

I.3. Physical Planning and Funding Committee

Thursday, April 2, 1998
Room 1511 Van Hise Hall
1:15 p.m.

- a. Approval of minutes of the March 5, 1997 meeting of the Physical Planning and Funding Committee
- b. Vice President's Report
- c. Report on Building Commission Actions
- d. UW-Fond du Lac: Release of Leased Property Rights
[Resolution No. I.3.d.]
- e. UW-La Crosse: Whitney Center Dining Room Remodeling Project (Design Report)
\$1,287,000 Program Revenue Supported Borrowing
[Resolution No. I.3.e.]
- f. UW-Madison: Division of Information Technology (DoIT) Lease
[Resolution No. I.3.f.]
- g. UW-Madison: Eagle Heights Apartments Remodeling Project
\$3,517,000 (\$1,700,000 Program Revenue Supported Borrowing and \$1,817,000
Program Revenue-Cash)
[Resolution No. I.3.g.]
- h. UW-Madison: Arlington Dairy Research Center Barn Project
\$180,000 Institutional Funds
[Resolution No. I.3.h.]
- i. UW-Whitewater: Campus Information Center and Pedestrian Circulation Project (Design
Report)
\$1,370,000 Program Revenue Supported Borrowing - Parking Utility and Program
Revenue - Residence Life Funds.
[Resolution No. I.3.i.]
- x. Additional items which may be presented to the Committee with its approval
- z. Closed session for purposes of considering personal histories, as permitted by s.198.85(1)(f),
Wis. Stats., related to naming a facility at UW-Eau Claire

Authority for the Officers of the
Board of Regents to Release Leased
Property Rights, UW-Fond du Lac

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Fond du Lac Chancellor and the President of the University of Wisconsin System, authority be granted to the officers of the Board of Regents to release leased property rights to a strip of land of approximately 120 feet long by 28 feet wide currently leased from Fond du Lac County, so the County may grant a driveway easement to the Moraine Park Technical College.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

