A G E N D A

1. Real Estate Transactions - Action - K. O'Brien/S. Weinberg (pp. 3-8)
   A. Purchase of 22.68 Acres from the LaMinora Properties Inc., Lot 2, Sec. 18, Township 68 North, Range 19 West, St. Louis County
   B. Purchase of 23.22 Acres from the State of Minnesota, Department of Natural Resources, Lot 3, Sec. 18, Township 68 North, Range 19 West, St. Louis County

2. Real Estate Transaction - Review/Action - K. O'Brien/S. Weinberg (pp. 9-12)
   A. Conversion of 120 Acres at the Fens Research Facility in Zim, Minnesota into a Wetland Bank (Duluth Campus)

   A. Chester Park School Renovation (Duluth Campus)

4. Capital Budget Amendment - Review/Action - K. O'Brien (pp. 17-21)
   A. East Gateway District - Metropolitan Council Sewer Work

   A. Purchase of 2001 Plymouth Avenue N., Minneapolis, for Northside Partnership Program
6. Facilities Condition Assessment Update - K. O'Brien/M. Berthelsen (p. 26)
7. Committee Workplan, 2007-08 - D. Metzen/K. O'Brien (pp. 27-29)
8. Consent Report - Review/Action - K. O'Brien (pp. 30-36)
9. Information Items - K. O'Brien (pp. 37-57)
Agenda Item: Real Estate Transactions

☐ review    ☐ review/action    ☒ action    ☐ discussion

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

Purpose:

☐ policy    ☐ background/context    ☒ oversight    ☐ strategic positioning

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

A. Purchase of 22.68 Acres from LaMinora Properties Inc., Lot 2, Sec. 18, Township 68 North, Range 19 West, St. Louis County.

B. Purchase of 23.22 Acres from the State of Minnesota, Department of Natural Resources, Lot 3, Sec. 18, Township 68 North, Range 19 West, St. Louis County.

Outline of Key Points/Policy Issues:

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

Background Information:

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

The Board of Regents reviewed the subject purchase transactions in July, 2007.

President's Recommendation for Action:

The President recommends approval of the following real estate transactions:

A. Purchase of 22.68 Acres from LaMinora Properties Inc., Lot 2, Sec. 18, Township 68 North, Range 19 West, St. Louis County.

B. Purchase of 23.22 Acres from the State of Minnesota, Department of Natural Resources, Lot 3, Sec. 18, Township 68 North, Range 19 West, St. Louis County.
PURCHASE OF 22.68 ACRES
LOT 2, SEC. 18, TOWNSHIP 68 N, RANGE 19 W, ST. LOUIS COUNTY
FROM LAMINORA PROPERTIES, INC.
FOR IT-PHYSICS/NOvA EXPERIMENT

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the purchase of 22.68 acres, described as Lot 2, Sec. 18, Township 68 North, Range 19 West, St Louis County, from LaMinora Properties, Inc.

2. Location and Description of the Property

The subject property is described as Lot 2, Sec. 18, Township 68 North, Range 19 West, St. Louis County, consisting of 22.68 acres.

The property is located approximately 2 miles southwest of the unincorporated settlement of Ash River and near Orr, Minnesota.

3. Basis for the Request

The subject property is required for construction of the NOvA Far Detector Laboratory.

4. Details of the Transaction

The University will pay LaMinora Properties, Inc. $36,855 in cash at closing for fee simple title to property. Closing will occur at the conclusion of the environmental review process for the NOvA Experiment.

5. Use of the Property

The subject property is required for construction of the NOvA Far Detector Laboratory.

6. Environmental Condition

An environmental review process will be completed for the NOvA Experiment and a Phase I environmental site assessment will be completed for the subject property to confirm acceptable environmental condition.
7. Source of Funds

The property will be purchased with University funds.

8. Recommendations

The above described real estate transaction is appropriate:

Richard H. Pfuntenreuter, Vice President for Finance and CFO

E. Thomas Sullivan 8-27-07

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

Kathleen O’Brien, Vice President for University Services
PURCHASE OF 23.22 ACRES
LOT 3, SEC. 18, TOWNSHIP 68 N, RANGE 19 W, ST. LOUIS COUNTY
FROM STATE OF MINNESOTA, DNR
FOR IT-PHYSICS/NOvA EXPERIMENT

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the purchase of 23.22 acres, described as Lot 3, Sec. 18, Township 68 North, Range 19 West, St. Louis County, from the State of Minnesota, Department of Natural Resources.

2. Location and Description of the Property

The subject property is described as Lot 3, Sec. 18, Township 68 North, Range 19 West, St. Louis County, consisting of 23.22 acres.

The property is located approximately 2 miles southwest of the unincorporated settlement of Ash River and near Orr, Minnesota.

3. Basis for the Request

The subject property is required for construction of the NOvA Far Detector Laboratory.

4. Details of the Transaction

The University will pay the State of Minnesota $24,000 in cash at closing for fee simple title to property, plus a $500 transaction processing fee. Closing will occur at the conclusion of the environmental review process for the NOvA Experiment.

5. Use of the Property

The subject property is required for construction of the NOvA Far Detector Laboratory.
6. Environmental Condition

An environmental review process will be completed for the NOvA Experiment, and a Phase I environmental site assessment will be completed for the subject property to confirm acceptable environmental condition.

7. Source of Funds

The property will be purchased with University funds.

8. Recommendations

The above described real estate transaction is appropriate:

Richard H. Pfunzrenreuter, 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
A: Purchase of 23.22 Acres from LaMinora Properties, Inc.
B: Purchase of 22.68 Acres from the State of Minnesota (DNR)
Facilities Committee

September 6, 2007

Agenda Item: Real Estate Transaction

☑ review/action ☐ action ☐ discussion

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

Purpose:

☐ policy ☐ background/context ☒ oversight ☐ strategic positioning

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

A. Conversion of 120 Acres at the Fens Research Facility near Zim, Minnesota, into a Wetland Bank (Duluth 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 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.”

In July, 2002, the Board of Regents authorized the execution of conservation easements for wetland bank purposes encumbering up to 350 acres at the Fens Research Facility.

In July, 2007, the Board of Water and Soil Resources (BWSR) requested that the University submit a proposal for establishing an additional wetland bank at the Fens Research Facility near Zim. The proposal was due by July 31, 2007. BWSR advised that the proposal could be submitted subject to Board of Regents approval, but such approval would be required by mid-September, 2007.

