Thursday, February 5, 1998 Room 1511 Van Hise Hall 1:00 p.m.

- a. Approval of minutes of the December 4, 1997 meeting of the Physical Planning and Funding Committee
- b. Vice President's Report
 - (1) Deferred Maintenance Reassessment Status Report
- c. Report on Building Commission Actions
- d. UW-Rock County: Movable and Special Equipment for a Science Laboratory Renovation Project
 \$350,000. All Agency Equipment Funding [Resolution No. I.3.d.]
- e. UW-La Crosse: Trowbridge Hall Window Replacement \$152,000 Program Revenue - Cash [Resolution No. I.3.e.]
- f. UW-La Crosse: Parking Lot C7 Improvement Project (Design Report)
 \$504,300 Program Revenue Supported Borrowing
 [Resolution No. I.3.f.]
- g. UW-River Falls: Hathorn and Stratton Residence Halls Maintenance Project \$1,377,000 Program Revenue - Cash [Resolution No. I.3.g.]
- h. UW-Whitewater: Hyer Hall Parking and University Center Access Project (Design Report)
 \$442,500 Program Revenue Parking & University Center Auxiliary Funds [Resolution No. I.3.h.]
- i. UW-Madison: Naming of the Robert and Irwin Goodman Softball Complex [Resolution No. I.3.i.]
- j. UW-Milwaukee: Report on Downer Woods discussion
- x. Additional items which may be presented to the Committee with its approval

Agenda Item I.3.b.(1)

February 6, 1998

University of Wisconsin System

DEFERRED MAINTENANCE BACKLOG REASSESSMENT METHODOLOGY

EXECUTIVE SUMMARY

BACKGROUND

The University of Wisconsin System conducted Building Condition Surveys of all its facilities in 1990. The surveys indicated a likely backlog of approximately \$364 million in deferred maintenance for GPR facilities across the University System. In the 1991-93 Capital Budget, the Board of Regents endorsed the concept of initiating a ten-year plan to eliminate the backlog identified in those surveys. In the first six years of the ten-year plan, the University System has received approximately \$205 million of GPR to address those needs. While it appears that we are making headway on the deferred maintenance backlog, the \$364 million target was identified more than seven years ago and additional maintenance needs are accruing as our facilities age. The Board of Regents has a growing concern that the accumulation of deferred projects along with the need to restore a large number of buildings will create a serious funding shortfall unless a planned expenditure program is developed.

At its September 1997 meeting, the Physical Planning and Funding Committee requested that a new methodology be developed that would assess the University System's maintenance, renewal and restoration needs and keep an on-going inventory of those needs. This paper recommends how we propose to develop this program.

REQUESTED ACTION

This item is for information only. Cost implications will be presented to the Board of Regents as part of the 1999-01 Capital and Operating Budgets.

DISCUSSION and CONCLUSIONS

In order to ascertain the best method of reassessing the University System's maintenance backlog and identifying renewal and restoration needs, a dozen other public institutions around the country were surveyed and a number of consultants' approaches were reviewed. Several methods were identified and evaluated. Simple methods categorized buildings in one of several ranges and calculated renovation costs based on a percentage of estimated replacement cost. More thorough methods used walk-through audits conducted by a team of professional engineers and architects. Those audits evaluated all building systems and components and included detailed cost estimates.

Extensive literature on the subject of deferred maintenance has been researched. There is considerable interest in this topic and a growing concern about the impact of under-funding maintenance needs for the past few decades. Several other states were polled regarding their efforts and approaches. A number of consultants were also contacted and literature has been received from some of them.

The following conclusions have been reached:

- 1. A computerized data bank should be created based on detailed audits of facilities.
- The data should be able to be integrated, updated, and easily managed.
- 3. All data entered into the program should be as objective as possible so it can be documented and verified if necessary.
- 4. The data should be based on nationally recognized and accepted standards to provide uniformity.

RECOMMENDATION

A facilities audit software program has been developed at Western Washington State at Bellingham to produce their Backlog Reduction Plan. Early investigation of that software indicates that it will meet our needs. Acquisition of an existing program would save more time and money than creating our own. Program features include established and nationally accepted life-cycle elements, updating features to reflect projects undertaken, and the ability to provide a schedule of funding needs over a multi-year period. The program includes components for remodeling as well as deferred maintenance. It includes methodologies for estimating costs, prioritizing, and scheduling projects/expenditures. There are ten-year planning tools and a myriad of report output formats including and interactive graphics for a range of categorizations which can be used for presentations. The system provides good flexibility for sorting by building, priorities, work categories and cost. It also contains adjustable built-in inflation factors.

Over-all, the program looks very promising. Former Vice President Paul Brown and several staff from System Administration and three campuses will visit Western Washington State in late January for training in the program. This information will be discussed with campus personnel throughout the System. Those discussions will enable final recommendations to be made regarding cost and timing implications for implementation within the University of Wisconsin System. The recommendations will be included in the 1991-O1 Capital and Operating Budget presentations to the Board of Regents.

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DEFERRED MAINTENANCE BACKLOG REASSESSMENT METHODOLOGY

This report is presented to the Board of Regents Physical Planning and Funding Committee in response to their request for a new methodology for reassessing all campus facilities' deferred maintenance needs.

BACKGROUND

The University of Wisconsin physical plant consists of more than 1,600 facilities totaling over 42 million gross square feet with an estimated replacement value of approximately \$5 billion. The University of Wisconsin Board of Regents recognizes it has a significant fiduciary responsibility to protect and maintain the large investment that has been assigned to its stewardship. As part of that stewardship, each biennium the Board of Regents submits a Capital Budget Request through the State Department of Administration to the State Building Commission and the Legislature. This Capital Budget contains a prioritized list of projects for which funding is being sought. Virtually all the projects are financed with State General Obligation Bonds issued by the State Building Commission.

