

I.3. Physical Planning and Funding Committee

Thursday, October 8, 1998  
Phoenix Room A  
UW-Green Bay University Union  
1:30 p.m.

- a. Approval of minutes of the September 10, 1998 meeting of the Physical Planning and Funding Committee
- b. Report of the Vice President/Assistant Vice President
  - Building Commission Actions
- c. UW-La Crosse: Laux and White Halls Window Replacement Project  
\$309,400 Program Revenue Cash  
[Resolution No. I.3.c.]
- d. UW-Madison: Engineering Centers Project (Design Report)  
\$52,000,000 (\$22,000,000 General Fund Supported Borrowing –WISTAR,  
\$22,000,000 Existing Gifts and Grants, and \$8,000,000 Future Gifts and Grants)  
[Resolution No. I.3.d.]
- e. UW-Madison: Biochemistry/NMR Addition/Instructional Greenhouses Replacement  
Project Scope and Budget Increase  
\$6,900,000 Gift/Grant funds for a revised total of \$45,148,000 (\$17,250,000 of  
General Fund Supported Borrowing – WISTAR Matching Funds and \$27,898,000 of  
Gift/Grant funds)  
[Resolution No. I.3.e.]
- f. UW-Milwaukee: Engelmann Field Athletic Turf Replacement Project  
\$230,000 Program Revenue  
[Resolution No. I.3.f.]
- g. UW-River Falls: Four Residence Halls Telecommunications Cabling Project  
\$420,000 Program Revenue Cash  
[Resolution No. I.3.g.]
- h. UW-Stout: Campus Boundary Expansion  
[Resolution No. I.3.h.]

- i. UW-Whitewater: Esker Dining Hall Remodeling Project (Design Report)  
\$2,387,000 Program Revenue Supported Borrowing  
[Resolution No. I.3.i.]
- j. Presentation on Design Process for New \$17 Million Academic Building at  
UW-Green Bay
- k. Comments by UW-Green Bay Chancellor
- l. Additional items which may be presented to the Committee with its approval
- x. Recess into closed session related to naming, as permitted by s.19.85(1)(f)

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Authority to Construct a Laux Hall and  
White 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 Laux Hall and White Hall Window Replacement Project at an estimated total project cost of \$309,400 Program Revenue Cash.

# THE UNIVERSITY OF WISCONSIN SYSTEM

## Request for Board of Regents Action October 1998

1. Institution: University of Wisconsin - La Crosse
2. Request: Request approval to construct a Laux Hall and White Hall Window Replacement Project at an estimated total project cost of \$309,400 Program Revenue Cash.
3. Description and Scope of Project: The proposed project will replace 130 horizontal sliding windows and two triple-mullion window units in Laux Hall and 123 horizontal sliding windows and six combination window units in White Hall.

The existing aluminum window sash and frames will be removed to the existing masonry openings. New four-track single-pane, anodized aluminum sliding windows with thermal break frames will be installed. The exterior and interior window perimeters will be caulked. Obscure glass will be installed in restrooms. Operable windows will be installed in stairways, office and lobby areas. Installation in both residence halls will include push bolt locks and security screens for first floor windows and standard screens for the remaining floors. Spare sashes and screens will be provided as follows: 3 standard screens, 3 security screens and 4 sets of sash (a total of 16) for student room windows in each residence hall.

Approval of the project at this time will enable bidding to occur in early 1999 and construction to begin by June 7, 1999. Construction must be completed in Laux Hall before the New Orleans Saints arrive on campus in mid-July for their summer training camp. Work in White Hall must be completed in August 1999 prior to the beginning of the 1999 Fall Semester.

4. Justification of the Project: Laux Hall and White Halls were constructed in 1964 and 1962 respectively. Due to their age and heavy usage, the windows are worn-out and constantly present maintenance and operational problems. The windows don't slide properly, resulting in excessive maintenance costs to file down or replace the tracks and to replace the plastic glides. Deterioration of window seals and locks allows cold air infiltration and high energy consumption.