President’s Recommendation for Action:

The President recommends approval of the following real estate transactions:

A. Conversion of 120 Acres at the Fens Research Facility near Zim, Minnesota, into a Wetland Bank (Duluth Campus)
CONVERSION OF 120 ACRES
AT THE FENS RESEARCH FACILITY
INTO A WETLAND BANK
(DULUTH CAMPUS)

1. **Recommended Action**

   The President recommends that the appropriate administrative officers receive authorization to execute a perpetual conservation easement to dedicate 120 acres at the Fens Research Facility, Zim, Minnesota, to wetland banking.

2. **Legal Description and Location of the Property**

   The property to be encumbered by the perpetual conservation easement for wetland banking (Bank IV) is located in the SW1/4 of Section 23 and the NW1/4 of Section 26, Township 55 North, Range 18 West, St. Louis County, a total of 120 acres.

   The property is located at the Fens Research Facility near Zim, Minnesota.

3. **Basis for Request**

   University participation in the wetland banking program on part of the Fens Research Facility property would allow researchers of the Duluth Campus, Natural Resources Research Institute, Fens Research Facility, to better utilize the area, to supplement an endowment created to provide funding for research and research support for the Natural Resources Research Institute, and to provide critically important long-term wetland restoration research. The University believes this wetland project will benefit Minnesota’s horticultural peat industry by further providing needed research and methodologies for restoring harvested-out peatlands, and will uniquely position the University for federal research funding in the areas of wetland mitigation, global warming, and water quality.

   The Fens Research Facility consists of 524 acres acquired from the Iron Range Resources and Rehabilitation Board in 1986. In July, 2002, the Board of Regents authorized the execution of conservation easements encumbering up to 350 acres at the Fens Research Facility for wetland banking purposes. Wetland Banks I, II and III totaled 331 acres. Bank IV, covering 120 acres, will result in a total of 451 acres at the Fens Research Facility subjected to wetland banking. With 16 acres at the Fens Research Facility committed to buildings, the University will have approximately 57 remaining acres available for the NRRI’s traditional peatland utilization research.
4. Details of Transaction

The Minnesota Board of Water and Soil Resources (BWSR) administers the wetland banking program for the State of Minnesota, which involves the funding and monitoring of wetland projects around the state. In response to a Request for Proposal (RFP) issued by BWSR, the University submitted a proposal for Bank IV, 120 acres, by the July 31, 2007 deadline for RFP responses, subject to approval of the Board of Regents by mid-September, 2007. If BWSR accepts this proposal, BWSR will pay $9,000 per acre for the easement consideration, and $6,000 per acre for the development of the wetland, related transactional costs, 5 years of monitoring and reporting, and care of the site in perpetuity.

The University’s acquisition of the Fens Research Facility from the IRRRB in 1986 at $1.00 included a requirement that sale proceeds be shared with the IRRRB through October 12, 2026. Accordingly, the University will receive 60% of the $9,000 per acre easement consideration ($648,000) and the IRRRB will receive the balance, 40% ($432,000). The University will receive the entire $6,000 per acre for development of the wetland, etc. ($720,000).

5. Use of the Property

This project would result in the use of 120 acres at the Fens Research Facility as wetland habitat and for wetland research.

6. Use of Proceeds

The University's share of the easement consideration for wetland bank IV at the Fens Research Facility, $648,000, will be used to supplement an endowment established to provide funding for research and research support at the Natural Resources Research Institute of the Duluth Campus. The $720,000 will be used for wetland development, related transactional costs, monitoring and reporting over 5 years, and care of the site in perpetuity.

7. Recommendations

The above described real estate transaction is appropriate:

Richard H. Pfutzenreuter, (I.I. Vice President for Finance and CFO

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

Kathleen O'Brien, Vice President for University Services
Conversion of 120 Acres at Fens Research Facility in Zim into a Wetland Bank

Legend
- Fens Wetland Areas
- University Owned Property
- State Forest

This map is intended to be used for planning purposes and should not be relied upon if a survey is required.

Source: Real Estate, MnDNR, MnDOT
Facilities Committee

Agenda Item: Schematic Plans

☑ review/action ☐ action ☐ discussion

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

Purpose:

☐ policy ☐ background/context ☑ oversight ☐ strategic positioning

In accordance with Board of Regents Policy: Reservation and Delegation of Authority, review and take action on schematic plans for the Chester Park School Renovation Project on the Duluth campus.

Outline of Key Points/Policy Issues:

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

Chester Park School is located at 31 West College Street on the Duluth campus and was formally used as an elementary school. The University purchased the property on June 30, 2006 and will renovate it for programmatic use by the college of education, music department, and the sea grant program. The original 1927 building of approximately 29,940 square feet consist of a gym that will be sound proofed and used for practice space by the music department. The classrooms will receive cosmetic and code upgrades for use by the college of education and human services. The addition constructed in 1967 of approximately 26,100 square feet will be reconfigured into offices, speech and hearing labs, student work rooms and computer lab for the college of education. The lunch room with minor upgrades will function as an event hall and building lounge area. Mechanical system will be upgraded and all identified code deficiencies will be addressed.

Background Information:

The Fiscal Year 2007 Capital Budget approved by the Board of Regents in June 2006 authorized $6,000,000 for the project.

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 Chester Park School Renovation Project on the Duluth campus.
Chester Park School Renovation  
Duluth Campus  
Project No: 590-07-1062, Capital Budget No: 2908

1. Basis for Request:

Chester Park School is approximately 56,040 square feet and was formerly used as an elementary school. The original school was built in 1927 and an addition was built in 1967. The University purchased the property on June 30th 2006 and will be renovating the facility to meet the needs of college of education, music department and sea grant program. For the past year, UMD has been using the school as (construction) swing space for the occupants of Bohannon Hall while that building is undergoing a major renovation.

2. Scope of Project:

The project consists of upgrading approximately 26,100 square feet of space in the 1967 addition of the building. This space, currently an open floor plate, will be reconfigured into offices, speech and hearing labs, student work rooms and a computer lab for the college of education. In addition, the old lunch room will receive minor upgrades and the space will be used as an event hall and building lounge area. All the mechanical ventilation in this area will be upgraded and all identified code deficiencies in this 1967 addition will be addressed.

The original 1927 building consists of 29,940 square feet. The space originally used as the elementary school gym will be sound proofed and used by the music department as practice space. Two existing classrooms will receive cosmetic upgrades and a kindergarten space will be provided for the college of education and human services. All the mechanical ventilation in this area will be upgraded and all identified code deficiencies will be addressed in this portion of the building. The classrooms on the second level of the building will remain unchanged with the exception of minor code upgrades.

