multiple disciplines use and share the same facilities, by advancing thematic versus discipline based programming, and by aligning space and information technology with research and instruction. A commitment to sharing facilities represents another innovation related to the cost of space for the UMR. It is anticipated that the UMR will share space and costs for provision of recreation, housing, cultural venues, research and even instructional facilities. With these partnerships and through the hybrid-learning model established for UMR, its space requirements are limited as compared to a traditional campus.

Background Information:

In September 2013 the Board received an update on the University’s Facility Condition Assessment.

In June 2012 the Board received a preliminary report on the Space Utilization Initiative.
Facilities and Operations Committee

October 10, 2013

Agenda Item: Information Item

☐ review  ☐ review/action  ☐ action  ☒ discussion

Presenters: Vice President Pamela Wheelock
Assistant Vice President Suzanne Smith

Purpose:

☐ policy  ☐ background/context  ☒ oversight  ☐ strategic positioning

In accordance with the Board of Regents Policy: Reservation and Delegation of Authority, provide final review prior to the award of a construction contract for the following project.

The project is a part of the Higher Education Asset Preservation and Replacement (HEAPR) program, which is approved by the Board of Regents. HEAPR projects are infrastructure projects that typically do not have any significant impact on the interior or exterior design of a building. Due to the value of the investment in this project, an informational update was provided to the Board of Regents at the completion of schematic design and is now being provided prior to the award of construction.

- Mechanical Engineering Building – Infrastructure Remodel Phase 1

Outline of Key Points/Policy Issues:

The attached Project Data Sheet addressing the basis for request, project scope, cost estimate, funding, and schedule for the project. A map locating the project on the Twin Cities campus is also attached.

Mechanical Engineering Building – Infrastructure Remodel Phase 1, Twin Cities Campus

The Mechanical Engineering Building needs to be modernized with a comprehensive replacement and upgrade to its central infrastructure support systems designed to ultimately serve all spaces in the west and north wings of “Old” Mechanical Engineering (approximately 160,000 gross square feet), and to correct the numerous building code and accessibility deficiencies. Phase 1 includes the following elements: main electrical distribution upgrade, networking main distribution frame relocation, basement accessibility upgrades, 4th Floor Akerman Hall / “Old” Mechanical Engineering egress connection, and freight elevator replacement.

The schematic design was presented to the Regents in May 2013 and included a project budget of $12,758,000. Due to lack of funding HEAPR in this budget cycle, the Phase 1 budget was
reduced by $3,000,000 and the corresponding scope, a portion of the electrical system upgrade, was moved to a future phase.

**Background Information:**

Information items are intended to provide the Board of Regents with information needed to perform their oversight responsibilities.
Policy Summary:
According to Board of Regents Policy Reservation and Delegation of Authority, Article I, Section VIII, Subdivision 9, “The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than $5,000,000 prior to the award of construction contracts.”

The Mechanical Engineering Building Infrastructure Remodel, Phase I project is a part of the HEAPR program which is approved by the Board of Regents. HEAPR projects are infrastructure projects that typically do not have any significant impact on the interior or exterior design of a building. Due to the value of the investment in this project, an informational update was provided to the Board of Regents at the completion of schematic design and is now being provided prior to the award of construction.

Project Summary:
The Mechanical Engineering Building needs to be modernized with a comprehensive replacement and upgrade to its’ central infrastructure support systems designed to ultimately serve all spaces in the west and north wings of “Old Mechanical Engineering”, approximately 160,000 gsf, and to correct the numerous building code and accessibility deficiencies that currently exist. Without remodeling of these central infrastructure systems, individual departmental changes become prohibitively expensive and uncoordinated within the building. By taking a comprehensive approach to addressing the central deficiencies, the building will be positioned to effectively support future departmental remodeling changes as they are needed.

This project is being funded with HEAPR dollars. Due to the total project cost, this project will be constructed in multiple phases based on the allocated HEAPR funds per budget cycle. The design is for the entire project. Phase 1 includes the following elements: main electrical distribution upgrade, networking MDF relocation, basement accessibility upgrades, 4th Floor Akerman Hall / “Old” Mechanical Engineering egress connection, and freight elevator replacement.

The schematic design approved by the Regents in May 2013 included a project budget of $12,758,000 for Phase 1. Due to the Legislature not funding HEAPR in this budget cycle, the Phase 1 budget was reduced by $3,000,000 and the corresponding scope, a portion of the electrical system upgrade, was moved to a future phase.

Board of Regents Approval Summary:
- Capital Budget: June 2011 as a part of the FY2012 Capital Budget
  June 2012 as a part of the FY2013 Capital Budget
- Schematic Plans: May, 2013

Project Team:
- Architect/Engineer Team: Architectural Alliance, Minneapolis, Minnesota
- Construction Manager: Mortenson Construction, Minneapolis, Minnesota
Project Budget:

<table>
<thead>
<tr>
<th>Funding Identification</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>2011 and 2012 State HEAPR Appropriation</td>
<td>$9,758,000</td>
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<tr>
<td>Total</td>
<td>$9,758,000</td>
</tr>
</tbody>
</table>

Project Schedule:
- Begin Construction: January 2014
- Substantial Completion: November 2014

Consistency of project with approved scope, schedule and budget:
- [X] Yes
- [ ] No
MECHANICAL ENGINEERING INFRASTRUCTURE
PROJECT LOCATION

UNIVERSITY OF MINNESOTA
TWIN CITIES EAST BANK CAMPUS