Similar window replacement work has been completed in Wilder, Reuter and Trowbridge Halls with very favorable results. This project is included in the Housing Office's five-year plan and will be funded from existing program revenue maintenance funds.

5. Budget:

	<u>Laux Hall</u>	<u>White Hall</u>	<u>Total</u>
Construction:	\$129,000	\$126,000	\$255,000
A/E Design:	10,300	10,100	20,400
Construction Testing:	2,500	2,500	5,000
DFD Management:			11,100
Contingency:			<u>17,900</u>
Estimated Total Project Cost:			\$309,400

6. Previous Actions: None.

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Approval of the Design Report and  
Authority to Increase Scope and Budget of  
Engineering Centers 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, the Design Report be approved and authority be granted to construct the Engineering Centers project at an estimated total project cost of \$52,000,000 (\$22,000,000 General Fund Supported Borrowing –WISTAR, \$22,000,000 Existing Gifts and Grants, and \$8,000,000 Future Gifts and Grants).

# THE UNIVERSITY OF WISCONSIN SYSTEM

## Request for Board of Regents Action October 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Request approval of the Design Report and authority to construct the Engineering Centers project at an estimated total project cost of \$52,000,000 (\$22,000,000 General Fund Supported Borrowing - WISTAR, \$22,000,000 Existing Gifts and Grants, and \$8,000,000 Future Gifts and Grants).
3. Description and Scope of the Project: This project will provide a multidisciplinary facility for engineering education and research activities. The approximately 135,800 ASF/204,000 GSF building will consist of a three-story structure plus a mechanical penthouse and a below-grade level for mechanical equipment and student project activities. The first floor will provide student offices and faculty meeting rooms, an auditorium, student organization areas and learning spaces. Additional offices and computer lab spaces will be gained through the use of mezzanine spaces over a portion of this floor. The second and third floors will contain modular laboratories for research, including clean room laboratories on the third floor. Perimeter faculty offices will be adjacent to these labs. A central atrium will link the first floor to the two upper floors.

Using anticipated project costs provided by the consultant, there is sufficient existing funding (\$44 million, split evenly between WISTAR and Gifts/Grants) to enable construction of 120,200 ASF of completed space and 15,600 ASF of shelled-in space as follows:

	Completed Space	Shelled-In Space	Total ASF
Research Centers	52,700	15,600	68,300
Student Centers and Activities	49,700		49,700
Meeting Facilities	11,200		11,200
Building Support Services	4,100		4,100
Lobby/Student Commons	2,500		2,500
Totals:	120,200	15,600	135,800

Efforts are currently underway to obtain additional gift and grant funding to increase the scope of the project to include work totaling approximately \$8.0 million. Approximately \$6 million is needed to complete the half of the third floor that will initially be shelled-in. This floor will provide clean room laboratories and associated support spaces. The number of these clean labs is higher than originally programmed because most, if not all, engineering research now occurs in clean room environments.

Additionally, other items that will be added if sufficient funding exists include: an underground and second floor building links to the Mechanical Engineering Building; an additional elevator; additional building furnishings and enhanced audio-visual equipment for the meeting and conference rooms. The estimate for these items is \$2 million.

4. Justification of the Request: The Engineering Centers project was enumerated in 1991-93 as part of the original WISTAR program at a cost of \$48,600,000. Shortly thereafter, the electron microscopy laboratories, originally programmed to be part of this building, were accommodated through a separate Materials Science Building Renovation project. That reduced the authorized budget for the Engineering Centers project to \$44,000,000.

Engineering research activities and funding have nearly quadrupled over the past ten years and because of this growth, severe space shortages have occurred in nearly every department and major program. This project will co-locate research units that are currently scattered in several campus buildings and relieve space deficiencies. In addition, the new facility will provide flexible, shared space required for interdisciplinary instruction and research.

