UNIVERSITY OF MINNESOTA
BOARD OF REGENTS
Facilities Committee
Thursday, May 10, 2012
9:45 - 11:45 a.m.
600 McNamara Alumni Center, West Committee Room

Committee Members
Dean Johnson, Chair
Clyde Allen, Vice Chair
Laura Brod
John Frobenius
Venora Hung
David Larson

Student Representatives
Kathryn Holmquist
Molly Tomfohrde

AGENDA

   A. Siebert Field Ballpark Replacement - Twin Cities Campus
   B. Laboratory/Classroom Facility - Itasca Biological Station

2. Issues Related to: President’s Recommended FY 2013 Annual Capital Improvement Budget - K. O'Brien (pp. 14-15)


4. Information Items - K. O'Brien (pp. 17-18)
Facilities Committee

Agenda Item: Schematic Plans

☐ review ☒ review/action ☐ action ☐ discussion

Presenters: Vice President Kathleen O'Brien
Director Joel Maturi
Dean Robert Elde
Assistant Vice President Suzanne Smith

Purpose:

☐ policy ☐ background/context ☒ oversight ☐ strategic positioning

In accordance with Board of Regents Policy: Reservation and Delegation of Authority, and consistent with current practices for reviewing the design of major projects, consider approval of schematic plans for the following projects:

• Siebert Field Ballpark Replacement, Twin Cities Campus
• Laboratory / Classroom Facility, Itasca Biological Station and Laboratories, Itasca State Park

Outline of Key Points/Policy Issues:

The attached data sheets address the basis for request, cost estimate, funding and schedule for the projects. A map locating each project on its' respective campus is also attached.

**Siebert Field Ballpark Replacement, Twin Cities Campus**

The scope of this project is to replace the existing Siebert Field with a new ballpark. The entire project is new construction but will remain on the same site as the existing Siebert Field allowing the new facility to utilize the land and available infrastructure. The program includes: a seating bowl to accommodate 1,400 spectators on slab-on-grade concrete risers accessed by a raised concourse level from the rear, two entry plazas – one from the south to welcome campus pedestrians and one from the north to welcome 8th street pedestrians – a seasonal press/concessions building and spectator restroom building, a sunken artificial turf playing surface with adjacent visitor and home bullpens, new visitor and home sunken dugouts, revamped field lighting, and a new scoreboard. Soil corrections and storm water management features are also integral to the design.
Laboratory / Classroom Facility, Itasca Biological Station and Laboratories, Itasca State Park

The Itasca Biological Station and Laboratories is located within the Itasca State Park in northern Minnesota. The project includes a new 11,800 square foot laboratory / classroom facility, a reconfigured athletic field, additional parking, extension of the campus road to provide access to the building and demolition of three obsolete, energy inefficient buildings. The building is designed to meet Minnesota B3 requirements and anticipates achieving LEED Gold status through a substantial reduction in energy use, which in its own right will be an educational tool for teaching sustainability. The building design incorporates maximum daylight into laboratory classrooms, operable windows and skylights to take advantage of natural free cooling, southern exposure for access to the winter solar gain, efficient geothermal heating and cooling serving occupied areas, solar hot water heating and photovoltaic panels built into the roof design.

Background Information:

Siebert Field Ballpark Replacement, Twin Cities Campus

Laboratory / Classroom Facility, Itasca Biological Station and Laboratories, Itasca State Park

These two projects were included in the 2012 Six-Year Capital Plan approved by the Board of Regents in March 2012 and are included in the FY 2013 Capital Improvement Budget scheduled for Board of Regents review in May 2012 and action in June 2012.

President’s Recommendation for Action:

The President recommends approval of schematic plans for the projects listed below and of the appropriate administrative offices proceeding with the authorization of contracts for the implementation and construction of these projects, subject to approval of these projects as a part of the annual capital budget.

- Siebert Field Ballpark Replacement, Twin Cities Campus
- Laboratory / Classroom Facility, Itasca Biological Station and Laboratories, Itasca State Park
1. Basis for Request:

The current Siebert Field is in disrepair and is not a viable site for games or practice for the Golden Gopher baseball team. The current grandstand has deteriorated to the point of not passing code inspections and the field has a two (2) foot slope from home plate to center field with areas of the field settling, creating depressions in the playing surface. A new Siebert Field is needed for the program to enhance the recruitment of top student-athletes and to provide a home for the Gopher baseball team for on campus games and practice. In addition, the Metrodome is slated for demolition within the next several years which means the baseball team loses its current home field for games and practice. The new Siebert Field will provide the home for Gopher baseball moving forward.