The University of Wisconsin System conducted Building Condition Surveys of all its facilities in 1990. The result of those surveys indicated a likely backlog of approximately \$364 million in deferred maintenance for GPR facilities across the University System. In the 1991-93 Capital Budget, the Board of Regents endorsed the concept of initiating a ten-year plan to eliminate the backlog identified in those surveys. In the first six years of the ten-year plan, the University System has received approximately \$205 million of GPR to address those needs. While it appears that we are making headway on the deferred maintenance backlog, the \$364 million target was identified more than seven years ago and additional maintenance needs are accruing as our facilities age.

The University has a big block of facilities that were built in the 50's and 60's during the enrollment growth spurt. They are now reaching the point where they have to be renewed, but neither the University nor the State is prepared for the timing or the cost of these expenditures. More convincing arguments have to be made for planning and budgeting for these impending needs.

The Board of Regents has a growing concern that the accumulation of deferred projects along with the need to restore a large number of buildings will create a serious funding shortfall unless a planned expenditure program is developed.

At their September 1997 meeting, the Committee requested that a new methodology be developed that would assess the University System's maintenance needs and keep an on-going inventory of those needs. This paper recommends how we propose to develop such an expenditure program.

REPORT

In order to ascertain the best method of re-assessing the University System's maintenance backlog, a dozen other public institutions around the country were surveyed and a number of consultants' approaches were reviewed. Several methods were identified and evaluated. Simple methods categorized buildings in one of several ranges and calculated renovation costs based on a percentage of estimated replacement cost. More thorough methods used walk-through audits conducted by a team of professional engineers and architects. Those audits evaluated all building systems and components and included detailed cost estimates.

Since it was unrealistic to expect the campuses to complete detailed audits before the February report date, an "interim" assessment approach was developed to provide the Board of Regents an approximate gross figure of current needs. An interim "Facilities Current Condition Survey" tool was developed to rate the facilities on a scale of values that estimated the degree of deficiency on a physical and programmatic basis. The expected result of the survey tool was to arrive at a figure that would approximate the budget needed to restore the facilities to their intended and current use.

The "Facilities Current Condition Survey" was conducted at UW-Stevens Point on a pilot basis. Campus staff indicated that it was not difficult to complete the exercise, nor did it take an undue amount of time. However, they questioned the benefit of pursuing this effort for the entire UW System, unless there could be some assurance that it will result in more money being provided in the Capital Budget.

The interim survey tool was also discussed with UW-Madison campus staff. They felt they could estimate the physical deficiencies with little problem, but assessing programmatic deficiencies would be more difficult. Further, they could not assess those needs without extensive involvement of faculty, and felt that the data would be subject to criticism because of the degree of subjective judgment involved. They, too, felt that the effort would not be worthwhile unless it would result in more funding in the Capital Budget. In light of these reservations, the interim "Facilities Current Condition Survey" was not pursued further.

Extensive literature on the subject of deferred maintenance has been researched. There is considerable interest in this topic and a growing concern about the impact of under-funding maintenance needs for the past few decades. Several other states were polled regarding their efforts and approaches. A number of consultants were also contacted and literature has been received from some of them. In summary, all the serious approaches conclude that a computerized data bank should be created based on detailed audits of facilities.

A computerized model could present current facilities conditions and predict what expenditures would be needed in a timely and consistent way over a longer period of time. This would establish a predictable budget level that will adequately meet our needs. The extensive facilities audit conducted in 1990 that established the current deferred maintenance program was never computerized and has not been updated to reflect inflation, further deterioration or work completed. The ability to keep the information current is an essential consideration of the programs examined.

PURPOSE OF THE PROGRAM:

To enable the Board of Regents to determine how much it should invest each year to maintain and renew its physical facilities to assure they can perform their programmatic function.

ASSUMPTIONS:

- 1. The UW System facilities, like any physical asset will wear out over time.
- Facilities are made up of several systems (eg. mechanical, plumbing, etc.) which wear out at different rates. Consequently, facilities do not age uniformly.
- Facility systems and sub-systems have an expected useful life so it is possible to predict when the end of that useful life is approaching.
- 4. Facilities are subject to changes in use, code requirements, and technology which must be addressed if they are to perform as intended.
- 5. The best way to develop an accurate assessment of the present condition of existing facilities is to conduct a detailed audit of the various systems using pre-established standards.
- A detailed facilities audit will provide a documented basis for determining capital needs to correct current facilities deficiencies and provide a formal mechanism to predict future funding needs.
- 7. Computerizing the data obtained from the audits will provide an ongoing comprehensive inventory of facilities restoration and improvement requirements.

PRINCIPLES OF THE PROGRAM:

- 1. The program should be computer-based so that information can be integrated, updated, and easily managed.
- 2. All data entered into the program should be as objective as possible so it can be documented and verified if necessary.
- 3. The data should be based on nationally recognized and accepted standards to provide uniformity.

RECOMMENDATION

A facilities audit software program has been developed at Western Washington State at Bellingham to produce their Backlog Reduction Plan. Early investigation of their software indicates that it will meet our needs. Acquisition of an existing program would save more time and money than creating our own. The program looks very promising because it uses a lot of established and nationally accepted life-cycle elements, and the data can be entered into the bank over a number of years so it wouldn't be an excessive concentrated time demand on campus staff.