The building will also provide a progressive teaching/learning environment that will support the College's vision for undergraduate education. This vision involves more "hands-on" engineering projects earlier in the student's academic careers (Freshman Engineering Design classes) and includes both formal design/project courses as well as spaces for students to congregate in informal gatherings and to take part in the many student activities that are available in the College. These include special student group activities that are geared toward specific populations such as Society of Women Engineers, Wisconsin Black Engineering Student Society, etc. and several projects which students build and compete against students from other universities, such as the Future Car competition, Concrete Canoe competition, etc. The building will provide two floors of spaces specifically for undergraduate education. The upper two floors are designed to accommodate a wide range of research initiatives.

Mechanical systems have been designed in a modular pattern to provide long-term support for changing research demands, and to be visible for student interpretation and understanding.

The College of Engineering has \$22,000,000 in hand for construction of this project. The project schedule anticipates bidding in January 2000 with occupancy to occur in March 2002.



5. Budget:

1.	Construction:	\$35,784,000
2.	A/E Design Fees:	3,808,000
3.	Printing Costs:	40,000
4.	EIS:	62,400
5.	Site Tests & Surveys:	113,000
6.	DFD Management Fee:	1,509,700
7.	Contingency:	1,794,900
8.	Movable Equipment:	800,000
9.	Percent for Art:	88,000
10.	Additional Items	2,000,000
11.	Completion of Shelled-In Space	<u>6,000,000</u>
12.	Estimated Total Project Budget:	\$52,000,000

6. Previous Action:

This project was enumerated as part of the original WISTAR Program in the 1991-93 Capital Budget at \$48,600,000. That amount was later reduced to \$44,000,000.

Authority to Increase Scope and Budget of  
Biochemistry/NMR Addition/Instructional  
Greenhouses Replacement 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 increase the scope of work and project budget for the Biochemistry/NMR Addition/Instructional Greenhouses Replacement project by \$6,900,000 Gift/Grant funds for a revised total project budget of \$45,148,000 (\$17,250,000 of General Fund Supported Borrowing – WISTAR Matching Funds and \$27,898,000 of Gift/Grant Funds).

# THE UNIVERSITY OF WISCONSIN SYSTEM

## Request for Board of Regents Action October 1998

1. Institution: The University of Wisconsin – Madison
2. Request: Requests authority to increase the scope of work and project budget for the Biochemistry/NMR Addition/Instructional Greenhouses Replacement project by \$6,900,000 Gift/Grant funds for a revised total project budget of \$45,148,000 (\$17,250,000 of General Fund Supported Borrowing – WISTAR Matching Funds and \$27,898,000 of Gift/Grant funds.)

### Funding Summary

	<u>Wistar Funds</u>	<u>Gifts/Grants</u>	<u>Project Totals</u>
Biochem/NRM Addn.	\$15,750,000	\$19,912,000	\$35,662,000
Increase	0	6,900,000	6,900,000
Instruct. Greenhouses	<u>1,500,000</u>	<u>1,086,000</u>	<u>2,586,000</u>
	\$17,250,000	\$27,898,000	\$45,148,000

3. Description and Scope of the Project: The recently completed Biochemistry/NMR Addition project provides a 94,960 ASF/151,250 GSF addition to the Biochemistry Building, 12,640 ASF/22,550GSF for the National Magnetic Resonance (NMR) Facility, and a 4,800 ASF/6,000 GSF animal facility. The building, as constructed, currently includes a total of approximately 23,635 GSF of shelled-in space on the first, fourth and fifth floors.

This request will increase the previously authorized scope of work and project budget to complete the shelled-in space, as follows:

- Complete four research laboratories on the fifth floor (15,700 GSF), consisting of: two 12-person, one 8-person, and one 6-person laboratory. Support space for these laboratories will be provided, including three cold labs, three constant temperature rooms (20°C), a meeting/conference room and associated office space.
- Complete shelled space on the fourth floor (1,750 GSF), to house expanded departmental programs in multi-media preparation and computer support.
- Complete two research laboratories on the first floor (approximately 6,200 GSF), consisting of: one 12-person wet lab and one 6-person wet lab and support space for

two smaller NMR magnets. Shelled-in office space to house central departmental offices will also be finished.