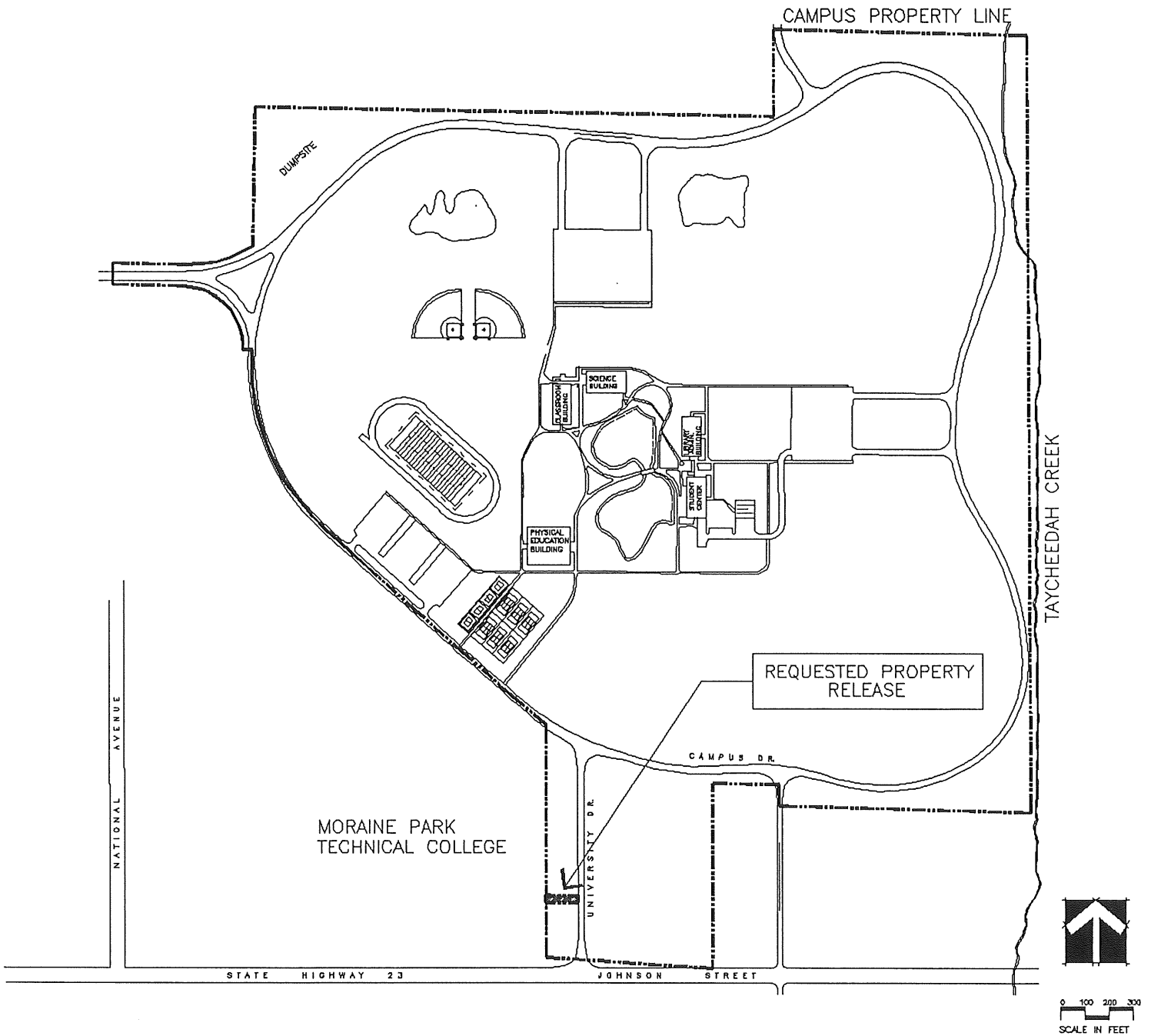
April 1998

1. Institution: The University of Wisconsin - Fond du Lac
2. Request: Requests authority for the officers of the Board of Regents to release leased property rights to a strip of land of approximately 120 feet long by 28 feet wide currently leased from Fond du Lac County.
3. Description and Scope of Project: This requested action will revert a strip of land from the property leased from Fond du Lac County so the County can grant an easement for the construction of a driveway between the Moraine Park Technical College and University Drive. The driveway will not exceed 28 feet wide and will permit access to a large Technical College parking lot from University Drive, the main entrance road to the UW-Fond du Lac campus.
4. Justification of the Project: The Technical College parking lot is parallel to and between University Drive and the Technical College buildings, with an approximate 120 foot set back from University Drive. Currently the parking lot is accessed from Johnson Street (STH 23) on the south and Campus Drive on the north. The City will be reconstructing Campus Drive this summer, temporarily closing the parking lot access. It is desirable to close the Johnson Street access to eliminate the hazards of turning traffic on this busy street and highway. Construction of the new access to University Drive on the east side of the Technical College, will facilitate continued use of the parking lot during Campus Drive reconstruction, and will provide a safer second access point.

The property to be released is part of the front and main entrance to the UW-Fond du Lac campus. Release of only the small portion of the property large enough for the driveway ensures the green space entrance will be maintained for the UW-Fond du Lac campus.
5. Budget: No cost to the University.
6. Previous Action: None.

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UNIVERSITY OF WISCONSIN – FOND DU LAC



Approval of the Design Report and
Authority to Construct a Whitney
Center Dining Room Remodeling
Project, UW-La Crosse

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a Whitney Center Dining Room Remodeling project, at an estimated total project cost of \$1,287,000, using Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

April 1998

1. Institution: University of Wisconsin - La Crosse
2. Request: Requests approval of the Design Report and authority to construct a Whitney Center Dining Room Remodeling project, at an estimated total project cost of \$1,287,000, using Program Revenue Supported Borrowing.
3. Description and Scope of Project: This project will provide for remodeling approximately 12,575 GSF of the total 64,312 GSF Whitney Center food service facility. The dishwashing equipment that serves Dining Rooms 1 and 3 will be replaced and the dish return, dishwashing areas and dining areas will be reconfigured to develop a food court that will replace the existing two serveries. Fixed institutional food service equipment and the self-service and beverage counters will be replaced. The food court will provide three food preparation areas--pizzas, grilled food and a deli service. The common wall between the two dining rooms will be removed to combine the eating areas, create an open environment between the servery and dining spaces, and provide various handicapped accessible seating arrangements. New facades will incorporate signage, lighting and special interior finishes.
4. Justification: The Whitney Center Dining Room Remodeling project was enumerated at \$1,287,000 as part of the 1997-99 Capital Budget. A detailed justification was provided at that time. In summary, this project will replace dishwashing equipment that serves two of four dining areas in Whitney Center. The equipment is approximately 17 years old and constantly breaks down. New dishwashing equipment will require remodeling and enlarging of the existing dish return and dishwashing areas. This provides an opportunity to develop a more efficient traffic pattern for returns and reconfigure the servery and dining room areas to create a food court. The food court concept will offer a variety of locations and menu options and will be more time-efficient for students who currently incur long delays as they wait in line to be individually served.