All restrooms in the building will be upgraded to be accessible and to meet current codes.

3. Environmental Issues:

Phase 1 environmental site assessment was completed by environmental and safety prior to purchase. This report did not identify any site concerns. There is asbestos containing material and lead paint within the building. To the extent these materials are disturbed during renovations, they will be removed.

4. Cost Estimate:

*Construction Cost (see below)       $ 4,000,000  
Non Construction Cost               $ 1,400,000  
Total Project Cost                  $ 5,400,000
* Roughly $300,000 has been spent to date addressing immediate building deficiencies consisting of the replacement of worn out mechanical/electrical equipment. In addition, voice/data infrastructure has been connected to the main Duluth campus in anticipation of the renovation.

5. Capital Funding:

<table>
<thead>
<tr>
<th>Source</th>
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<tr>
<td>UMD Campus Reserves</td>
<td>$4,200,000</td>
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<tr>
<td>UMD Facilities Management</td>
<td>800,000</td>
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<td>HEAPR Funding</td>
<td>400,000</td>
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<tr>
<td>Total</td>
<td>$5,400,000</td>
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</table>

6. Capital Budget Approvals:

This project was approved for $6,000,000 as part of the FY 2007 Capital Budget in June 2006.

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

Operating and maintenance costs for the building are anticipated to be $400,000 per year.

8. Time Schedule:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete design</td>
<td>September/October 2007</td>
</tr>
<tr>
<td>Bidding</td>
<td>October 2007</td>
</tr>
<tr>
<td>Construction</td>
<td>November 2007</td>
</tr>
<tr>
<td>Complete construction</td>
<td>November 2008</td>
</tr>
<tr>
<td>Occupancy</td>
<td>December 2008</td>
</tr>
</tbody>
</table>

9. Architect:

Architectural Resources
704 East Howard Street
Hibbing, Minnesota 55746
(218) 722-3775

10. Recommendation:

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

Richard Pfitzenreuter, Vice President and Chief Financial Officer

Kathleen O'Brien, Vice President for University Services
Facilities Committee

Agenda Item: East Gateway District, Metropolitan Council Sewer Work, Twin Cities Campus

☐ review  ☒ review/action  ☐ action  ☐ discussion

Presenters: Vice President Kathleen O’Brien
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 following Capital Budget Amendment:

- Amend the Fiscal Year 2008 Capital Budget by $1,800,000 to include funding for the East Gateway District – Metropolitan Council Sanitary Sewer Work on the Twin Cities, Minneapolis, East Bank campus.

Outline of Key Points/Policy Issues:

East Gateway District – Metropolitan Council Sanitary Sewer Work

As part of a comprehensive sanitary sewer upgrade project in the East Gateway District, the Metropolitan Council needs to construct a sanitary sewer drop shaft and deep tunnel in this same location. The new drop shaft will connect to a new sanitary sewer line that will be placed in Beacon Street S.E. and to the existing deep sanitary sewer in University Avenue S.E.

The Metropolitan Council has requested that the design and construction of its project be completed in conjunction with the University’s infrastructure project in order to minimize disruption to the highly visible site and maximize public resources. Combining the Council’s project with the University’s project will ensure the work is coordinated by one design and construction team, will reduce construction costs and reduce the number of different contractors working in the East Gateway District simultaneously.

The University and the Council have agreed that each is authorized to enter into a Cooperation Agreement and that a combined project is in the best interest of the use of public funds.

Review/action is requested at this time as the Guaranteed Maximum Price for the work was received in late August along with the Guaranteed Maximum Price for the Medical Biosciences Building and Utility Infrastructure Project. The University will award the Guaranteed Maximum Price for the project as soon as possible and as soon as the scope of work, cost estimates, and funding are in place and reconciled to each other. The Facilities Committee is not scheduled to meet in October and waiting for approval of the Metropolitan Council funding until November will cause a delay in the start of construction and completion of the project.
Background Information:

A Fiscal Year 2008 Capital Budget Amendment is requested at this time. At the time the Fiscal Year 2008 Capital Budget was prepared, the project scope of work had not been sufficiently designed to provide for the preparation of a reliable cost estimate. This project was included in the Fiscal Year 2008 Capital Budget as a potential addition.

President's Recommendation for Action:

The President recommends approval of amending the Fiscal Year 2008 Capital Budget by $1,800,000 to include funding for the East Gateway District – Metropolitan Council Sanitary Sewer Work located on the Twin Cities, Minneapolis, East Bank campus.
1. Basis for Request:

A portion of the University’s Medical Biosciences Building Utility Infrastructure Project includes the construction of a vertical utility shaft extending approximately 80 feet deep to a steam utility tunnel that will connect services to the East Gateway District from the balance of the East Bank campus. The utility shaft is located in the southwest corner of University Avenue S.E. and Ontario Street S.E. directly east of the McNamara Alumni Center. As part of a comprehensive sanitary sewer upgrade project in the East Gateway District precipitated by the construction of the TCF Bank Stadium, the Metropolitan Council (Council) needs to construct a sanitary sewer drop shaft and deep tunnel in this same location. The new drop shaft will connect to a new sanitary sewer line that will be placed in Beacon Street S.E. and to the existing deep sanitary sewer in University Avenue S.E.

The Council has requested that the design and construction of its project be completed in conjunction with the University’s infrastructure project in order to minimize disruption to the highly visible site and maximize public resources. Combining the Council’s project with the University’s project will ensure the work is coordinated by one design and construction team, will reduce construction costs and reduce the number of different contractors working in the East Gateway District simultaneously.

The University and the Council have agreed that each is authorized to enter into a Cooperation Agreement and that a combined project is in the best interest of the use of public funds.

2. Scope of Project:

The main components of the Council project include the following work:

- Construction of a vertical drop shaft approximately 10 feet in diameter and 80 feet deep with an access manhole from the top.
- Construction of a directionally bored deep horizontal tunnel at the bottom of the shaft approximately 5 feet in diameter and 150 lineal feet that connects with the existing sewer interceptor in University Avenue.
- Construction of an open cut shallow horizontal tunnel approximately 50 lineal feet and 4 feet in diameter from the curb on Beacon Street S.E. to the vertical shaft location.

3. Master Plan:

This Council project will not conflict with the University’s Master Plan.