The software program is written as an application of Microsoft Access. It includes a relational database called "FacMan," an acronym derived from <u>facilities management</u>. Within FacMan there are two major components, BMAR (Backlog of Maintenance and Repair) and IFCS (Integrated Facilities Component System), and two sub-programs, FACIMP (Facilities Improvements) and Utilities. A brief description of each program component follows:

- 1. <u>BMAR (Backlog of Maintenance and Repair)</u>: BMAR is a database manager for everything in the inventory having solely to do with deferred maintenance deterioration issues which diminish the originally intended functionality of the facility, and health and life safety deficiency issues considered to be relatively critical.
- <u>FACIMP (Facilities Improvements)</u>: A parallel database to BMAR established for the purpose of cataloging facilities improvements needed to accommodate program, occupancy and technology changes which have occurred since the facility was designed and constructed.
- 3. <u>IFCS (Integrated Facilities Component System)</u>: This database is structured to record facilities maintenance, repair and renewal requirements which do not fit into the relatively frequent on-going cyclical maintenance functions normally associated with a preventive maintenance program. Hence, IFCS entries are limited to specific component renewal requirements that occur on frequency intervals of three or more years; e.g. 20 years for roofs, or 10 years for carpets, or 25 years for cleaning, tuckpointing and waterproofing exterior masonry. This database essentially becomes "The Plan" for future major maintenance needs. The major difference between BMAR and IFCS is that BMAR items do not repeat whereas the IFCS items do repeat based on a life cycle.
- 4. <u>Utilities</u>: This is a group of miscellaneous support tables, programs and help files which can relate to any or all of the proceeding subprograms.

FacMan also includes methodologies for estimating costs, prioritizing, and scheduling restoration of identified deficiencies. Beyond the four database programs are ten-year planning tools and a myriad of report output formats in terms of annualized tables and interactive graphs for a range of categorizations which can be used for presentations. The system provides good flexibility for sorting by: building, priorities, work categories and cost, plus others. It also contains adjustable built-in inflation factors.

The FacMan program can also be used to assess the overall condition of a particular facility. One such method, supported by SCUP and other major facilities oriented organizations, utilizes the FCI (Facilities Condition Index) rating. The key elements of this rating are the outstanding maintenance (BMAR) and the Current Replacement Value (CRV) of the facility and its components.

The justification for undertaking this database facilities audit process is simple. Only a thorough audit of all facilities will provide a defensible backlog assessment. The audit will provide a clear list of projects which are prioritized, estimated, and scheduled.

Having a definitive inventory of facilities' deficiencies will provide a flexible management tool and enable us to develop a strategic plan for future funding capital budgets and for eliminating the backlog of deferred maintenance. The strategic plan would:

- 1. Predict actual future maintenance funding requirements.
- Level the actual future needs. This becomes the capital expenditure "plan" from which a constant funding level can be budgeted for future biennia.
- 3. Combine the plan (leveled future need), with the problem (backlog) and determine the constant funding levels to spend down the backlog for various time frames.
- 4. Determine the most cost effective spend down time frame.

Advantages:

- <u>Compatible Software Program</u>: Microsoft Access is part of the Microsoft Office "suite" of compatible windows-based software programs, such as WORD, EXCEL and Powerpoint. Since the database is compatible with other WORD programs, the information can be interconnected to Excel spreadsheets, and word processing documents.
- 2. <u>Database Features</u>: Since this is a database program, once information has been entered, it can be retained indefinitely. Therefore, it can be sorted and manipulated in a variety of ways. For example, it can provide a prioritized list of projects with relatively accurate cost estimates. This would assist our development of infrastructure projects for each Capital Budget period, or optimally eliminate the need to provide project lists.

Although the BMAR (maintenance component) and FACIMP (improvements) are issues that are identified and developed separately, they can be merged for project implementation. For example, for a Capital Renewal or Renovation project it is presently impossible to separate maintenance and improvement costs. This program will enable us to identify costs related to maintenance and/or improvements. DFD would feel more comfortable with the project's priority and cost estimate since it will be computer generated in a consistent format. It is expected that at some future point, DFD would be able to access the program to review project details such as cost estimates, scopes of work and justifications.

3. <u>Program Support</u>: A software license agreement has been drafted for FacMan that includes a "Service" clause that states that assistance from them by "fax, email and phone would be available at no charge whenever possible."

Next Steps:

- <u>Training</u>: Several System Administration and campus staff will be going to Western Washington University at the end of January to get hands-on training on the FacMan program. A tutorial is also being developed by WWU. Later this spring, an overview of the program will be presented at a workshop for the Campus Planners and Physical Plant Directors. It is expected that an assessment of staff time will be identified at the workshop. This information will be used to help determine program applicability.
- 2. <u>Funding</u>: Initial conversations with DFD indicate they may be willing to pay for the purchase of the software program through their Preventive Maintenance funds. The cost of the program has not yet been determined, but is expected to be in the range of a few thousand dollars. Program implementation costs will be evaluated and included for consideration by the Board of Regents as part of the 1999-01 capital and/or operating budgets.
- 3. <u>Facility Audits</u>: Conducting the initial building audits will be a time-consuming and labor intensive process. Each campus will need to dedicate staff resources to conduct these audits. This would most likely involve the Campus Planner, Physical Plant Director, and other applicable physical plant staff, plus clerical support to enter the data. While UW System Administration, as well as Western Washington University staff would be available to assist the campuses, it will be essential that the campuses develop a process for conducting their audits. Since this auditing process cannot be expected to be accomplished in a short time frame, benchmarks would be established for auditing campus facilities in the following priority order:
 - a. Major GPR buildings
 - b. Remaining GPR facilities
 - c. Utilities
 - d. Program Revenue facilities

It is also critical that after the database is established, it is updated and maintained on a routine basis.