Annual debt service payments for this project are estimated at approximately \$112,200 based upon a conservative 6 percent interest rate and a 20-year term. The 1997-98 annual meal plan rate of \$1,460 includes an increase of about \$40 that is attributed to this project.

It is anticipated that this project will be bid during August 1998 to facilitate the start of construction by May 1999 with a planned completion date of August 1999.

5. Budget:

Construction:	\$556,100
Fixed Equipment	534,300
A/E Fee	78,100
DFD Supervision	46,400
Other Fees and Expenses	5,000
Contingency	54,500
Movable Equipment	5,000
Campus Automation & DDC Controls	<u>5,000</u>
SUBTOTAL	1,284,400
Percent for Art	<u>2,600</u>
Estimated Total Project Cost:	\$1,287,000

6. Previous Action:

August 23, 1996
Resolution #7260

Approved several non-GPR projects, including the UW-La Crosse Whitney Center Dining Room Remodeling project at \$1,287,000 using Program Revenue Supported Borrowing and authorized System Administration to submit the requests to the State Department of Administration and the State Building Commission as part of the 1997-99 Capital Budget.

Authority for the Officers of the
Board of Regents to Enter into a
Five-year Lease of Space,
UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted for the officers of the Board of Regents to enter into a five-year lease for 9,935 square feet of space to accommodate Division of Information Technology (DoIT) programs, services and staff in the research park at 5752 Tokay Boulevard, Madison, Wisconsin. The Lessor is: Ultratec, Inc., 450 Science Drive, Madison, WI 53711.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

April 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests authority for the officers of the Board of Regents to enter into a five-year lease for 9,935 square feet of space to accommodate Division of Information Technology (DoIT) programs, services and staff in the research park at 5752 Tokay Boulevard, Madison, Wisconsin. The Lessor is: Ultratec, Inc., 450 Science Drive, Madison, WI 53711-1056
3. Lease Information: This lease covers 9,935 square feet of space for the period beginning June 1, 1998 or date of occupancy and ending May 31, 2003 at an initial annual cost of \$146,541.25 (\$14.75 per square foot). The rental rate will increase 3% for each subsequent year of the lease period in accordance with the following schedule:

June 1, 1999 through May 31, 2000	\$150,937.49
June 1, 2000 through May 31, 2001	\$155,465.61
June 1, 2001 through May 31, 2002	\$160,129.58
June 1, 2002 through May 31, 2003	\$164,933.47

The lease may be renewed for a single five-year period upon the same terms and conditions, provided the annual rental rate for each year of the optional renewal period is re-negotiated 30 days prior to the notice of renewal.

The Lessor is responsible for the cost of electricity, heat, air conditioning, water, sewer, removal of snow, trash, recyclables, and janitorial services. Rental payment will be provided from a combination of Division of Information Technology operating revenues and Medical School gift funds.

4. Justification of the Request: The Division of Information Technology (DoIT) leads the development of an integrated information technology environment that actively aids and enhances the academic and support activities of the University. The Division also oversees the operation of numerous student computer labs and two New Media Centers for faculty and staff curriculum development.

Administrative operations are currently located in space at six separate locations. DoIT is being asked to vacate space located in the WARF Building to free space for use by the Medical School as part of the University's Healthstar initiative. In return, the Medical School is assisting with the costs of new space for DoIT. The Division needs approximately 4,000 square feet to replace the

WARF Building space, and an additional 5,900 square feet will be used to address current space shortages.

The Division is experiencing a severe space shortage for housing staff and the other services provided to UW-Madison. Many staff are sharing small offices creating unacceptable work environments. There is no suitable space available on campus, thus this request for leased space.

In addition to the already existing space shortage, DoIT is experiencing a significant increase in staffing levels. Two of the largest projects are the need to upgrade campus computer systems for the new millennium (Year 2000) and the Integrated Student Information System (ISIS). Both projects require additional application technologists while the high demand for ongoing services continues.