4. Environmental Issues:

Considerable historical environmental data is available for the East Gateway District and correspondingly, a Site Contingency Plan has been developed by a qualified environmental consultant that identifies procedures and protocol in the event hazardous materials are encountered during construction. Any environmental issues encountered during the excavation will be addressed as a part of the project.
5. Cost Estimate:

<table>
<thead>
<tr>
<th>Construction Cost</th>
<th>$1,580,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non Construction Cost</td>
<td>220,000</td>
</tr>
<tr>
<td>Total Project Cost</td>
<td>$1,800,000</td>
</tr>
</tbody>
</table>

6. Capital Funding:

| Metropolitan Council | $1,800,000 |

7. Capital Budget Approvals:

A Fiscal Year 2008 Capital Budget Amendment is requested at this time. At the time the Fiscal Year 2008 Capital Budget was prepared, the project scope of work had not been sufficiently designed to provide for the preparation of a reliable cost estimate. This project was included in the Fiscal Year 2008 Capital Budget as a potential addition.

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

The Metropolitan Council will be responsible for the operating and maintenance cost associated with the sanitary sewer infrastructure.

9. Time Schedule:

| Complete design and begin construction | Fall 2007 |
| Complete construction | Winter 2009 |

10. Engineer and Construction Manager:

| Engineer | Sebesta Blomberg / CNA Consulting Engineers |
| Construction Manager | Kraus-Anderson Construction Company |

11. Recommendation:

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

Richard Pfutzengruber, Vice President and Chief Financial Officer
Kathleen O’Brien, Vice President for University Services

EastGatewayDist-MetCouncilSewer(9-07)
East Gateway District, Metropolitan Council Sewer Work Location

Twin Cities, Minneapolis
East Bank Campus
Facilities Committee  September 6, 2007

Agenda Item:  Real Estate Transaction

☑ review  ☐ review/action  ☐ action  ☐ discussion

Presenters:  Vice President Kathleen O’Brien
            Senior Vice President Robert Jones
            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 the following real estate transaction:

A.  Purchase of 2001 Plymouth Avenue North, Minneapolis (Twin Cities Campus)

Outline of Key Points/Policy Issues:

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

Background Information:

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

In February, 2007, the Board of Regents discussed the University’s Urban Agenda for the 21st Century, including the University Northside Partnership, an urban research and outreach initiative in North Minneapolis. The property at 2001 Plymouth Avenue North, Minneapolis, will provide the University the opportunity for a physical presence in the North Minneapolis Community.

President’s Recommendation for Action:

The President recommends approval of the following real estate transactions:

A.  Purchase of 2001 Plymouth Avenue North, Minneapolis (Twin Cities Campus)
1. **Recommended Action**

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the purchase of the property located at 2001 Plymouth Avenue North, Minneapolis.

2. **Description and Location of the Property**

The subject property consists of 2.19 acres of land and a 21,374 square foot shopping center building known as the Penn Plymouth Shopping Center.

The property is located on the south side of Plymouth Avenue North between Oliver and Newton Avenues North, near the intersection of Plymouth and Penn Avenues North, Minneapolis.

The legal description of the property is Part of Block 1, Oak Trees Addition to Minneapolis, Hennepin County, Minnesota, and adjacent vacated streets.

3. **Basis for the Request**

The subject property will allow the University a physical presence in the North Minneapolis Community for the University Northside Partnership, part of the University’s Urban Agenda for the 21st Century.

4. **Details of the Transaction**

The University will pay $1,125,000 in cash at closing for fee simple title to property. Closing will occur approximately mid-November, 2007. The owner of the property is the Penn Plymouth Corporation, a subsidiary of the Northside Residents Redevelopment Council, a non-profit organization established for the improvement of social, economical, and general livability standards of the Near North and Willard-Hay Neighborhoods in North Minneapolis.

5. **Use of the Property**

The University will renovate the existing building for occupancy by a number of different University programs which are part of the University Northside Partnership, which was created to leverage the University’s resources with its Northside partners to address issues identified by the community.
6. Environmental Condition

An environmental review process is in process and will be completed prior to date of closing.

7. Source of Funds

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

8. Recommendations

The above described real estate transaction is appropriate:

Richard H. Pfutzenreuter, Vice President for Finance and CFO

Robert J. Jones, Senior Vice President, System Academic Administration

Kathleen O’Brion, Vice President for University Services
IME purposes only and should not be relied upon where a survey is required.
Base Data: Real Estate Office
MN Land Management Info Center
MDNR, MnDOT

This map is intended to be used for planning

University of Minnesota
Purchase of 2001 Plymouth Ave N, Minneapolis

Real Estate Office

Board of Regents
Facilities Committee

September 6, 2007

**Agenda Item:** Facilities Condition Assessment Update

- [ ] review
- [ ] review/action
- [ ] action
- [x] discussion

**Presenters:** Vice President Kathleen O'Brien  
Associate Vice President Mike Berthelsen

**Purpose:**

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

Review the updated Facilities Condition Assessment and discuss the use of the information provided by the Facilities Condition Assessment as a capital and financial planning tool.

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

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

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

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

The presentation will include an update on the work completed to date, a discussion of how to make it more operational, and a review of next steps.

**Background Information:**


Reviewing the Facilities Condition Assessment provides a framework for the upcoming review of the Six Year Capital Plan.
Agenda Item: Committee Workplan, 2007-08

Presenters: Regent David Metzen
Vice President Kathleen O’Brien

Purpose:

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

This discussion is intended to focus on major issues the committee may wish to address in FY 2007-08.

Outline of Key Points/Policy Issues:

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

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

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

The proposed work plan outline is attached.

Background Information:

The Board of Regents discussed work plan issues at its July 2007 retreat.
The following issues will be considered by the committee in addition to the normal business items such as schematic plans, capital budget amendments, and real estate transactions.