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Authority to Seek State Funding of Approximately \$350,000 to Provide Movable and Special Equipment for a Science Laboratories Renovation and Addition Project, UW Colleges-Rock County

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to seek State funding of approximately \$350,000 to provide Movable and Special Equipment for a Science Laboratories Renovation and Addition project, being funded by Rock County at an estimated total cost of \$3,175,000.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

February 1998

1. <u>Institution</u>:

University of Wisconsin - Rock County

- 2. <u>Request</u>: Requests authority to seek State funding of approximately \$350,000 to provide Movable and Special Equipment for a Science Laboratories Renovation and Addition project, being funded by Rock County at an estimated total cost of \$3,175,000. All Agency funding for this request is included in the 1997-99 Capital Budget at \$350,000.
- 3. <u>Description and Scope of Project</u>: The campus science laboratories are located in Williams Hall, which includes separate rooms for general chemistry, organic (advanced) chemistry, chemistry instrumentation, biology, zoology, geography/geology, and physics. Williams Hall also houses faculty offices for these disciplines, several ad hoc lecturer offices, a computer lab, the library periodicals rooms, and the campus computer network communications center.

The proposed project will provide for renovation of approximately 17,900 GSF and construction of an 8,100 GSF addition to replace existing instructional science space and to provide four new labs. This scheme, approved in September 1997 by the Rock County Board of Supervisors, will provide for optimal lab area, layout, student gathering and study area, and will correct all code compliance issues.

All of the science labs will be renovated to comply with OSHA, Wisconsin Department of Commerce and ADA requirements. The remodeled and new labs will provide lab accessibility to physically disabled students; prevent the potential of electric shock; provide natural gas containment, chemical showers and eyewashes; replace fume hoods, improve ventilation; and provide vented chemical storage. In addition, multi-media workstations and a video projection system will be installed.

Four mathematics department offices and a math computer laboratory, consisting of approximately 1,020 GSF, will be relocated from Andrews Hall to 1,880 GSF in Williams Hall to further integrate the math and science learning environment for students. Student gathering and study spaces, currently lacking on campus, will be provided. The existing math lab in Andrews Hall will revert to its original general classroom use. The existing four math offices will provide additional space for decongestion of existing two-person offices in Andrews Hall and will house two social science faculty, who currently have offices in Williams Hall.

State funding will be sought to provide science lab, audio-visual, computer, and maintenance equipment as well as furnishings for new and remodeled spaces.

I.3.d.

4. Justification of the Request: The UW-Rock County campus opened in 1966 with construction of Hyatt Smith, Andrews and Williams Halls. These three buildings were designed to serve a traditional-aged student body which represented the first wave of "baby boomers." Instruction was delivered according to the then current model of authoritative lectures delivered to passive, note-taking students. Research was conducted in the library, where students perused standard printed reference, text, and periodical literature. Very little student gathering space was provided within campus buildings.

The Wells Cultural Center was added in 1980 to provide art, `music, theater and physical education facilities. An asbestos removal project in the original campus buildings was undertaken in 1990. In 1991, lower level remodeling occurred in Hyatt Smith Hall, and a large lecture hall in Williams Hall was divided to create a computer lab. Two other classrooms were also remodeled. Routine HVAC, roof and other minor structural building work has been undertaken by the county. In 1995, major electrical improvements were made to the theater to accommodate a new lighting system provided by laboratory modernization funds. Roofs on the three original buildings were replaced in 1996.

Planning for the proposed project began in December 1995. At the time of the 1997-99 Capital Budget submission, the anticipated project scope was to remodel approximately 11,000 GSF at an estimated cost of \$1,700,000. In 1996, faculty and staff from UW-Rock County attended a national workshop entitled Planning Facilities for Undergraduate Science and Mathematics. Nineteen universities were selected to participate in this National Science Foundation supported event which led to Project Kaleidoscope (PKAL). Since then, UW-Rock County has received on-site consulting services to serve as a quality check on the program and facility planning process for Williams Hall. The PKAL consultants met with all UW-Rock County science and math faculty, and directed them to focus on building solutions which would meet programmatic objectives. As planning progressed, the scope became clearer and much more broad than originally planned. As a result, Rock County has authorized funding to undertake the most comprehensive of three alternatives that will renovate and expand Williams Hall to meet the pedagogical needs of UW-Rock County science programs for many years to come.

The increase in project scope, particularly the 8,100 GSF addition, has led to a higher-than-anticipated need for moveable equipment. The additional equipment funds are being requested for 1999-01, six months after planned occupancy.

Williams Hall stands today as an artifact of public university pedagogy of thirty years ago. The core of Williams Hall is a large lecture hall with a demonstration science bench at the front. In 1995, this room was fitted with multi-media instructional equipment which enables instructors of all disciplines to access the Internet, use CD ROM, videotape, laserdisc and other media in their classes.

The lecture hall is surrounded by science labs constructed according to the post-Sputnik ideal of the 1960's. Though instrumentation has been updated over the last decade through a series of modernization projects, the plumbing, electrical and HVAC infrastructure of the labs, their layout, and basic fixtures remain as they were in 1966.

All of the laboratories need to be updated to bring them into compliance with current regulations. After 30 years of heavy use, fixtures and casework are wearing out, and in many cases, falling apart. The biology and zoology labs are crowded and severely undersized, falling 35% below national standards.