In May 1997, an additional 50 FTE staff were requested to meet the expanded demands in the following areas:

- Network Technology and Services: to meet the demand for increased network services.
- Distance Education and Learning Technologies: to continue and expand its work with faculty in the use of instructional technology, and in curriculum design and development, such as the Biology New Media Center.
- Problem Resolution and Products Sales: to meet the increased demand for services in information technology problem resolution and products sales functions; to provide more consistent services 24 hours a day, 7 days a week.
- Trainee Positions: to address the difficulty of recruiting trained staff in some IT fields such as networking. DoIT is implementing a program to hire trainees with limited experience in order to develop qualified permanent staffing pool.

The space at 5752 Tokay Boulevard, Madison, Wisconsin will effectively accommodate up to 50 Information Specialists and Technologists who will be working on the new programs and initiatives described above. It will also allow 20 Information Processing Consultants to be relocated from the WARF Building to free space for re-use by the Medical School as part of the University's Healthstar initiative.

The state leasing office has been working with the university and supports this lease.

5. Previous Action: None

Authority to Construct a
1999-2000 Eagle Heights
Apartments Remodeling Project,
UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct a 1999-2000 Eagle Heights Apartments Remodeling project including units in Buildings 404, 407, 801-808, 939 (C-F), 942 (A, B, E & F), 943 (A-D), 945 and 946, at an estimated total project cost of \$3,517,000 (\$1,700,000 Program Revenue Supported Borrowing and \$1,817,000 Program Revenue-Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

April 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests authority to construct a 1999-2000 Eagle Heights Apartments Remodeling project including units in Buildings 404, 407, 801-808, 939 (C-F), 942 (A, B, E & F), 943 (A-D), 945 and 946, at an estimated total project cost of \$3,517,000 (\$1,700,000 Program Revenue Supported Borrowing and \$1,817,000 Program Revenue-Cash).
3. Description and Scope of Project: Under the proposed project, a total of 92 units will be remodeled, including 20 one-bedroom, 64 two-bedroom and 8 three-bedroom units. Not all of the apartment units can be vacated at one time; therefore, remodeling will be accomplished as two separately bid groups and implemented at intervals over the year. All work will be designed and bid as one project. Four apartments in Buildings 807 and 808 will be remodeled to provide accessibility. Buildings 404, 407, 942, 943, 945 and 946 will constitute the first renovation phase. The second phase will consist of Buildings 801-808 and 939 and follow the same plan as the first phase.

The following work will be done in all the units:

- A. Asbestos Abatement: Asbestos-containing asphalt tile and 1/4" plywood underlayment covered with asbestos-containing adhesive will be removed. Window spandrels (cement/asbestos board) will be cut to provide openings for air conditioner sleeves. Piping insulation containing asbestos will be removed.
- B. Flooring: The living room and bedrooms will be carpeted, and vinyl flooring will be installed in the kitchen, dining area, bathroom and apartment entry.
- C. Kitchens: One-piece compact kitchens will be replaced with free-standing appliances and wood cabinets in a more efficient arrangement. A double stainless steel sink, ceramic tile wall surfaces and solid, non-porous counter top materials will be installed for improved durability and easier maintenance. Lighting will be improved.
- D. Windows: Oversized, low quality windows will be replaced with smaller units that are better insulated and more energy efficient.
- E. Building Exteriors: Soffits, fascias and entrance canopies will be covered with pre-finished aluminum. Cement/asbestos spandrel panels will be encapsulated with insulation and a prefabricated stone finish.
- F. Closets/Doors: Bamboo curtains will be replaced with bi-folding doors. Some interior doors will be replaced.