Furthermore, this request will purchase and install additional fume hoods; install a purchased clock system (60 clocks) in the addition; and upgrade both the building security and the lab phone systems of the 1985 wing to be compatible with those of the new addition. The main seminar hall in the 1985 wing will also be retrofitted with upgraded audio/visual equipment to include broadcasting capabilities throughout the building.

4. Justification of the Request: The Biochemistry/NMR Addition was enumerated in the 1993-95 Capital Budget at a project budget of \$30,000,000. The project was authorized for construction in 1994 at an increased budget of \$33,150,000. The increased budget authorized at that time included completion of the animal facility and construction of a shelled-in laboratory floor. Several additional laboratories on the first, second and fourth floors were also scheduled to be shelled-in.

During final design, several components were bid as add alternates, including two connections to the existing 1985 research wing; several pieces of laboratory equipment; an air-handling unit for the shelled-in floor; and completion of one shelled-in laboratory. Those items would be funded from gift funds, as they became available. The department received \$1,750,000 of gift/grant funds for the add alternates and the increased budget was approved in March 1996. The remaining shelled labs were to be completed, as funds became available.

In 1997, an additional increase of \$762,000 gift/grant funds was approved to complete four shelled-in laboratories, a multi-media center and computer support space. Although the laboratories were finished, the budget was insufficient to complete the multi-media center and the computer support space.

The current request for an increase in project scope and budget will completely finish all remaining shelled-in space in the addition. It will also complete the acquisition and installation of needed laboratory equipment, the installation of a purchased clock system and the integration of various building systems in the 1985 research wing with the new addition.

5. Budget:

1. Construction:	\$5,650,000
2. Architect/Engineer fees:	452,000
3. DFD Management:	248,000
4. Contingency:	<u>550,000</u>
5. Estimated Total Budget Increase:	\$6,900,000

6. Previous Action:

June 6, 1997  
Resol. #7472

Approved an increase in scope of work and project budget for the Biochemistry/NMR Addition/Instructional Greenhouses Replacement project by \$762,000 of Gift/Grant funds for a revised total project budget of \$38,248,000 (\$17,250,000 of General Fund Supported Borrowing – WISTAR and \$20,998,000 of Gift/Grant funds).

March 8, 1996  
Resol #7158

Approved (1) an increase in the Biochemistry/NMR Addition project budget of \$1,750,000 Gift/Grant funds; and, (2) an increase in the Instructional Greenhouse Replacement project budget of \$321,000 Gift Funds, for a revised combined total project budget of \$37,721,000 (\$17,250,000 General Fund Supported Borrowing–WISTAR and \$20,471,000 Gift/Grant funds).

June 10, 1994  
Resol. #6697

Approved the Design Report and authority to construct the Biochemistry/NMR Addition at a total project budget of \$33,150,000 (\$15,750,000 General Fund Supported Borrowing - WISTAR and \$17,400,000 Gift/Grant funds); and, the Instructional Greenhouses at a total project budget of \$2,500,000 (\$1,500,000 General Fund Supported Borrowing WISTAR and \$1,000,000 Gift/Grant funds).

December 1992  
Resol. #6294

Recommend that the Biochemistry/NMR Addition project, estimated at \$33,000,000 (\$15,000,000 General Fund Supported Borrowing – WISTAR, \$15,000,000 Gift/Grants, and \$3,000,000 Program Revenue Borrowing) be approved for construction as part of the 1993-95 Capital Budget.

Authority to Construct an Engelmann Field  
Athletic Turf Replacement Project,  
UW-Milwaukee

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to construct an Engelmann Field Athletic Turf Replacement project at an estimated total project cost of \$230,000 - Program Revenue.