- Labs are not accessible. Wheelchair bound students cannot get close enough to the benches to use sinks and lab apparatus. Some of the current lab bench arrangements provide inadequate space for navigation and egress.
- Electric shock prevention. Existing electrical outlets provided on lab benches are located near sinks and are not GFI (Ground Fault Interrupt) protected. Electrical apparatus can be dropped in the sinks, posing an electric shock hazard.
- Natural gas containment. Natural gas is supplied to jet fixtures located on lab benches. In the event of a natural gas leak or emission in an individual room, gas must be shut off to the entire building, including the boilers. Existing gas jets are opened by a single lever and can be opened accidentally.
- Chemical showers and eyewashes. The zoology, biology and physics labs and the chemistry stockroom lack required showers and eyewashes. Floor drains for this equipment should also be installed.
- Fume hoods and ventilation. Existing chemistry lab bench fume hoods are 30 years old and provide inadequate ventilation to meet today's standards. Corrosive chemicals are currently inappropriately stored in fume hoods, because laboratories have non-vented chemical storage cabinets. Several labs need equipment for vented storage of corrosives to prevent room and equipment damage.
- Several technology improvements will be provided in the labs, including multimedia workstations and a video projection system to make the labs more effective teaching spaces.

Layout and equipment changes need to be made to fully facilitate the active-learning, student-centered focus of contemporary science instruction. Today, the laboratory is the center of science learning. Students are encouraged to learn through personal discovery. The traditional lecture has been replaced by group discussions in which the instructor introduces topics and students synthesize and share their findings with each other. This cannot be fully accomplished in the current setting which separates individuals with benches and fixed seating that faces one direction.

Students presently lack spaces on campus to gather and work informally in groups. The non-traditional students of the 1990's require comfortable study space as a place away from home to conduct course work. Areas within the building will be developed to provide this type of space. 5. <u>Budget</u>: The project cost is estimated at \$3,175,000 and will be funded by Rock County. It is anticipated that this project will be completed for occupancy by January 1999.

State-funded movable and special equipment needs are estimated at \$760,000. Funding for this project was included in the 1997-99 Capital Budget at \$350,000. It is anticipated that a future equipment funding request for the remaining \$410,000 will be advanced in 1999-01. Faculty were involved in the prioritization of equipment to assure that the most critical items will be acquired with the requested \$350,000 of state funding.

The movable and special equipment being requested at this time is categorized and estimated as follows:

| Audio-Visual Equipment | \$ 29,950 |
|--------------------------|---------------|
| Computer Equipment | 69,300 |
| Furnishings | 172,350 |
| Physical Plant Equipment | 7,350 |
| Science Lab Equipment | <u>71,050</u> |
| | \$350,000 |

 <u>Operating Budget Impact</u>: The following impact on operations is expected:

(a) Using existing/future GSF and current utility costs, campus utility costs may rise about 6%, or approximately \$6,600 per year. Performance contracting improvements concurrent with this project could offset this increase.

(b) Currently, the campus employs three permanent and one half-time LTE custodians. The campus has had difficulty retaining LTE custodians for several years and is requesting a permanent part-time custodian to provide consistent support. The financial impact of the conversion will be handled as an internal institutional reallocation.

(c) It is anticipated that UW-Rock County's supplies and expense budget will absorb any increase in the cost of maintenance supplies.

7. <u>Previous Action</u>:

August 23, 1996 Authorized System Administration to advance a list Resolution #7258 of projects to the Department of Administration totaling approximately \$82.3 million and to seek an up-front allocation to fund those projects, including \$6.0 million for Movable and Special Equipment for UW Colleges projects, as part of the 1997-99 Capital Budget. Conceptual approval of this project and equipment funding at \$350,000 was included in that request.

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Authority to Construct a Trowbridge Hall Window Replacement 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, authority be granted to construct a Trowbridge Hall Window Replacement project, at an estimated total project cost of \$152,000, using Program Revenue -Cash.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

February 1998

- 1. <u>Institution</u>: University of Wisconsin La Crosse
- <u>Request</u>: Requests authority to construct a Trowbridge Hall Window Replacement project, at an estimated total project cost of \$152,000, using Program Revenue - Cash.
- 3. <u>Description and Scope of Project</u>: This project will provide for the removal and replacement of all windows in Trowbridge Hall consisting of a total window area of 3,822 SF. This will include 137 horizontal sliding windows, one triple mullion window unit, one combination (fixed with awning) window unit, and four spare windows.

The existing aluminum window sash and frames will be removed to the existing masonry openings. New four-track, single-pane, anodized aluminum slider windows with thermal break frames will be installed. The exterior and interior perimeter of all windows will be caulked. Obscure glass will be installed in restrooms, and operable windows will be installed in the stairways, office and lobby areas.

4. <u>Justification</u>: Trowbridge Hall was constructed in 1960. The windows are original and present constant maintenance and operational problems. The windows do not slide properly, resulting in excessive maintenance costs to file down or replace the tracks and to replace the plastic glides. Deterioration of the seals and locks has led to significantly higher energy consumption through excessive cold air infiltration. Student residents have complained about air infiltration and the poor operating condition of the windows.

The windows have exceeded their useful life, and replacement is deemed more cost-effective than complete renovation. Similar window replacement work has been completed in Wilder and Reuter Halls with very favorable results including improved aesthetic appearance.

The cost of this project will be funded from existing program revenue maintenance funds that have been built into residence hall charges. Accordingly, this project will have no further impact on student fees.

5. <u>Budget</u>:

| \$125,000 |
|-----------|
| 13,400 |
| 5,200 |
| 2,200 |
| 6,200 |
| \$152,000 |
| |

6. <u>Previous Action</u>: None

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I.3.e.