- G. Bathrooms: All damaged or badly worn fixtures and fittings will be replaced. Additional storage space will be provided. Wall surfaces will be primarily ceramic tile.
 - H. Plumbing: Water lines located in the exterior walls of end units will be relocated to interior chases and insulated to prevent winter freezing.
 - I. Laundries: Electrical power will be increased and additional plumbing will be installed to accommodate supplemental washer and dryer units to better meet the tenants' needs. Laundry hook-ups will be installed in three-bedroom units.
 - J. Painting: Entire building interiors and exterior doors will be painted. Minor exterior painting will also be undertaken.
 - K. Landscaping: Landscaping around buildings will be re-graded to correct drainage problems. Damaged sidewalks will be replaced. ADA sidewalk routes will be developed where required for accessible apartment buildings.
 - L. Electrical: Existing panels will be upgraded to meet code, and 100 amp service will be installed where possible. All receptacles will be grounding-type, and ground-fault interrupters will be installed in kitchens and bathrooms.
 - M. Heating: New fin-tube radiation will be installed where needed. Zone valves will be replaced where needed, and system isolation valves will be installed to facilitate service/repair to apartments without shutting down the entire building.
 - N. Structural Corrections: Openings created by the replacement of the old, larger window units will be filled in with structural members, sheathing, insulation and wallboard. Rotted structural members will be replaced. Cracks in foundation walls will be patched and sealed.
 - O. Air Conditioning Sleeves: An insulated sleeve will be installed to allow occupants to add air conditioning if so desired.
 - P. Phone/Data/Video: Communication wiring will be upgraded to provide multiple phone/data/video line capabilities.
4. Justification of the Project: This project continues the apartment renovations of Student Family Housing as presented in the Family Housing Master Plan of 1988. There are 1,122 apartments in the Family Housing and Harvey Street complexes. To date, 634 apartments have been remodeled, and 46 are in the process of being remodeled. In May 1997, 96 additional units were authorized for remodeling during 1998 and 1999.

The 1988 Master Plan targeted completion of apartment remodeling for the year 2000. In December 1991, the Master Plan was informally revised, forecasting completion of the project for 2003-4. A maintenance plan has been developed and implemented for both unrenovated and remodeled apartments, and the remodeling work has been accelerated by one year in response to the 1992 Legislative Audit Bureau review, with completion planned for 2002-3. The UW-Madison Student Family Housing Revised Master

Plan and Continuous Maintenance Plan was presented to and accepted by the Board of Regents in December 1993.

The two-story Eagle Heights Apartment Units included in this project were constructed in 1959 (400's), 1965 (800's), and 1966 (900's). The remodeling of these buildings will improve the appearance and functionality of the apartments for the tenants. Installation of new windows, modifications to the mechanical systems, and installation of new finishes will reduce energy consumption and facilitate maintenance of the apartments.

The 1997-98 rental rates for unremodeled and remodeled apartments within the Eagle Heights complex were presented to the Board of Regents in July 1997 for approval as part of the UW System's 1997-98 Operating Budget. As shown below, the overall average of current rates for the Eagle Heights units continue to be competitive with the average rate for comparable apartments in the Big 10. The average of current rates for Eagle Heights are approximately 21.6% less than the Madison Area average for one-bedroom apartments, 27.5% less than two-bedroom units, and 41.8% less than three-bedroom units.

COMPARISON OF ONE-, TWO- AND THREE-BEDROOM RENTAL RATES

<u>Eagle Heights</u>	<u>1996-97</u>	<u>1997-98</u>	<u>Percent Change</u>
<u>Unremodeled</u>			
One-Bedroom	\$356/mo	\$367/mo	3.1% Increase
Two-Bedroom	\$425/mo	\$438/mo	3.1% Increase
Three-Bedroom	\$508/mo	\$523/mo	3.0% Increase
<u>Remodeled</u>			
One-Bedroom	\$441/mo	\$454/mo	2.9% Increase
Two-Bedroom	\$528/mo	\$544/mo	3.0% Increase
Three-Bedroom	\$631/mo	\$650/mo	3.0% Increase
<u>Big Ten Average</u>			
One-Bedroom	\$381/mo	\$450/mo	18.1% Increase
Two-Bedroom	\$474/mo	\$530/mo	11.8% Increase
Three-Bedroom	\$566/mo	\$611/mo	8.0% Increase
<u>Madison Area Average</u>			
One-Bedroom	\$485/mo	\$519/mo	7.0% Increase
Two-Bedroom	\$608/mo	\$702/mo	15.5% Increase
Three-Bedroom	\$808/mo	\$959/mo	18.7% Increase

5. Budget: The following budget is based upon actual costs of similar, completed apartment renovations:

Construction:	\$3,088,000
A/E Fee:	194,000
DFD Supervision:	129,000
Printing, Testing & Fees:	12,000
Contingency:	<u>94,000</u>
Estimated Total Project Cost:	\$3,517,000

6. Previous Action:

- March 1998: Deferred to investigate cost saving strategies for remodeling.
- May 1988: Accepted the UW-Madison Student Family Housing Master Plan.
- December 1993: Accepted the Student Family Housing Revised Master Plan and Continuous Maintenance Plan.