# THE UNIVERSITY OF WISCONSIN SYSTEM

## Request for Board of Regents Action October 1998

1. Institution: The University of Wisconsin – Milwaukee
2. Request: Requests authority to construct an Engelmann Field Athletic Turf Replacement project at an estimated total project cost of \$230,000 - Program Revenue.
3. Description and Scope of Project: Engelmann Field is a two-acre soccer field located on the Milwaukee campus immediately south of Engelmann Hall. This project will remove and replace the existing athletic turf and improve irrigation and drainage systems. It will also extend the length of the playing field area by seven feet by reconfiguring and repaving the existing drainage catch basins and asphalt border at the east goal. All work will be done in the Spring of 1999 so that the playing surface will be able to be used in August for the 1999 soccer season.
4. Justification of the Project: Engelmann Field is used by the UW-Milwaukee men's and women's intercollegiate soccer teams which compete at the NCAA Division I level in the Midwestern Collegiate Conference. The soccer season begins each year with practice sessions in August followed by scheduled games starting in early September and extending into November.

The Engelmann properties were originally built as the Milwaukee University School and were acquired by the University of Wisconsin-Milwaukee in 1965. An Engelmann Field Improvements project was conducted in 1974 which installed an athletic turf surface including a watering and drainage system. After over twenty years of use, the subsurface soil layer has become compacted with too much decomposed organic material and is no longer providing a good medium for root structure growth.

In June 1998, UW-Milwaukee hired an athletic field turfgrass consultant to study existing conditions and make recommendations. In August 1998, UW-Milwaukee groundskeepers discovered that a fungus was beginning to infest the existing sod. Despite the application of a herbicide and extensive watering, the fungus has spread. Root structure has been found to be almost non-existent which not only effects the long-term health of the sod but also playability and safety. When a soccer player stops and makes a quick turn, it is not unusual to see sod come up in sheets.

The turfgrass consultant has recommended a total removal and replacement of the surface with rollwashed Kentucky sod including preparation of the sod bed and additional

underground irrigation work. This work must begin in the Spring of 1999 in order for an acceptable playing surface to be restored for the Fall 1999 soccer season.

5. Budget:

1. Construction Costs:	\$197,000
2. A/E Design and Other Fees:	11,000
3. DFD Management:	8,000
4. Contingency:	<u>14,000</u>
5. Estimated Total Project Cost:	\$230,000

6. Previous Action: None.



Authority to Construct a Four Residence  
Halls Telecommunications Cabling 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 Four Residence Halls Telecommunications Cabling project at an estimated total project cost of \$420,000 of Program Revenue Cash.

# THE UNIVERSITY OF WISCONSIN SYSTEM

## Request for Board of Regents Action October 1998

1. Institution: The University of Wisconsin – River Falls
2. Request: Requests authority to construct a Four Residence Halls Telecommunications Cabling project at an estimated total project cost of \$420,000 of Program Revenue Cash.
3. Description and Scope of Project: This project will install telecommunications cabling in four of the nine residence halls on campus. A total of approximately 2,290 voice, data and video cable outlets will be installed; 1,995 in student rooms and 295 in common areas. Category 3 voice cabling, category 5 data cabling and coaxial video cabling will be provided in accordance with the State Telecommunication Guidelines for Structured Building Wiring Systems. The vertical risers for cables will originate from new or existing signal and communication rooms or spaces in the basements and route directly to telecommunication outlets on each floor. The new residence hall wiring will connect to the campus-wide fiber optic backbone installed in 1993.
4. Justification of the Project: This project will enhance the quality of life and provide greater educational opportunities for students residing in the University Residence Halls. There is an increasing demand for connection to the campus network for access to library materials, computer labs and complete access to the Internet (text, graphics, video and sound), Electronic Mail, World Wide Web, Gopher, and File Transfer Protocol. Based on a Fall 1997 survey, approximately 48% of the students have access to or own their own computer that they could use in their residence hall room. This percentage is increasing every year as more students come to campus with their own computers.

In addition, the students will be able to access University Residence Life computer centers for printing and other support services. The in-building wiring proposed in this project will make the campus-wide information system available to the residents of the four halls proposed for upgrade. The five remaining halls will be upgraded as funding becomes available.