Approval of the Design Report, Approval of Scope and Budget Increase of \$26,300. and Authority to Construct a Parking Lot C7 Improvement Project, UW-La Crosse

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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, an increase in scope and budget of \$26,300 be approved and authority be granted to construct a Parking Lot C7 Improvement project, at a revised estimated total project cost of \$504,300, using Program Revenue Supported Borrowing-Parking Utility funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

February 1998

- 1. <u>Institution</u>: The University of Wisconsin La Crosse
- <u>Request</u>: Requests (1) approval of the Design Report; (2) an increase in scope and budget of \$26,300; and (3) authority to construct a Parking Lot C7 Improvement project, at a revised estimated total project cost of \$504,300, using Program Revenue Supported Borrowing-Parking Utility funds.
- 3. Description and Scope of Project: This project will improve an existing, recycled asphalt parking lot that is located south of La Crosse Street and north of a vacated segment of Farwell Street between 15th Place and 16th Street North. A total of 439 parking stalls will be provided including 12 accessible spaces for persons with disabilities. This is an increase of 57 parking stalls from the 382 stalls originally envisioned and budgeted. Approximately 178 stalls will be reserved for resident student parking and the remaining 261 stalls will be reserved for commuters.

This project will include demolition of existing concrete curb and gutter, concrete sidewalk, and bituminous paving; site excavation and grading; installation of storm sewer, concrete curb and gutter, bituminous concrete paving with paint striping, security lighting, and landscaping; and relocation or modification of existing utilities.

4. <u>Justification</u>: The Parking Lot C7 Improvement project was enumerated at \$478,000 as part of the 1997-99 Capital Budget. A detailed justification was provided at that time. In summary, this project will improve a temporary parking area to provide permanent surface parking and conform with UW-La Crosse's Parking Development Plan.

The original scope of this development included parking for 382 cars. Through detailed design development, additional parking has been gained in the proposed plan. The 6% increase in the total project costs will allow full utilization of the land for optimal parking levels.

The demand for off-street parking for residence hall students, commuting students, faculty, staff and visitors continues to grow as other forms of public transportation decline, disappear or otherwise do not meet the needs of staff and students. Based upon the enrollment and staffing figures for Fall 1997, there is a demand for approximately 3,330 permanent parking spaces. Currently, there are 1,709 permanent, developed parking spaces on campus resulting in a deficit of 1,621 spaces. An additional 718 temporary gravel spaces are available on campus. This project will provide 439 parking stalls and reduce the deficit in permanent, developed parking to 1,182 spaces. A related effect will be a reduction to 214 temporary gravel spaces by developing 504 gravel spaces into 439 permanent developed spaces. 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. This will be possible through a combination of a 5% annual increase in parking fees and fines for years 1998-2001, and by redistributing funding that will become available through operational changes and paid debt service commitments.

Current and projected annual parking fees follow:

| | <u> 1997-98</u> | <u> 1998-99</u> | <u> 1999-00</u> | <u>2000-01</u> |
|-------------------------|-----------------|-----------------|-----------------|----------------|
| Residence Hall Students | \$102 | \$107 | \$112 | \$118 |
| Commuter Students | \$ 90 | \$ 95 | \$ 99 | \$104 |
| Faculty/Staff | \$90 | \$ 95 | \$ 99 | \$104 |

5. <u>Budget</u>:

 Construction:
 \$422,600

 A/E Design:
 37,500

 DFD Supervision:
 17,700

 Site Survey & Soils Report:
 4,700

 Contingency:
 21,800

 Estimated Total Project Cost:
 \$504,300

6. <u>Previous Action</u>:

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-La Crosse Parking Lot C7 Improvements, estimated at a total project cost of \$478,000 of Program Revenue Supported Borrowing.

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Authority to Construct a Hathorn/Stratton Residence Halls Maintenance Project, UW-River Falls

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Hathorn/Stratton Residence Halls Maintenance project, at an estimated total project cost of \$1,377,000, using Program Revenue - Cash.

I.3.g.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

February 1998

- 1. Institution: University of Wisconsin River Falls
- <u>Request</u>: Requests authority to construct a Hathorn/Stratton Residence Halls Maintenance project, at an estimated total project cost of \$1,377,000, using Program Revenue - Cash.
- 3. <u>Description and Scope of Project</u>: This project will provide for the following work in Hathorn and Stratton Residence Halls:
 - (a) replacement of electrical circuits, fixtures, outlets, and lighting in student resident rooms in Stratton and the center wing of Hathorn Hall;
 - (b) replacement of electrical distribution panels and service wiring in the corridors and basements. Conduit in Stratton will re-used, and new conduit will be installed in Hathorn; and
 - (c) reconstruction of restrooms and group shower/drying areas in Stratton Hall to provide two sets of restrooms on the three resident floor levels that will contain three shower stall/drying areas, four water closets and four lavatories, with facilities in each area accessible to the physically disabled.
- 4. Justification of the Request: This work is proposed as an alternative to a \$2.4 million project approved in November 1996 for Stratton Hall. That project would have remodeled most of Stratton Hall, replaced the building's utility systems, and constructed an annex for the installation of an elevator and study/lounge areas. The Stratton project bid-in 22% over budget in May 1997. The receipt of bids was too late in the academic year to obtain a student vote to either increase the budget or decrease the scope, so the project was not implemented.

During calendar year 1997, students and staff were actively involved in discussing student life facilities planning issues and drafting a Student Life Facilities Master Plan. Recognition of maintenance problems as the most critical issues led to the development of a Deferred Maintenance Management Program. Due to high occupancy levels in the residence halls, proposals were limited in size to projects that could be accomplished during the summer. The cumulative total of maintenance needs identified for the nine residence halls is estimated at approximately \$16 million. Those maintenance projects include electrical system replacement and upgrades; plumbing and restroom replacement and upgrades; repair and/or replacement of locks, doors, hardware, heating and ventilation systems; window replacements; aesthetic improvements of floor, wall and ceiling finishes; roof replacements and masonry repairs. Corrective measures for Hathorn and Stratton Halls were identified as the highest priority maintenance work needed in the residence halls.

