

Letter from Michael McNabb to Governor's Task Force on Academic Health

Date: Thursday, December 28, 2023

Please submit this additional information to the members to the Academic Health Task Force.

Recommendation No. 11 in the December 20 draft of the Task Force calls for an assessment of the public health infrastructure in Minnesota, including at the University of Minnesota.

Almost one-third of the buildings on the Twin Cities campus (7.6 million square feet) are now rated in poor or critical condition by the university administration. The costs of maintenance and restoration of existing facilities on all campuses are projected to be a staggering \$6 *billion* over the next ten years. See p. 11 of the September 7, 2023 report of the Finance & Operations Committee of the Board of Regents at

<https://regents.umn.edu/sites/regents.umn.edu/files/2023-09/docket-fin-sep2023-final.pdf> (attached as Exhibit E) .

Among the academic health facilities rated in critical condition are: the Moos Tower, the Phillips-Wagensteen Building, Weaver-Densford Hall, the Mayo Building, and the Variety Club Research Center. The biomedical library (Diehl Hall) is rated in poor condition.

This is the consequence of the decades long failure of the administration to allocate sufficient funds for the maintenance of academic facilities. When the senior administrators did not obtain the authorization from the legislature for the amount of Higher Education Asset Preservation and Replacement bonds requested for repair and replacement, they should have made adjustments to the budget to allocate other revenues sufficient to keep up with the necessary maintenance. They did not do so.

This continuing failure by the university administration to perform the basic duty to maintain infrastructure does not give one confidence that a new university hospital would fare any better.

If the legislature authorizes the issuance of bonds for the construction of a new \$1 billion university hospital (Recommendation No. 13), it should require the university administration to allocate sufficient funds each year for the projected costs of maintenance.

In February 2021 the university services department published updated color coded maps on the condition of university buildings. The links to the campus maps are under the heading *Facility Condition Assessment* at the bottom of the Space & Facilities Analytics page at:

<https://userservices.umn.edu/university-services-departments/management-services/finance-and-systems/facility-information-3> (The buildings in critical condition are in red. The map of the Minneapolis campus is attached as Exhibit G.)

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Two attachments follow

EXHIBIT E

2023 Six-Year Capital Plan

The format of the 2023 Six-Year Capital Plan has been updated to reflect the reality of how the University plans capital projects based on the funding status (additional information on the change is included in the background information). The attached report reflects the updated format and indicates three years of state capital requests (2024-2026), several 'projects in development' without specific years indicated, and a third section that lists emerging projects, most still in early planning stages, called 'under consideration.'

The Plan is based on a set of enduring institutional priorities aimed at realizing measurable, tangible benefits for students, for the State, for recruiting and retaining Minnesota talent, and for creating compelling reasons for students, staff, and faculty to choose the University as their academic and employment home. These desired outcomes direct many smaller decisions about prioritization for capital investment. Each priority is discussed below, with specific examples related to the projects listed in the Plan report.

1. Renew high-priority buildings and right-size the overall amount of campus space

The Plan puts the most significant emphasis on fixing or replacing some of the University's worst buildings. High-priority projects reinforce the commitments made in MPact 2025 by complementing institutional values and optimizing how resources are used across the campus system. HEAPR funding remains at the core of this strategy with investments in projects like renewal of the heating plant equipment and critical utility infrastructure at the Crookston campus.

The Facility Condition Assessment (FCA) identifies buildings' physical condition and their needs across the enterprise. This process identifies deferred, non-recurring, and projected renewal needs to determine a facility condition needs index (FCNI). The FCNI (the ten-year projected needs, divided by the estimated replacement value) determines where a building is rated on a scale that starts at 0.0 (excellent) and extends to 1.0 (critical). The table below is updated annually to monitor progress toward reducing poor and critical space.

CAMPUS	TOTAL GSF ¹	ESTIMATED REPLACEMENT VALUE ²	PROJECTED 10-YEAR NEEDS ²	10-YEAR NEEDS / REPLACEMENT VALUE (FCNI)	GSF POOR / CRITICAL
Twin Cities	25,183,826	\$13,066,424,466	\$4,995,271,164	0.38	7,605,765
Duluth	3,388,417	\$1,449,171,780	\$532,028,099	0.37	588,330
Morris	1,000,464	\$524,089,731	\$218,499,881	0.42	481,564
Crookston	726,565	\$425,823,548	\$117,845,574	0.28	106,981
ROCs	1,718,286	\$382,516,509	\$132,013,217	0.35	130,992
TOTALS	32,017,558	\$15,848,026,034	\$5,995,657,935	0.38	8,913,632