The new Siebert Field will provide an on campus facility for the Gopher baseball team for the first time in several years. This will reduce the time the student-athletes have to spend traveling to and from the Metrodome for games and practice. The reduced time spent traveling will provide the student-athlete with more time to focus on all aspects of college life; academics, health and nutrition, and player development.

Other on campus sites were explored but other capital needs were identified for those other sites. Discussions with local minor league professional teams were held, however the capital investment required by the University for a facility that the baseball team would be a tenant in exceeded the current project budget.

2011-2015 Capital Budget Metrics addressed by this project:

Ensure student success by:
- Creating facilities that are directly related to recruiting, educating, supporting, and graduating students
- Creating facilities that improve learning outcomes
- Creating facilities that uniquely enhance student satisfaction

Protecting public assets and investment by:
- Improving facility conditions, addressing code deficiencies, life safety and accessibility requirements
- Decommissioning buildings that are obsolete and do not merit reuse for the academic mission
- Making infrastructure investments that ensure reliability over the long term, lower energy and operating costs and advance environmental stewardship

2. Scope of Project:

The scope for this project is to replace the existing Siebert Field with a new ballpark that will seat approximately 1,400 spectators. The entire project is new construction but will remain on the same site as the existing Siebert Field allowing the new facility to utilize the real estate and available infrastructure – parking, utilities, etc. The new field is rotated counterclockwise by approximately 35 degrees in order to maximize field dimensions within the existing site constraints while maintaining the coaches desired field orientations. This offers the added benefit of providing space for future expansion on both the first and third base sides of the field.
The program includes: a seating bowl to accommodate 1,400 spectators on slab-on-grade concrete risers accessed by a raised concourse level from the rear, two entry plazas – one from the south to welcome campus pedestrians and one from the north to welcome 8th street pedestrians, a seasonal press/concessions building and spectator restroom building, a sunken artificial turf playing surface with adjacent visitor and home bullpens, new visitor and home sunken dugouts. Utility infrastructure improvements, soil corrections and storm water management features are also integral to the design. The project is designed to accommodate future expansion.

3. Master Plan or Precinct/District Plan:

The project continues to maintain a major athletic facility in the Athletics and Recreation District which allows for the reconfiguration, intensification, and selective replacement of facilities. Therefore, the project is in compliance with the Twin Cities Campus Master Plan dated March 2009.

4. Environmental Issues:

Twenty geotechnical soil borings were conducted in the area where the new ballpark and field will be located. The Department of Environmental Health and Safety (DEHS) has been involved in the review of soil borings. Based on the geotechnical report from those borings DEHS anticipates no contaminated soil will be encountered during the soil correction phase of the project. DEHS has prepared a developmental response action plan and a construction contingency plan if any contaminated soil is discovered.

Asbestos and lead surveys have been completed for the existing Siebert Field building that will be demolished as part of this project. The Facilities Management Hazardous Materials Group will abate all asbestos and lead material associated with the building before demolition. The cost of all hazardous material removal and disposal is included in the project budget.

5. Cost Estimate:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Construction Cost</td>
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<tr>
<td>Non Construction Cost</td>
<td>1,070,400</td>
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<tr>
<td>Total Project Cost</td>
<td>$7,134,400</td>
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6. Capital Funding:

<table>
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<th>Amount</th>
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<tr>
<td>UM Foundation Cash</td>
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<td>Internal Loan*</td>
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<td>$7,134,400</td>
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* Internal Loan to be paid by Intercollegiate Athletics

7. Capital Budget Approvals:

Funding for this project is planned to be included in the University's Fiscal Year 2013 Capital Improvement Budget scheduled for review in May 2012 and action in June 2012 by the Board of Regents.

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

The budget to operate and maintain the new Siebert Field will increase by approximately $73,200 to $212,300 and will be funded by Intercollegiate Athletics.
Included in the operating budget is an annual depreciation charge totaling $87,500 that will go towards facility repair and replacement over the years.