<table>
<thead>
<tr>
<th>Month</th>
<th>Facilities Committee Agenda Items</th>
<th>Facilities-related items for the full Board</th>
</tr>
</thead>
<tbody>
<tr>
<td>July</td>
<td>Condensed meeting</td>
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<tr>
<td>August</td>
<td>No BOR meetings scheduled</td>
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| September| CPPM (Capital Planning and Project Management) Semi-Annual Project Report (Information item)  
Facilities Condition Assessment (FCA) Update | Twin Cities Campus Tour                                           |
| October  | No Facilities committee meeting                                         |                                                                   |
| November | Six Year Capital Plan: principles, process and priorities              | Six year Capital Plan—review by the Board                         |
| December | Twin Cities Campus Master Plan Update  
Historic Preservation Policy - Review | Six Year Capital Plan—action by the Board                         |
| January  | No BOR meetings scheduled                                              |                                                                   |
| February | Utilities: principles and progress update  
Historic Preservation Policy - Action   |                                                                   |
| March    | CPPM Semi-Annual Project Report                                       |                                                                   |
| April    | No Facilities committee meeting                                         |                                                                   |
| May      | Issues related to: Annual Capital Budget  
Transportation principles and update: LRT Central Corridor            | Annual Capital Budget—review by the Board                         |
| June     | UM Rochester Master Plan                                               | Annual Capital Budget—action by the Board                         |
Additional policy issues that could be considered for a full Board briefing include:

- System-wide Master Planning Overview
- Implementation of Regents Sustainability policy
- Central Corridor LRT line
- University Neighborhood Alliance
- UMORE Park (Update – September 2007)
- Comprehensive food and beverage RFP (Finance Committee Update – November 2007; Consent Report review/approval – February 2008)
- Future of Northrop
- University Northside Partnership
- TCF Bank Stadium Construction Update and Tour
Facilities Committee

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 transactions:

A. Agreements for University Facilities and Services for The Society for the Study of Evolution Conference, June 19-25, 2008 (Twin Cities Campus)

B. Conveyance of 32.3 Acres and Temporary Easements Encumbering 3.52 Acres in Waseca County (Southern Research and Outreach Center)

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 UNIVERSITY FACILITIES AND SERVICES
FOR THE SOCIETY FOR THE STUDY OF EVOLUTION CONFERENCE,
JUNE 19-25, 2008
(TWIN CITIES-MINNEAPOLIS CAMPUS)

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the agreements for the use of University facilities and services by The Society for the Study of Evolution for its 2008 annual conference during the period of June 19 through 25, 2008.

2. Description of Facilities and Services

Lodging: Suite and single bed space for approximately 500 adults in Middlebrook Hall, 412-22nd Avenue South; and 100 adults in Yudof Hall, 220 Delaware Street, SE, Minneapolis, June 19-25, 2008.


Food Services: Various locations on the Twin Cities-Minneapolis Campus, commencing on June 20 (reception) and ending on June 24, 2008 (lunch). Residential Dining in Middlebrook Hall, June 20 (breakfast and lunch) through June 25, 2008 (breakfast); and Yudof Hall, June 20 (lunch) through June 24, 2008 (lunch).

3. Basis for Request

Three scientific societies, The Society for the Study of Evolution, The Society of Systematic Biologists, and the American Society of Naturalists, hold an annual conference on the Study of Evolution at various locations throughout the world. The Society for the Study of Evolution, a non-profit 501 (c) 3 registered in Colorado, has the lead responsibility for the 2008 annual Study of Evolution Conference and will be responsible for signing the Multi-Facility Use Agreement. The 2007 annual conference was held in Christchurch, New Zealand and the 2006 annual conference was held in Stony Brook, New York. The Study of Evolution 2008 Conference, scheduled during the period of June 19 through 25, 2008, will require University lodging and services for approximately 1,200 adults from all over the world attending over the course of the week-long program.

4. Fees

The Society for the Study of Evolution will pay to the University an estimated $162,600 for lodging in University Residence Halls, $37,197 (which includes taxes) for residential dining food
service, and $110,493 for use of Coffman Memorial Union and outdoor plazas, Bell Museum, Hubert H. Humphrey Center, Ted Mann Concert Hall, Nolte Plaza, and numerous classrooms, for a total of $310,290. In addition, The Society for the Study of Evolution will pay for additional services provided by various University units, such as Office of Information Technology, Parking and Transportation Services, UDS Catering, AV Technician, etc., and $44,000 for External Sales.

In conjunction with The Study of Evolution 2008 conference, the Department of Biological Sciences, the host for this conference, has signed contracts for hotel rooms for approximately 190 adults in area hotels, including the Holiday Inn Metrodome, Radisson University Hotel, and Days Inn University, total cost estimated at $118,490. The Society for the Study of Evolution will reimburse the University for the hotel costs not paid directly by hotel guests occupying these rooms.

5. Use of Funds Received by the University

Housing and Residential Life will receive the payment for the lodging and group registration facilities, estimated at $162,600. University Dining Services will receive the payment for the residential dining food services, estimated at $37,197. The other University facilities at which workshops and seminars will occur will receive payments estimated to total $154,493.

6. Recommendations:

The above-described real estate transaction is appropriate:

Richard H. Pfunzener, Vice President for Finance and CFO
8/24/07

E. Thomas Sullivan, Senior Vice President for Academic Affairs and Provost
8/27/07

Kathleen O'Brien, Vice President for University Services
8/23/07
Agreements for The Study of Evolution, June 19 - 25, 2008 (Twin Cities Campus)
CONVEYANCE OF 32.30 ACRES
AND TEMPORARY EASEMENT ENCUMBERING 3.54 ACRES
IN WASECA COUNTY
(SOUTHERN RESEARCH AND OUTREACH CENTER)

1. Recommended Action

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the conveyance of 32.30 acres and a temporary construction easement encumbering 3.54 acres in Waseca County, to the State of Minnesota, Department of Transportation.

2. Description and Location of the Property

The property to be conveyed and to be encumbered by the temporary construction easements is located in the NE1/4 of the NE1/4 of Section 23 and the NW1/4 of the NW1/4 and the South1/2 of the NW1/4 of Section 24, Township 107 North, Range 23 West; and the S1/2 of the NW1/4 and the SW1/4 of the NE1/4 of Section 19, Township 107 North, Range 22 West; Waseca County. A total of 32.30 acres will be conveyed; a total of 3.54 acres will be encumbered by the temporary construction easement.

The property is located at the Southern Research and Outreach Center, southwest of Waseca, Minnesota.

3. Basis for the Request

The subject property is required by the State of Minnesota, Department of Transportation (MnDOT) for its planned improvements to Highway #14, consisting of a new four-lane state highway to replace a two-lane state highway.

4. Details of the Transaction

MnDOT will pay $386,961 for fee title to 32.30 acres, $10,800 for the temporary construction easement encumbering the 3.54 acres, and $42,250 for damages to replace tiling and an access road, for a total of $440,011. The temporary construction easement will continue until December 1, 2012 (or such earlier date the project is completed and the easement is no longer needed).