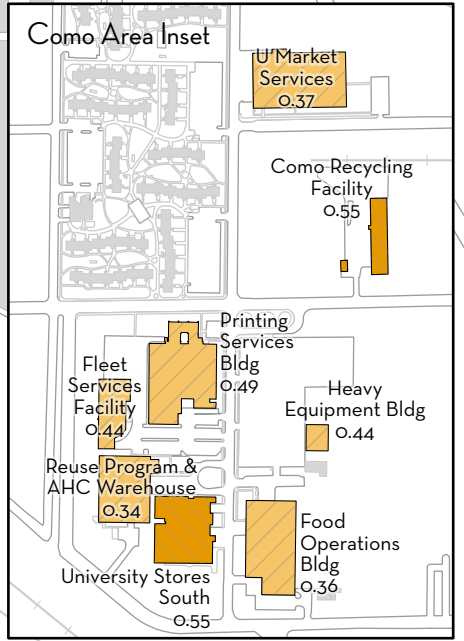
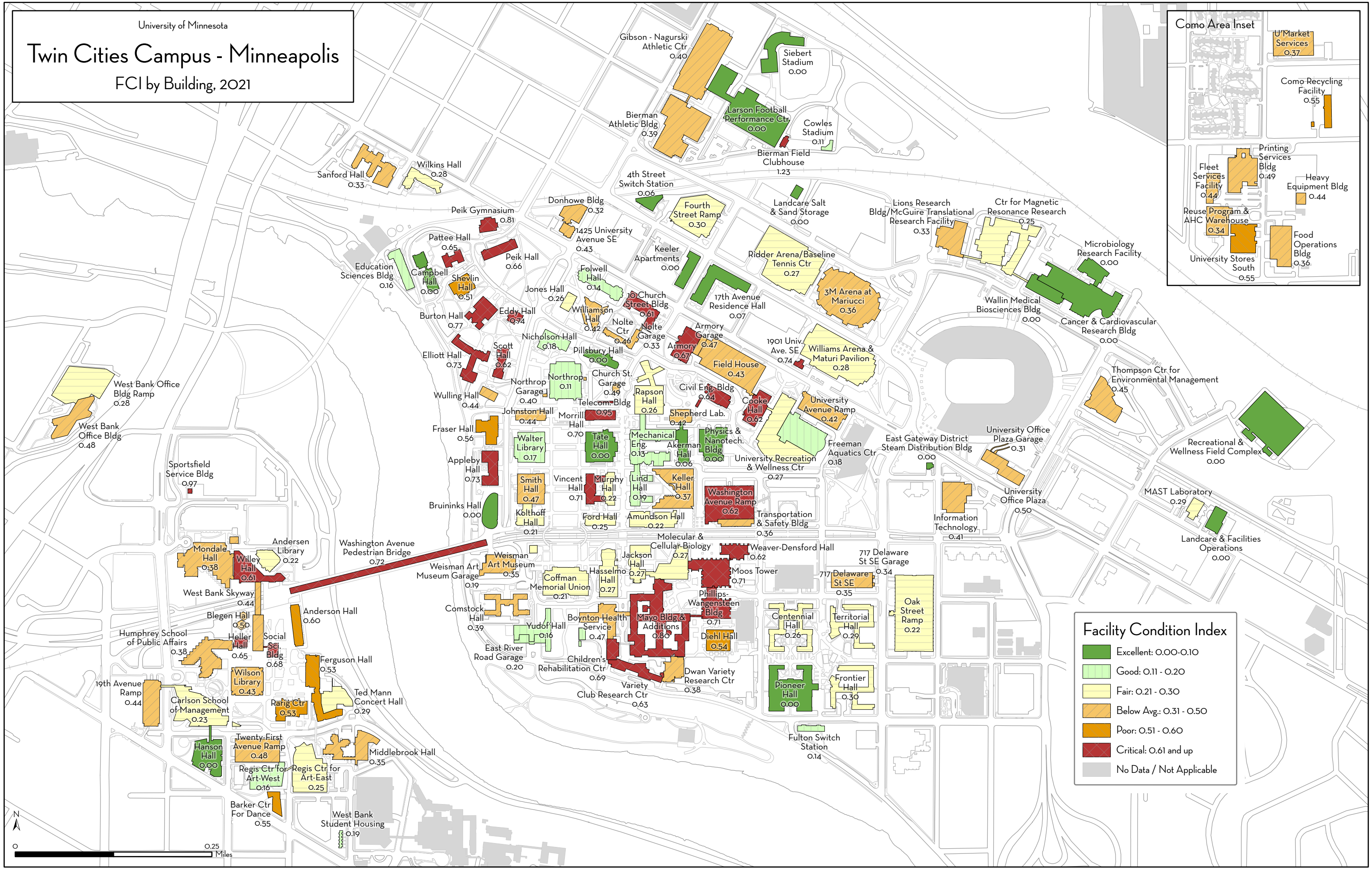
¹ Total Gross Square Feet from UM Analytics. Excludes Rochester Campus and parking ramp decks.

² Figures include formally assessed facilities plus actual or modeled values for non-assessed facilities less than 10 years old.

³ Increase of approximately 1% from previous reporting year.

Twin Cities Campus - Minneapolis

FCI by Building, 2021



Excellent	0.00-0.10
Good	0.11 - 0.20
Fair	0.21 - 0.30
Below Avg.	0.31 - 0.50
Poor	0.51 - 0.60
Critical	0.61 and up
No Data / Not Applicable	