9. Time Schedule:

Complete Design May 2012
Establish Construction Guaranteed Maximum Price May 2012
Begin construction June 2012
Complete field construction September 2012
Complete balance of construction December 2012

10. Design / Builder:

Design/Builder PCL Construction Services Inc
Design Architect DLR Group

11. Recommendation:

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

Richard Pfutzner, Vice President and Chief Financial Officer

Amy Phenix, Chief of Staff, Presidents Office

Kathleen O'Brien, Vice President for University Services
Laboratory / Classroom Facility
Itasca Biological Station and Laboratories
Project No. 23-075-11-2584, Capital Budget No. 3055

1. Basis for Request:

The basis for this request is to replace three, 60-year old functionally obsolete wooden buildings with a single purpose building to enhance the learning experience, operational efficiencies and provide for year round classrooms and laboratories. The new laboratory & administrative facility will accommodate a 20 percent increase in student population, a projected need based on the past five year average student attendance, and fulfill a growing demand for year-round use.

The Itasca Biological Station and Laboratories (Station), established more than 100 years ago, is essential to a College of Biological Sciences (College) education. Each summer, all entering College freshmen attend a program entitled Nature of Life, an immersion program that brings students closer to the environment, each other, faculty of the College, and to explore their goals as biologists. This program is a national model and more than 3,200 undergraduates have begun their academic careers at the Station. Additionally, many undergraduates and graduate students take other classes or perform research at the Station; or in the case of entering graduates, begin their Ph.D. degrees in introductory programs at the Station.

Construction of the Laboratory & Classroom Facility at the Station will enable the College to meet demand from University and external groups to use the Station for education, research, and small conferences, potentially generating additional income for the College. Additionally, year round use will enhance the President’s initiative to develop a three semester academic schedule at the University. Formal classes can now be taught in both the summer and winter months in a unique, residential learning environment that can only be found at the Station within the University of Minnesota system.

2011-2015 Capital Budget Metrics addressed by this project:

Ensure student success by:
- Creating facilities that are directly related to recruiting, educating, supporting, and graduating students
- Creating facilities that improve learning outcomes
- Creating facilities that uniquely enhance student satisfaction

Ensure research productivity and impact by:
- Providing space conducive to the conduct of contemporary research in order to enhance competitiveness
- Creating flexible spaces that adapt to new science and research trends.

Fulfill our statewide mission by:
- Creating specific facilities and spaces needed to achieve unique mission elements on coordinate campuses, research and outreach centers, and field stations.
- Investing in facilities that leverage unique regional assets
- Viewing facilities as only one tool in delivering academic programs, and ensuring that additional debt and operating costs do not hinder the success of academic programs.
Protecting public assets and investment by:

- Implementing campus master plans and advancing the University's sustainability goals
- Leveraging facility investment to advance the academic mission and priorities
- Improving facility conditions, addressing code deficiencies, life safety and accessibility requirements
- Decommissioning buildings that are obsolete and do not merit reuse for the academic mission
- Making infrastructure investments that ensure reliability over the long term, lower energy and operating costs and advance environmental stewardship

Recognize current extraordinary financial realities by:

- Leveraging state capital funding opportunities in conjunction with University resources to complete critical projects that serve to improve infrastructure and benefit common good
- Limiting new capital projects that place increased operating cost burdens on units that are in financial stress

2. Scope of Project:

This project is the design and construction of a building that includes technology-enabled laboratories, classrooms, student and public gathering space and administrative offices for the Itasca Biological Station and Laboratories of the College of Biological Sciences.

The Station is located within the Itasca State Park in Northern Minnesota. The project site is positioned within the Station campus on the shores of Lake Itasca and will include a new 11,800 square foot building, additional parking spaces, and access to the building via the extension of the existing campus road.

The building design, which shall meet Minnesota’s B3 requirements and anticipates achieving LEED gold status through a substantial reduction in energy use, will in its own right be an educational tool for teaching sustainability. The building design incorporates maximum daylight into laboratory classrooms, operable windows and skylights to take advantage of natural free cooling, southern exposure for access to the winter solar gain and efficient geothermal heat and cooling serving the occupied areas only (not the common areas).

The construction of the building will include a primary wood frame structure with some areas of steel frame, a concrete foundation, and a small basement room for mechanical uses. The building will be tied to a geothermal well field that will be installed in the earth under the adjacent athletic field which will be restored. The site soils will be balanced so there will be no need to haul material. The site design and landscape will incorporate new accessible pedestrian routes to the building from two directions of campus. The new plantings will be native species and will be strategically placed to provide solar shading of the building and water filtration of the site.