Connecting the residence halls to the campus fiber communication network is a high priority for UW-River Falls. The residence halls are the only buildings on campus which do not have high capacity category 5 data cable. The project has been endorsed by the Residential Living Committee.

The current residence hall rates are structured to accept the debt service impact of this project, therefore the rates are not expected to increase.

5. Budget:

1. Construction:	\$344,500
2. A/E Design:	29,200
3. DFD Management:	15,000
4. Asbestos Abatement:	20,300
5. Contingency:	<u>11,000</u>
6. Estimated Total Project Cost:	\$420,000

6. Previous Action: None.

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Authority to Expand the Campus  
Boundary, UW-Stout

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, authority be granted to expand the campus boundary on the north campus, to include six parcels of land.

# THE UNIVERSITY OF WISCONSIN SYSTEM

## Request for Board of Regents Action October 1998

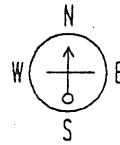
1. Institution: The University of Wisconsin - Stout
2. Request: Requests authority to expand the campus boundary on the north campus, to include six parcels of land.
3. Description and Scope of Project: The property to be included within the campus boundary includes the east half of two blocks located adjacent to the north element of the campus (see map). The area includes six parcels of improved land, each including an older wood frame house mostly used for student rental housing. The City of Menomonie Planning Commission and Campus Development Committee agree with the proposed boundary expansion. The properties in the expansion area are located in a multi-family residential district. All parcels will be purchased as offered for sale by the owners, and at a cost equal to the average of two appraisals. The estimated total acquisition cost is \$370,000. Two of the six parcels have been recently offered to the university. Options to purchase have been signed, contingent upon Regent and Building Commission approval. Environmental audits of the optioned properties indicate the properties are free of contaminants or hazardous materials. There will be no relocation costs.
4. Justification of the Request: For more than a decade, UW-Stout's Campus Development Plans have identified a shortage of adequate space for outdoor recreation, green space, and parking for the more than 900 students residing in the four residence halls on the North Campus. The problem was compounded in 1992 with a reduction in landholdings in this area when open recreation space and the only multipurpose basketball and tennis courts on the North Campus were lost to the widening of State Highway 25 to four lanes. Over-all, there is a campuswide shortage of approximately 400 developed parking stalls.

These properties will be combined with adjacent university owned property to provide parking and outdoor recreation space to serve the students in the adjacent North Campus resident halls. A plan will be prepared for optimal mix of land uses.

5. Previous Action: None.

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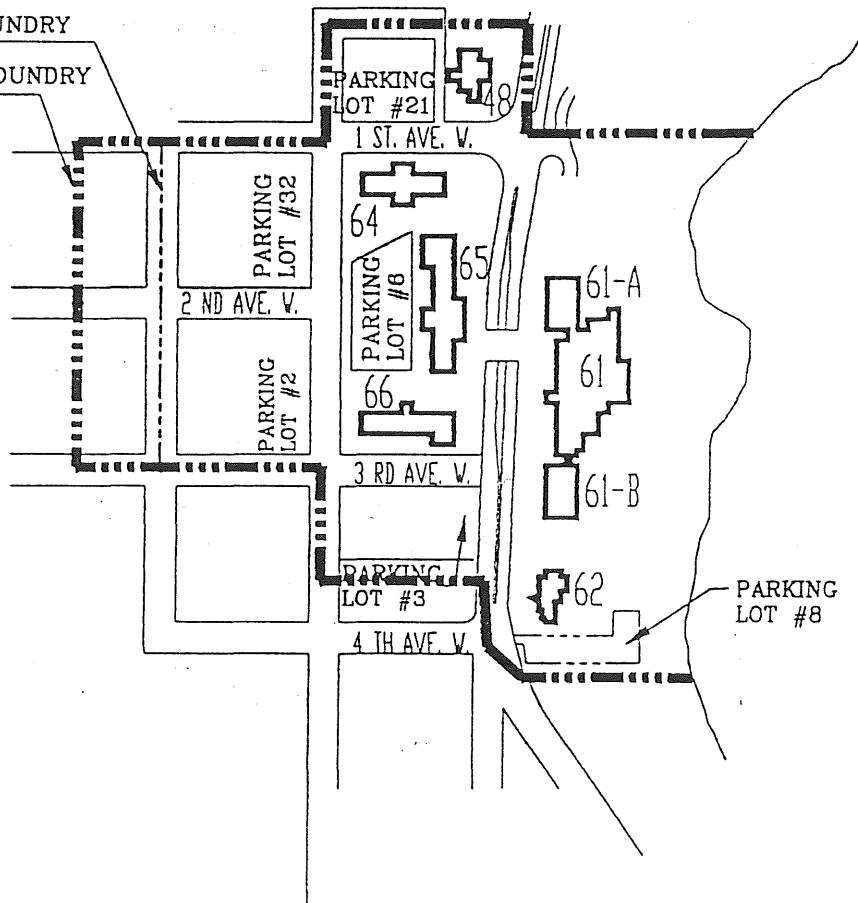
# UNIVERSITY OF WISCONSIN-STOUT MENOMONIE, WISCONSIN NORTH CAMPUS BOUNDARY CHANGES