02/06/98

I.3.g.

Student governance groups have shown their support of addressing maintenance issues by passing a funding resolution which will raise approximately \$300,000 per year, using a conservative base of 2,000 student residents. The impact to student residents is approximately \$150 per year and includes the \$90 annual increase that was reflected in the 1996-97 residence hall rate according to a previous student-approved rate increase for the Stratton Hall Renovation project. The additional \$60 increase will be implemented in 1998-99 and will produce a projected 1998-99 double occupancy room rate of \$1,754. The total \$300,000 increase will supplement the existing \$300,000 annually budgeted for infrastructure renewal and other physical plant related projects.

The center wing of Hathorn Hall was constructed in two phases during 1950 and 1956. East and west wings were then added in 1961 and 1964, respectively. The center wing shows signs of the most needed maintenance, principally because of its age. Within the past ten years, the roof and windows have been replaced, and asbestos has been abated within the center wing.

Stratton Hall is 40 years old. The roof has been replaced once. No other significant work has been performed on the building.

It is anticipated that proposed Hathorn and Stratton work will be completed during the summer of 1999. Residence hall occupancy is currently at 93%. Enrollment projections anticipate at least 100% occupancy over the next four years. Accordingly, no residence hall can be taken off line during the academic year to perform maintenance work. The scope of proposed maintenance projects is limited to work that can be accomplished in two residence halls during summer months.

5. <u>Budget</u>: The following construction cost estimate is based upon budget estimates developed for the Stratton Hall Renovation project. Existing plans and specifications developed for the restrooms and electrical system in Stratton Hall will be re-used and will result in a lower A/E fee as reflected below.

| Construction: | \$1,170,000 |
|-------------------------------|-------------|
| A/E Design: | 75,000 |
| DFD Supervision: | 50,000 |
| Contingency (7%): | 82,000 |
| Estimated Total Project Cost: | \$1,377,000 |

6. <u>Previous Action</u>:

November 8, 1996 Approved the Design Report and authorized construction Resolution #7331 of a Stratton Hall Renovation project, at an estimated total project cost of \$2,391,000, using Program Revenue Supported Borrowing.

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Approval of the Design Report and Authority to Construct a Hyer Hall Parking and University Center Access 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, authority be granted to construct a Hyer Hall Parking and University Center Access project at an estimated project cost of \$442,500 using \$158,100 Program Revenue-Parking, \$274,400 Program Revenue-Cash Reserves, and \$10,000 GFSB-Roads/Walks Maintenance funds.

I.3.h.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

February 1998

- 1. Institution: The University of Wisconsin Whitewater
- <u>Request</u>: Requests approval of the design report and authority to construct a Hyer Hall Parking and University Center Access project at an estimated project cost of \$442,500 using \$158,100 Program Revenue-Parking, \$274,400 Program Revenue-Cash Reserves, and \$10,000 GFSB-Roads/Walks Maintenance funds.
- 3. <u>Description and Scope of Project</u>: This project includes the construction of improved service vehicle access and disabled parking for Hyer Hall; and improved pedestrian circulation adjacent to Hyer Hall and the James R. Connor University Center. The total project involves removing existing sidewalk and access drive paving, regrading to meet ADA access standards, new sidewalks and stairs, service access drives, parking redevelopment including spaces for the disabled, lighting, storm sewer connections, signage, bike racks, and landscape development.
- 4. <u>Justification</u>: In 1996 the Parking Expansion and Pedestrian Circulation project completely redeveloped parking and pedestrian circulation facilities in the southwest sector of campus. The construction boundaries of that project were terminated west of Hyer Hall to provide a construction staging area during the early work on the Hyer Hall Capital Renewal project which is scheduled for completion in September 1998.

This project will continue the standards established in the prior site development project and will complete the elements of the Campus Exterior Development Master Plan in the extreme southwest sector of campus, an area that extends from Main Street on the south to Carlson Hall on the north, and Prince Street on the west to Wyman Mall on the east. The area is used heavily by pedestrians to traverse the campus drumlin in eastwest directions.

The new programmed uses of Hyer Hall will generate increased pedestrian and service vehicle traffic (trash, recycling, delivery, maintenance) that the area is currently not configured to accommodate. Hyer Hall will house the Chancellor's and other University administration offices, Human Resources, Financial Aid, Student Accounts, University Cashier and Financial Services. Hyer Hall will also contain high technology classrooms. These new uses will also result in an increased need for disabled parking and accessible pedestrian routes to Hyer Hall. It is therefore necessary to recognize the potential vehicle/pedestrian conflicts and solve them with clearly defined, accessible circulation routes. This redevelopment also supports UW-Whitewater's special emphasis on serving disabled students. Access to the University Center from the west is currently provided by the use of a wooden stair and deck structure. The alternate circulation route to the west University Center entrance from the south and Hyer Hall contains grades which exceed 17 percent, well over the ADA guidelines.

The Parking Expansion and Pedestrian Circulation project provided accessible pedestrian routes from the west academic campus to the top of the campus drumlin. This project will continue to increase campus accessibility by adding a pedestrian route on the east side of the campus drumlin to the west entrance of the University Center and Hyer Hall. Additional pedestrian access to the University Center and the east campus will be provided by concrete stairs which will replace the existing wood stairs, which are hazardous when wet and are difficult to maintain. This route will align with the circulation routes developed in 1996.