The exterior design of the building will respect the Itasca State Park rustic aesthetic while also incorporating sustainable design strategies. The building will be comprised of three gabled roof portions with a low-sloped roof in-between. Sky lights and strategically placed windows will provide daylight and solar radiant energy for the building. The palette of materials will include painted wood siding, field stone, wood windows, and asphalt shingles.
The building will contain a meeting room for lectures and various activities; a flexible lobby space; an administrative area with private offices; three laboratory and teaching spaces; a library/computer room; and service spaces such as public toilets, mechanical rooms, and custodial spaces.

3. Master Plan or Precinct/District Plan:

The project is in compliance with the Itasca Biological Station and Laboratories Master Plan dated December 2009.

4. Environmental Issues:

The building will be constructed on an open site at the edge of an old growth pine forest that has been reviewed with the Department of Natural Resources. A phase I archaeological survey was conducted in 1999 and no archaeological materials where found at the site.

Three existing wood buildings will be demolished. Hazardous materials such as asbestos, mercury and mold, if found, will be abated prior to demolition.

5. Cost Estimate:

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5. Cost Estimate:

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<tr>
<td>2012 State Capital Request</td>
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</tr>
<tr>
<td>College of Biological Sciences (Gifts &amp; Internal Resources)</td>
<td>2,030,000</td>
</tr>
<tr>
<td>Total</td>
<td>$6,090,000</td>
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6. Capital Budget Approvals:

Funding for this project is dependent upon the receipt of $4,060,000 from the State as a part of the University's 2012 State Capital Request.

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

The new building is designed to be a Zero Net Energy building. With the demolition of three obsolete and energy inefficient buildings, the Station should realize a reduction in energy costs. The new building will require less maintenance than the existing three structures and, for the near term, will likely result in a savings in the overall repair and maintenance budget. No additional staff will be required.

9. Time Schedule:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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<tbody>
<tr>
<td>Complete Design</td>
<td>November 2012</td>
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<tr>
<td>Establish Construction Costs (GMP)</td>
<td>January 2013</td>
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<tr>
<td>Begin construction</td>
<td>April 2013</td>
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<tr>
<td>Complete construction</td>
<td>December 2013</td>
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</table>
10. Architect and Construction Manager:

   Architect: Meyer Scherer & Rockcastle, Ltd, Minneapolis, Minnesota

   Construction Manager: To be selected at completion of Schematic Design

11. Recommendation:

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

   ________________________________
   Richard Pfutzenreuter, Vice President and Chief Financial Officer 4/26/12

   ________________________________
   Karen Hanson, Senior Vice President of Academic Affairs and Provost 26 April 2012

   ________________________________
   Kathleen O'Brien, Vice President for University Services 4/27/12
UNIVERSITY OF MINNESOTA
ITASCA BIOLOGICAL STATION AND LABORATORIES
LAKE ITASCA STATE PARK
BECKER/CLEARWATER COUNTIES, MINNESOTA
Agenda Item: Issues Related to: President’s Recommended FY 2013 Annual Capital Improvement Budget

☐ review  ☐ review/action  ☐ action  ☒ discussion

Presenters: Vice President Kathleen O’Brien

Purpose:

☐ policy  ☒ background/context  ☒ oversight  ☐ strategic positioning

The University adopts an annual capital improvement budget which authorizes projects to begin design and construction during the upcoming fiscal year.

The purpose of the committee discussion is to provide additional detail regarding projects included in the annual capital improvement budget.

Additional project information for projects included in the annual capital improvement budget is included in the docket materials for the full Board of Regents.

Outline of Key Points/Policy Issues:

The Annual Capital Improvement Budget is reflective of the following principles:

1. Advance the academic excellence of the University of Minnesota by aligning capital projects with the established strategic goals of:
   • Recruiting and educating outstanding students
   • Recruiting and supporting innovative, energetic world class faculty and staff
   • Being responsible stewards of resources
   • Inspiring innovation, exploration and discovery

2. Address service unit priorities that support academic priorities

3. Ensure that investments in existing facilities and infrastructure contribute to the safety, renewal, preservation, and restoration objectives and are aligned with the priorities of the University's academic plan and master plans

4. Give preference to projects that create flexible space, improve space utilization, and reduce operational costs

5. Capitalize on unique opportunities that are aligned with academic priorities
6. Protect the University's financial position by keeping capital expenditures within projected debt capacity limits

7. Advance the guiding principles of the campus master plans and the Board of Regents sustainability policies

**Background Information:**

Board of Regents Policy: *Board Operations and Agenda Guidelines* directs the administration to conduct capital planning with a “six-year time horizon, updated annually.” This annual capital planning process is completed in two parts.