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Authority to Construct an Arlington
Dairy Research Center Barn Project,
UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct an Arlington Dairy Research Center Barn in Arlington, Wisconsin, for UW-Madison's College of Agricultural and Life Sciences, at an estimated total project cost of \$180,000, using Institutional Funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

April 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests authority to construct an Arlington Dairy Research Center Barn in Arlington, Wisconsin, for UW-Madison's College of Agricultural and Life Sciences, at an estimated total project cost of \$180,000, using Institutional Funds.
3. Description and Scope of Project: This project will provide for construction of a 12,000 GSF, four-row, free-stall type conventional barn to house 96 additional lactating dairy cows at the existing Blaine unit of the Arlington Dairy Research Center located in Arlington, Wisconsin. The barn will be an uninsulated, pole-type building with metal roofing and open side walls for ventilation. Roll-up curtains mounted along the open sides will provide the ability to control ventilation and temperatures during winter months. The layout of the concrete flooring will permit drive-through feeding and transfer of manure to an existing storage/disposal pit. Overhead doors will be installed in the end walls to provide access for feeding and manure-scraping equipment.

Free stalls for resting animals will be elevated above the manure alley and equipped with bedding mats, brisket boards and divider loops. Cross-over alleys with watering troughs will be provided at both ends. A conventional post and rail feeding fence will be provided along both sides of the center alley and arranged for optional installation of headlocks. Nominal electrical service will accommodate lighting and power needs.

4. Justification of the Request: The dairy herd for the College of Agricultural and Life Sciences consists of 240 milking cows, non-lactating cows and young female herd replacements. The herd is split between three farmsteads, including one on the UW-Madison campus and two at the Arlington Experimental Station in Arlington. The two Arlington farmsteads house the majority of the herd. The Arlington Experimental Station Headquarters is located approximately 20 miles north of Madison and the site is very accessible to UW-Madison.

The existing barns at Arlington consist of typical wood-frame, pole-barn type construction with metal siding and roof panels. The facility located adjacent to Hwy. 51 was constructed in the 1950's and is currently used to house approximately 30 non-lactating cows and young stock. The Blaine unit is located approximately one-half mile west from the main Arlington site. One end of the Blaine facility is designed as a stanchion barn and the other end is free-stall. It houses approximately 130 milking cows used for physiological measurements and applied dairy research. The Blaine unit also serves as a reservoir for cows used for teaching and more intensive research projects at the UW-Madison campus.

The balance of the 240 cow herd is housed on campus. All of the feed and bedding for these 80 animals must be trucked in, and the waste they generate must be transported out on a regular basis since there is limited holding capacity on campus.

The proposed new barn at the Blaine site will provide capacity to house an additional 96 cows. A larger herd will enable faculty and research staff in Dairy Science to conduct research trials that can be replicated with sufficient numbers of animals to be statistically proven. The new facility will also enable a reduction in the number of cows on campus. The ultimate goal is to house only the number of animals on campus needed for instructional programs and more intensive research projects. This number is estimated at about 40, or half of the existing herd size, but the quantity will vary at any given time.

This request is the first step in an overall plan to upgrade and modernize the Arlington Dairy Research Complex to attract and retain highly qualified Dairy Science faculty. Current facilities are inadequate to support the number of lactating cows needed to accommodate the University's research program

It is anticipated that this project will be bid in June 1998 to enable the start of construction in August and completion during October 1998. Approval to proceed with this project will be sought later this month from the Building Commission. At that time, authority will also be sought to permit use of a design/build approach for construction of this facility since this is deemed to be the most cost-effective and least time-consuming method for barn construction.