This project will be bid in spring 1998 and construction will begin in the summer. No increase in parking rates are anticipated to cover the costs of this project.

5. <u>Budget</u>: An estimated budget is as follows:

| Construction | \$376,600 |
|-----------------------|-------------------|
| Design | 30,130 |
| DFD Supervision | 15,850 |
| Contingency | <u> 19,920</u> |
| Total Estimated Cost: | \$442,500 |

6. <u>Previous Action</u>: None.

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Authority to (1) Name the Softball Field and Complex the "Robert and Irwin Goodman Softball Complex" and (2) Perpetuate the Current Guy Loman Field, 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 (1) name the softball field and complex the "Robert and Irwin Goodman Softball Complex" and (2) perpetuate the current Guy Loman Field name.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

February 1998

- 1. Institution: University of Wisconsin Madison
- <u>Request</u>: Requests authority to (1) name the softball field and complex the "Robert and Irwin Goodman Softball Complex" and (2) perpetuate the current Guy Loman Field name.
- 3. Summary and Background: This request is in accordance with University of Wisconsin Board of Regents Policy, Resolution #7166 dated March 1996, which requires that every request to name or dedicate facilities after a person must be considered in closed session by the Board of Regents at least one month prior to requesting formal Regent action. In addition, Regent Resolution #5722, dated March 1991, requires Regent approval of a plan to perpetuate the name of an individual when a facility or portion of a facility that has been named after a person will be removed/razed or have the name removed. Preservation of the name can be accomplished through a permanent display of recognition, such as a plaque, cornerstone or monument. The proposed naming and plan to perpetuate the existing name was discussed in closed session by the Board of Regents in December 1997.

The UW-Madison softball facility, known as Guy Loman Field, is located at 2415 Observatory Drive, directly behind the Nielsen Tennis Stadium. A project to upgrade this field and construct a grandstand facility for the UW-Madison Women's Softball program was enumerated at \$3,043,000 of Gift and Grant Funds as part of the 1997-99 Capital Budget. Robert and Irwin Goodman provided a gift of \$500,000 toward the construction of this complex. Naming is not a stipulation of the gift. A separate request for approval of the Design Report and construction of this project at a reduced scope and budget of \$1.6 million was approved by the Board of Regents at their December 1997 meeting. Bidding is anticipated in spring 1998 with completion targeted for spring 1999.

4. <u>Biographical Information</u>: Robert Goodman was born in St. Paul, Minnesota on June 28, 1919. He earned a Bachelor of Philosophy degree from the University of Wisconsin in 1942 and is currently Vice President of Goodman's Jewelers in Madison. He and his brother, Irwin, have headed Goodman's' Jewelers for 58 years at the same State Street location. Robert served as director of the Credit Bureau of Madison, and held offices with the Madison YMCA, the Wisconsin Retail Jewelers Association and the Madison Softball Commission.

Robert Goodman is a generous benefactor of the University of Wisconsin-Madison, the Madison Rotary Foundation, and virtually every charity drive organized in the City of Madison. He is involved with the Wisconsin Women's Collegiate Athletic Program, and has been a member of the UW Foundation's Bascom Hill Society since 1970. Robert Goodman is a former city softball star. He was named Mr. Olympics in 1978 and was inducted into the Madison Sports Hall of Fame in 1981. He is currently active in Temple Beth El and Masonic Lodge #5, and is a recipient of the Pat Odea award. Robert Goodman has also been active in Saturday morning television programming for children, and the Madison Civic Center, where he served on the Advisory Committee in 1988-89.

Irwin Goodman was born on July 1, 1915, in St. Paul, Minnesota. He earned a Bachelor of Business Administration degree from the University of Minnesota in 1937 and is currently President of Goodman's Jewelers, which he started in 1937 with his brother, Robert. Goodman's Jewelers was the first recipient of the Wisconsin Jewelers Association Distinguished Service Award in 1990.

Irwin has served as director of the Methodist Hospital, American Red Cross, Madison Jewish Welfare Council, and the Credit Bureau of Madison. He has been a director and vice president of Temple Beth El, vice president of the Madison Chamber of Commerce, and president of the University of Minnesota Alumni of Madison.

The Goodman brothers are avid philanthropists, providing donations to many charitable organizations throughout the City of Madison. In 1989, they received the seventh annual Manfred E. Swarsensky Humanitarian Service Award of the Madison Downtown Rotary Club. This award is given to community members who exemplify the Rabbi's spirit of community service.

Robert and Irwin Goodman have been very generous to UW-Madison, donating in excess of \$750,000 to the UW Foundation. Their most recent gift of \$500,000 was made in October 1996, to support construction of a softball complex at the location formally known as the Guy Loman Baseball Field on the Madison campus. The facility will be used by the UW-Madison Women's Softball Team to compete at the Division 1 intercollegiate level. Accordingly, it is fitting to name the softball complex the "Robert and Irwin Goodman Softball Complex" to recognize their generous gift.

5. Preservation of Guy Loman Field Naming: It is believed that Guy Loman Field was dedicated in May 1952 by the UW-Madison Athletics Department and that no action was taken by the Board of Regents that then presided over the Chapter 36 University of Wisconsin Institutions. The field that was actually named after Guy Loman is now the recreational field area, which is just west of the existing field. The Guy Loman Field name transferred, with no formal action, when the men's baseball field was developed in the area that has more recently become the women's softball field.

The UW-Madison Athletic Department proposes to preserve the Guy Loman Field name through permanent installation of a plaque at a location to be determined within the women's softball field area.

6. Previous Action:

December 5, 1997:

Discussed the proposed naming of the softball field and complex and the plan to perpetuate the existing Guy Loman Field name in closed session.

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