5. Use of Sale Proceeds

The proceeds from the sale of the 32.30 acres will be deposited to the Real Estate Acquisition Account for Outstate Research Centers and Field Stations, for future land purchases for the
6. Recommendations

The above described real estate transaction is appropriate:

Richard H. Pfutsenreuter, 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
Conveyance of 32.30 Acres and Temporary Easements Encumbering 3.52 Acres, Waseca County

Legend
- PLS
- Roads
- University Owned Property
- 32.30 Acre Taking
- 3.52 Acre Temporary Easement

This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Source: Real Estate Office, LMC, MNDOT

Univeristy of Minnesota Board of Regents

Southern Research and Outreach Center

Waseca County

Real Estate Office
Facilities Committee  September 6, 2007

Agenda Item: Information Items

☐ review  ☑ review/action  ☐ action  ☒ discussion

Presenters: Vice President Kathleen O’Brien

Purpose:

☐ policy  ☒ background/context  ☒ oversight  ☐ strategic positioning

To update the Board of Regents on the following items:

2. The new leadership team for Facilities Management.
3. Hanson Hall Landscape Enhancements.

Outline of Key Points/Policy Issues:

Capital Planning and Project Management Semi-Annual Report
This report includes projects primarily authorized as a part of the Capital Budget. Specific projects are highlighted to illustrate process improvements and challenges encountered in ensuring that the project scope of work is delivered within budget and on schedule.

FM Leadership Team
Facilities Management has hired a management team to help lead efforts to create a customer-focused organization, featuring a culture of accountability that provides cost effective service. These leaders have been drawn from inside and outside the University. The attached information includes a brief overview of the team members.

Hanson Hall Landscape Enhancements
The University has received a gift from James and Carmen Campbell for the design and construction of landscape improvements for the Hanson Hall Project on the West Bank. This gift was received after the budget for the Hanson Hall project was approved by the Board of Regents. The gift provides the University with the opportunity to enhance the landscape improvement that will be west of and immediately adjacent to Hanson Hall. This landscape enhancement is intended to present an informal, welcoming landscape to the Hanson Hall site and reinforce the Gateway corner of 19th Avenue and Riverside.

Background Information:

Information items are intended to provide the Board of Regents with information needed for them to perform their oversight responsibilities.
Capital Planning & Project Management

FY ’08 Capital Improvement Budget Semi-Annual Report September 6th, 2007
CPPM Performance Measures

The CPPM group accepts full accountability for:

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

Small and Mid-Range

- Project delivery group dedicated to “operational” and “infrastructure” projects on the Twin Cities Campus
- Manages projects funded by HEAPR, R&R and by UMTC Departments/Units
- 7 Project Managers, 4 Project Assistants, 4 support staff, 1 Manager of Project Administration, 1 Director
- Approx. $30-$80M per year “spend”
- Uses a team based approached – focused on positive customer outcomes
Status of Small & Midrange:
• Approximately 360 active projects across TC Campus

• $88.4M Budgeted / $48.4MM committed to date

• Tracking status on all elements: scope, schedule and budget in MS Project – a web-based, client accessible management tool

• Customer survey results to date have returned the following scores regarding the team’s management of recently completed projects:

**FY07 Performance Numbers* (61 Surveys)**

<table>
<thead>
<tr>
<th>Category</th>
<th>Score</th>
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<tbody>
<tr>
<td>Manage Cost</td>
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<tr>
<td>Manage Schedule</td>
<td>7.8</td>
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<tr>
<td>Professionalism</td>
<td>9.0</td>
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<tr>
<td>Manage Scope</td>
<td>8.9</td>
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<tr>
<td>Close-Out</td>
<td>8.1</td>
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<tr>
<td>Communication</td>
<td>8.3</td>
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<tr>
<td>Follow User Rules</td>
<td>9.1</td>
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<tr>
<td>Overall Satisfaction</td>
<td>9.0</td>
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**FY08 Performance Numbers to date* (7 Surveys)**

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<thead>
<tr>
<th>Category</th>
<th>Score</th>
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<tbody>
<tr>
<td>Manage Cost</td>
<td>9.9</td>
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<tr>
<td>Overall Satisfaction</td>
<td>9.9</td>
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</table>

* (based on a scale of 1 to 10, 10 being the best)
Initiatives:

• Best Value Procurement “Pilot Project” continues
  o 40 projects in the pipeline, 15 completed, 15 awarded, 10 in procurement
  o $9.7M projected spend
  o 5.6% savings over average proposed cost ($540K)
  o 0.3% vendor generated change order rate
  o 0.3% University of Minnesota generated change order rate

• MS Project platform launched - customer access available via web portal – tracking scope/schedule/budget and issues.

• New estimating software purchased and prepared for roll-out

• Revised performance forms created to incorporate professional development goals for staff

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

Project Executive: Gary Summerville  
A & E Firm: Holabird & Root  
Budget: $25.5M

Project Manager: Roger Wegner  
Contractor: M A Mortenson  
Schedule: Fall 07 - Completion

Status/Issues:  
• Construction for phase 2C completed  
• Furniture installation is proceeding  
• Move started on August 15  
• The project is on schedule and on budget
AHC Simulation Center

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

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

Status/Issues:
- B-Line simulation system for data management purchasing exception has been approved
- Phase I B-Line system upgrade is complete and operational
- Hard wired/monitored security card readers were selected by User
- The project is on schedule and on budget

AHC Classroom Improvements FY06

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

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

Status/Issues:
- Working on the remodeling of Moos 2-690, 2-116, 2-118, 2-120 & PWB2-470
- The project is on schedule and on budget and will be completed September 4, 2007
Bell Museum of Natural History

Description: New Bell Museum of Natural History on the St. Paul campus

Project Executive: Gary Summerville  Project Manager: Doug Johnson
A & E Firm: ESG/Thorbeck  Contractor: JE Dunn
Budget: $36,100,000
Schedule: Fund contingent  Spring 2010

Status/Issues:

• Floor plan has been slightly modified by Bell Museum Staff to improve their program/people flow
• JE Dunn has revised their pricing to address these changes
• There have been changes in wedge design, an increase in exhibit space, and a reduction in lower level storage area
• All building design elements are now complete and the design development phase has commenced
• The project is on schedule and on budget

Cedar Creek Housing Facility

Description:

Project Executive: Gary Summerville  Project Manager: Paul Oelze
A & E Firm: Group 2 Architects  Contractor: North Star
Budget: $750,000
Schedule: Fall 07 - Completion

Status/Issues:

• Guaranteed Maximum Price was established within budget
• The construction of housing units at the factory will soon be completed
• The project is on schedule and on budget
Center for Magnetic Resonance Research Expansion

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

Project Executive: Gary Summerville  Project Manager: Kevin Ross
A & E Firm: RSP Architects  Contractor: TBD
Budget: $60,000  Schedule: Preliminary Design Only

Status/Issues: 
• Schematic Design documents were issued on 7/25/07
• Schematic Design phase review comments are due 8/9/07
• The project is on schedule and on budget
**Hanson Hall & Skyway to CSOM**

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

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

Status/Issues:
- Skyway bridge steel framing is complete
- Water has been extended to the building at the South side
- Exterior glass installation in progress
- The building will be watertight and enclosed September 2007
- The project is on schedule and on budget

**Duluth Labovitz School of Business and Economics**

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

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

Status/Issues:
- Exterior windows are being installed
- Building is being enclosed
- The project is on schedule and on budget
Duluth Malosky Stadium Renovation

Description: Removal and replacement of the home side bleachers and associated amenities (press box structure, restrooms, concessions etc.) Project also includes the replacement of the existing solid metal fence and ticket booth at the perimeter of the field.

Project Executive: Gary Summerville  Project Manager: John Rashid
A & E Firm: AK  Contractor: Kraus-Anderson
Budget: $6.2M  Schedule: Fall 07 - Phase 1 Completion

Status/Issues:
- Fence and ticket booth are under construction and are expected to be complete by the end of the month
- Entire project scope is being reviewed to determine if anything acceptable can be built with the money available for the project

Duluth Life Science Remodel and Addition

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

Project Executive: Gary Summerville  Project Manager: John Rashid
A & E Firm: LHB  Contractor: Johnson-Wilson
Budget: $15,142,000  Schedule: Fall 07 - Completion

Status/Issues:
- Project received certificate of occupancy August 1, 2007
- Minor issues still outstanding
- Owner is moving in starting August 3, 2007
- The project is on schedule and on budget
Education Sciences Building

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

Project Executive: Gary Summerville  Project Manager: Kevin Ross
A & E Firm: Collaborative Design Group  Contractor: JE Dunn
Budget: $21,739,000  Schedule: Fall 07 - Completion

Status/Issues: • Site work elements were completed including new sidewalk and curb, accessible ramp at the building entrance, and underground utilities
• Mechanical, plumbing, electrical and elevator equipment installations continued
• The project is on schedule and on budget

Equine Clinical Research Center

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

Project Executive: Gary Summerville  Project Manager: Paul Oelze
A & E Firm: RRT  Contractor: JE Dunn
Budget: $13,905,000  Schedule: Fall 07 - Completion

Status/Issues: • Certificate of occupancy achieved August 15, 2007
• Users are beginning to occupy the building
• The project is on schedule and on budget
Folwell Hall Exterior Stabilization

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

- Project Executive: Gary Summerville
- Project Manager: Paul Oelze
- A & E Firm: Miller Dunwiddie
- Contractor: McGough
- Budget: $15.5M
- Schedule: Winter 07 – Completion

Status/Issues:
- Clay tile roofing continuing, 90% complete
- Closing the University Avenue walkway between Bell and Folwell for the excavation of the Nolte Garage pedestrian tunnel
- The project is on schedule and on budget

Kolthoff Hall Ventilation Upgrade

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

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

Status/Issues:
- The project continues in construction of Phase 3
- The project is on schedule and on budget
Medical Biosciences Building

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

Project Executive: Gary Summerville  Project Manager: Kevin Ross
A & E Firm: Perkins & Will  Contractor: Kraus Anderson
Budget: $75.5M  Schedule: Fall 2009 – Completion

Status/Issues:  • Design Development package was issued for review and pricing  • The project is on schedule and on budget

Moos 4th Floor Dentistry Simulation Lab Renovation

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

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

Status/Issues:  • Waiting on the delivery of the DenX equipment/software for the new and cutting edge dental simulator  • Classroom portion of the project is complete and in use  • The project is on schedule and on budget
**Morris Campus Bio-Mass / District Heating**

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

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<thead>
<tr>
<th>Project Executive:</th>
<th>Gary Summerville</th>
<th>Project Manager:</th>
<th>Doug Johnson</th>
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<tbody>
<tr>
<td>A &amp; E Firm:</td>
<td>HGA</td>
<td>Contractor:</td>
<td>Knutson Construction</td>
</tr>
<tr>
<td>Budget:</td>
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<td>Schedule:</td>
<td>Summer 08 – Completion</td>
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**Status/Issues:**
- Construction started and the ground breaking was held
- The project is on schedule and on budget

**Northrop Auditorium: Exterior Stabilization and Code Upgrade**

**Description:** Forensic investigation and emergency plus building and Code relate repairs.

<table>
<thead>
<tr>
<th>Project Executive:</th>
<th>Mike Denny</th>
<th>Project Manager:</th>
<th>Roger Wegner</th>
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<tbody>
<tr>
<td>A &amp; E Firm:</td>
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<td>Contractor:</td>
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<tr>
<td>Budget:</td>
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<tr>
<td>Schedule:</td>
<td>Winter 07 - Completion</td>
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**Status/Issues:**
- Added significant scope items that further stabilize the exterior and address major interior code deficiencies
- The project is well into construction
- The project is on schedule and on budget
Plant Growth Facilities East Addition

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

Project Executive: Gary Summerville  Project Manager: Matt Stringfellow
A & E Firm: RSP Architects  Contractor: Knutson
Budget: $4,950,000
Schedule: Fall 07 - Completion

Status/Issues: • Waste decontamination system installation was completed, system was tested, staff training was provided
• HVAC system basic installation was completed and system is now operational on an interim basis
• The project is on schedule and on budget

Cedar Creek Natural History, Science and Outreach Center

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

Project Executive: Gary Summerville  Project Manager: Paul Oelze
A & E Firm: RRT Architects  Contractor: James Steel
Budget: $1,700,000
Schedule: Spring 07 - Completion

Status/Issues: • Finished punch list work
• Monitoring of fire alarm system
• The project was completed on schedule and on budget
Description: Expansion of the Veterinary Diagnostic Laboratory to accommodate a biosafety level 3 laboratory for working with zoonotic pathogens, such as avian influenza.