- Part 1, reviewed by the Board in May with action by the Board in June, is the annual Capital Improvement Budget for the coming fiscal year in which projects with completed predesigns and financing plans are approved to proceed with design and construction.

- Part 2 is a Capital Plan that establishes the institutions’ capital priorities for an additional five years into the future. This plan will become the basis for continued capital and financial planning.

This item will be also be reviewed by the full Board and the Finance & Operations Committee.
Facilities Committee

May 10, 2012

Agenda Item: Report on Auxiliary Services Capital Plan

☐ review  ☐ review/action  ☐ action  ☒ discussion

Presenters: Vice President Kathleen O'Brien
           Laurie Scheich, Associate Vice President, Auxiliary Services

Purpose:

☐ policy  ☒ background/context  ☐ oversight  ☐ strategic positioning

To provide the Facilities Committee with an overview of the Auxiliary Services capital planning scope, principles and process.

Outline of Key Points/Policy Issues:

Auxiliary Services, part of University Services, is committed to making the best possible use of resources in alignment with the University’s academic plan. Auxiliary Services business units provide to the University community quality goods and services that are essential to academic and administrative success.

Auxiliary Services includes the following business units:

- Housing & Residential Life
- University Dining Services
- Parking and Transportation Services
- University of Minnesota Bookstores
- Contract Administration
- Printing & General Services
- University Stores
- U Card Office

Auxiliary Services supports the University’s education, research and outreach missions by enhancing the student experience, minimizing the impact of cost of attendance, and providing competitive, customer focused businesses.

Background Information:

The Board annually reviews the President’s recommended Capital Improvement Budget which includes Auxiliary Services annual capital plan recommendations.
Facilities Committee

May 10, 2012

Agenda Item: Information Items

☐ review  ☐ review/action  ☐ action  ☒ discussion

Presenters: Vice President Kathleen O’Brien

Purpose:

☐ policy  ☒ background/context  ☐ oversight  ☐ strategic positioning

Update the Board of Regents regarding the following item:

• Final Project Review – Residence Hall and Academic Classroom, Crookston Campus

Outline of Key Points/Policy Issues:

**Final Project Review for the Residence Hall and Academic Classroom, Crookston Campus**

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, Article 1, Section VIII, Subdivision 10, “The Board reserves to itself 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 project information sheet for the Residence Hall and Academic Classroom on the Crookston Campus is attached.

Background Information:

Information items are intended to provide the Board of Regents with information needed for them to provide their oversight responsibilities.
University of Minnesota  
Final Review of Capital Projects over $5 Million  

Residence Hall and Academic Classroom, Crookston Campus  
Project Number 05-881-11-2462  

Policy Summary:  
According to Board of Regents Policy Reservation and Delegation of Authority, Article I, Section VIII, Subdivision 10, “The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than $5,000,000 prior to the award of construction contracts.”

Project Summary:  
Addressing the need for additional student housing and academic space the project consists of a new residence hall for freshmen and sophomore students and a adjoining classroom addition, with the following elements:  
• A 43,000 sq. ft., 141 bed residence hall consisting of 39 – two bed room, two bed units and 5 single bed student staff units, each with its own bathroom and study area.  
• Each of the four building wings includes a common area kitchenette, study, exercise, and laundry rooms.  
• Two story common area between the two wings of the building, which include finished open area, private study rooms, vending, and activity room.  
• An academic building consisting of approximately 5,100 sq. ft. multipurpose flexible classroom, with seating for approximately 100 students, common area restrooms and a common are study area.  

Board of Regents Approval Summary:  
Capital Budget: February 2012  
Schematic Plans: December 2011

Project Team:  
Design / Builder: Community Contractors, Grand Forks, North Dakota  
• Architect sub consultant: Michael Burns Architects, Moorhead, Minnesota

Project Budget:  

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<td>Crookston Campus Funds</td>
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<td>University Bonds</td>
<td>9,400,000</td>
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<td>Total</td>
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Project Schedule:  
Begin Construction: May 2012  
Substantial Completion: December 2012

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