5. Budget:

Construction:	\$163,000
DFD Supervision	1,000
Contingency	<u>16,000</u>
Total Estimated Cost:	\$180,000

6. Previous Action: None.

Approval of the Design Report,
Approval of Scope and Budget
Increase of \$705,200, and Authority
to Construct a Campus Information
Center and Pedestrian Circulation
Project, UW-Whitewater

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, that (1) the Design Report be approved; (2) an increase in the scope and budget of \$705,200 be approved ; and (3) authority be granted to construct a Campus Information Center and Pedestrian Circulation project at a revised estimated total project cost of \$1,370,000, using Program Revenue Supported Borrowing-Parking Utility and Program Revenue-Residence Life funds.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

April 1998

1. Institution: The University of Wisconsin - Whitewater
2. Request: Requests (1) approval of the Design Report; (2) authority to increase the scope and budget by \$705,200; and (3) authority to construct the Campus Information Center and Pedestrian Circulation project at a revised estimated total project cost of \$1,370,000, using Program Revenue Supported Borrowing-Parking Utility and Program Revenue-Residence Life funds.
3. Description and Scope of Project: This project will consist of four interrelated components: construction of a Campus Information Center; construction of pedestrian circulation routes between the east residence complex, Esker Dining Hall and the southwest academic core of campus; development of a pedestrian plaza on Wyman Mall in proximity to Morraine Hall; and the reconfiguration and expansion of the entire Starin Road parking lot.
4. Justification: In 1994 the campus completed a Campus Exterior Development Master Plan. A major recommendation was the construction of a Campus Information Center to provide services to visitors and prospective students. Following a review of campus facility needs it was determined that the Campus Information Center should provide space for the University Parking Services office, and contain a presentation room for student orientation sessions and starting campus tours.

Also identified in the Master Plan, and immediately adjacent to the Information Center site, is the construction of new sidewalks to facilitate movement between the east residence complex and Esker dining hall in the northeast area of campus, and Carlson Hall and the Center of the Arts in the southwest sector of campus. Existing conditions result in pedestrians walking through the parking lot and crossing Starin Road in several areas that are not designated as crossings, creating a very dangerous situation. The new pedestrian circulation pattern, in conjunction with the reconfiguration of the Starin Road parking lot, will eliminate these vehicle-pedestrian conflicts.

The area of Wyman Mall in front of the University Bookstore can become very congested, particularly during class break. The pedestrian plaza space will provide adequate room for small groups to gather while allowing pedestrian traffic to flow efficiently through the area including to and from the proposed Information Center.

Construction of the Information Center and reconfiguring the sidewalks will result in the loss of 164 parking spaces. Redevelopment and expansion of the lot on the northern perimeter will provide 396 total parking spaces, resulting in a net loss of only 50 spaces from the existing lot design. The reconfigured parking lot will separate vehicles and pedestrian traffic, and

incorporate appropriate vehicle circulation patterns and short term parking areas for the University Bookstore and Information Center.

The original scope of the project included the development of 60 additional parking spaces based on siting the Information Center further east. The new site of the building requires additional parking redevelopment but would also significantly reduce pedestrian/vehicular conflicts in the parking lot. The proposed project includes redevelopment and reconfiguration of the entire parking lot rather than just a small portion which results in the project budget increase. Additional walkways immediately adjacent to redesigned parking area are also included to complete the project and provide safe, efficient pedestrian circulation.

Programs that will be provided from the Information Center include Parking Services, campus information and way finding, campus tours, student orientation sessions, event ticket sales, and regional resources and information. The facility will be staffed primarily with existing parking personnel, with additional staffing for specific sessions provided by other units (continuing education, enrollment services, new student programs, etc.)

The campus operates and maintains all parking as part of the overall campus parking utility operation. Revenues generated from the sale of parking permits and fines for parking violations are accumulated in the Campus Parking Auxiliary fund. Those and anticipated revenues will fund this proposal as well as future maintenance and upgrades. No increase in the current parking fees are anticipated as a result of this project.

5. Budget:

Construction:	\$ 1,112,000
A/E Design Fees:	118,100
Construction Contingency:	55,600
DFD Supervision:	46,800
Survey, Soil Borings & Other fees:	10,400
Moveable Equipment:	10,000
Special Equipment:	15,000
Telecommunications:	1,000
Percent for Art:	<u>1,100</u>
Estimated Total Cost:	\$1,370,000

6. Previous Action:

August 23, 1996 Resolution #7260 Approved Gift/Grant and Program Revenue projects and authorized System Administration to submit those projects to the State Department of Administration and the State Building Commission as part of the 1997-99 Capital Budget, including the UW-Whitewater Information Center & Pedestrian Circulation project, estimated at a total project cost of \$658,000 of Program Revenue Supported Borrowing.