Project Executive: Gary Summerville Project Manager: Paul Oelze
A & E Firm: Oliver Architects Contractor: Cy Con
Budget: $2.15M
Schedule: Fall 07 – Completion

Status/Issues: • Installing finishes
• Completing mechanical and electrical
• Commissioning various components
• The project is on schedule and on budget
Description: The University of Minnesota owns the building occupied by the Minnesota Poultry Testing Laboratory in Willmar, Minnesota. The poultry testing laboratory is a program operated by the Minnesota Board of Animal Health, charged with safeguarding domestic animal health in Minnesota. The Willmar facility houses the poultry testing facility constructed for the program approximately 10 years ago.

Project Executive: Gary Summerville
A & E Firm: Architects Rego + Youngquist Inc.
Project Manager: Doug Johnson
Contractor: Riley Bros. Construction
Budget: $3,212,550
Schedule: Summer 07 - Completion

Status/Issues:
• Furniture was selected, priced and ordered by the user group
• The project was completed on schedule and on budget
Facilities Management Leadership Team

Facilities Management has hired a management team to help lead efforts to create a customer-focused organization, featuring a culture of accountability that provides cost effective service. These leaders have been drawn from inside and outside the University.

District Directors

Beth Louden
Ms. Louden joins FM from LeMaster Restorations, where she was the General Manager of the restoration construction company that specializes in repairing fire and water damage. She has also held facilities leadership positions at William Mitchell Law College of Law, University of Minnesota Hospital and the Fairview Riverside Medical Center.

David Moore
Mr. Moore honed his leadership skills overseeing facilities for the St. Paul Public Schools and the Minneapolis Convention Center. He is also a Master Electrician.

Marshall Skule
Mr. Skule has been a Facilities Manager for the University for the last seven years, most recently in the Academic Health Center (AHC). Prior to the U, he was a Senior Property Manager with Z&S Management for six years.

Sam Talbert
Mr. Talbert has served as a Facilities Manager in both the AHC and St. Paul for 16 years. Before joining the University, he spent 19 years as a Building Maintenance and Ground Equipment Foreman for United Airlines.

Director of Central Services

Jim Dudley
Mr. Dudley joins FM after serving as Target’s Director of Building Support Services, where he was responsible for all service and maintenance related operations for 1500 Target Stores and 30 national distribution centers.

Chief Administrative Officer

Brad Hoff
Mr. Hoff moves from his roll as the FM transformation project manager where he has been intimately involved in shaping the vision for a new FM, to CAO.

Director Energy Management

Jerome Malmquist
Mr. Malmquist has been the Director of Energy Management for seven years overseeing an $80 million budget that encompasses utility distribution, energy procurement, engineering and energy optimization work.

Director of Information and Process Management

Bill Paulus
Mr. Paulus joined the University after spending seven years with Honeywell having held several positions including Operations Manager, Health, Safety & Environmental Leader, and Director Facility Operations.
**Associate Directors**

**Michael Garza**
Mr. Garza most recently served the Minnesota Department of Transportation (MNDOT) for seven years as the Office of Human Resources and Administration Director, Chief Information Officer and the Office of EEO Contract Management Director.

**Jim Peters**
Mr. Peters comes to FM having served as a Facility Manager for Medtronic where he was responsible for maintenance, mail service and construction.

**Greg Berger**
Mr. Berger brings a well rounded perspective to FM with more than a decade as a University Maintenance Shift Supervisor and Custodial Shift Supervisor.

**Ron Mapston**
Mr. Mapston brings over a decade of University FM experience (Maintenance Shift Supervisor) in addition to FM positions at Northwest Airlines and the Met Center.

**Rob Tunell**
Mr. Tunell’s 19 years of FM experience has been gained serving the University as an Interim Zone Manager, Signs and Graphic Manager, Information Services Manager, Quality and Work Control Manager, Facilities Manager, Shift Supervisor, Operations Supervisor, Planner/Scheduler and Mechanic.

**Associate Director Central Services**
**Bill O’Neill**
Mr. O’Neill has 22 years of University experience tackling such roles as Interim Director of Central Services and FM Services Manager. Prior to assuming a management role, he worked as a General Foreman and Journeyman Carpenter.
Background and Scope
The University has received a gift from James and Carmen Campbell for the design and construction of landscape improvements for the Hanson Hall Project on the West Bank. This gift was received after the budget for the Hanson Hall project was approved by the Board of Regents. The gift provides the University with the opportunity to enhance the landscape improvement that will be west of and immediately adjacent to Hanson Hall. Hanson Hall is currently under construction; therefore the garden has been designed by and will be constructed by the Hanson Hall design and construction team (RSP Architects with Bryan Carlson Planning & Landscape Architecture; Construction Manager: McGough Construction). The project will begin in September 2007 and will be completed in November 2007.

This landscape enhancement is intended to present an informal, welcoming landscape to the Hanson Hall site and reinforce the Gateway corner of 19th Avenue and Riverside. Comprising approximately 17,000 square feet, the design unifies the Hanson Hall site and celebrates the two front doors to the Carlson School of Management: the original Carlson School building and the new Hanson Hall.

Responding to the curved western face of Hanson Hall, a series of low retaining walls negotiate the existing level change across the site and provide seating walls for periodic and student use, focused on a circular plaza of granite pavers. The design responds with a curved path linking the 19th and Riverside corner with 4th Street walks and the 20th Avenue south portal to the greater West Bank. Community representatives were consulted during a number of meetings.

In honor to James and Carmen Campbell who are providing funding for the landscape improvements, who are avid tree enthusiasts, the design incorporates sugar maple, whitespire birch, hawthorn, honey locust, eastern white pine, scotch pine, aspen, northern pin oak, crabapple, and pagoda dogwood as well as shrubs, perennials and annuals. The site is fully irrigated and lit ornamentally at night.

Project Cost and Funding

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<thead>
<tr>
<th></th>
<th>Amount</th>
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<tbody>
<tr>
<td>Construction Cost</td>
<td>$431,000</td>
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<tr>
<td>Non Construction Cost</td>
<td>62,000</td>
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<tr>
<td>Total Project Cost</td>
<td>$493,000</td>
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This project will be funded from a $500,000 gift with a 5-year term from James and Carmen Campbell. This gift will be incorporated into the Carlson School of Management’s existing Hanson Hall financing agreement.

This capital budget expenditure is less than $500,000; therefore Board of Regents approval is not required. However, since this landscaping will be constructed as a part of the Hanson Hall Project and will be at a gateway entrance to the University, this landscape improvement project is being brought to your attention.

The Carlson School of Management will contract with Facilities Management Landcare for the operating and maintenance cost associated with the enhanced landscape elements.