..... Campus Boundary

EXISTING CAMPUS BOUNDARY

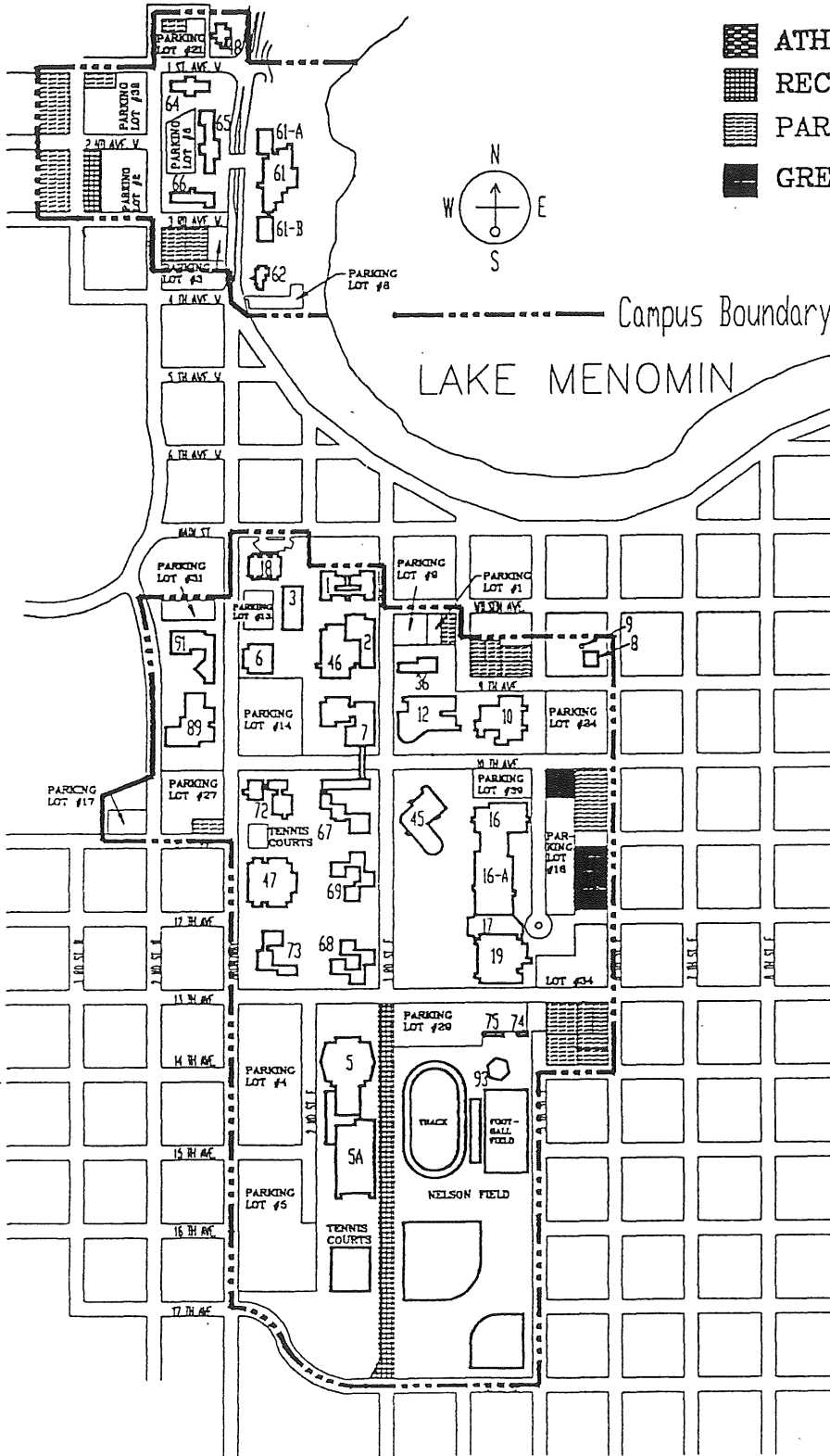
PROPOSED CAMPUS BOUNDARY







# UNIVERSITY OF WISCONSIN-STOUT

## MENOMONIE, WISCONSIN

### LAND ACQUISITION AND USE PLAN



-  ATHLETIC
-  RECREATION
-  PARKING
-  GREEN SPACE

#### LEGEND

- 1 HARVEY HALL
- 2 FRYKLUND HALL
- 3 BOWMAN HALL
- 5 PHYSICAL EDUCATION BUILDING
- 6 COMMUNICATIONS CENTER
- 7 VOCATIONAL REHABILITATION BUILDING
- 8 CHILD STUDY CENTER
- 9 CHILD STUDY CENTER STORAGE
- 10 HOME ECONOMICS BUILDING
- 12 LIBRARY LEARNING CENTER
- 16 JARVIS HALL - SCIENCE WING
- 16-A JARVIS HALL - TECH WING
- 17 MICHEELS HALL
- 18 ADMINISTRATION BUILDING
- 19 APPLIED ARTS BUILDING
- 36 HEATING PLANT AND CHIMNEY
- 36-A HEATING PLANT ADDITION
- 45 MEMORIAL STUDENT CENTER
- 46 COMMUNICATIONS TECHNOLOGIES
- 47 MERLE PRICE COMMONS
- 48 STUDENT HEALTH SERVICES BUILDING
- 61 TAINTER HALL
- 61-A JETER HALL
- 61-B CALLAHAN HALL
- 62 LOUIS SMITH TAINTER HOUSE
- 64 VIGEN HALL
- 65 HOWLID HALL
- 66 FLEMING HALL
- 67 EDUCATION HUMAN SERVICES BUILDING
- 67-A ANTRIM HALL-
- 67-B FREGGATT HALL
- 68 HANSEN HALL
- 68-A KEITH HALL
- 68-B HOLMES HALL
- 68-C CHINNOCK HALL
- 69 CURRAN HALL
- 69-A KRANZUSCH HALL
- 69-B TUSTISON HALL
- 69-C DETTING HALL
- 72 NORTH HALL
- 73 SOUTH HALL
- 89 GENERAL SERVICES
- 91 UNIVERSITY SERVICES
- 93 NELSON FIELD RESTROOM

Approval of the Design Report and  
Authority to Construct an Esker Dining  
Hall Remodeling 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, the Design Report be approved and authority be granted to construct an Esker Dining Hall Remodeling project, for an estimated total project cost of \$2,387,000 Program Revenue Supported Borrowing.



# THE UNIVERSITY OF WISCONSIN SYSTEM

## Request for Board of Regents Action October 1998

1. Institution: The University of Wisconsin - Whitewater
2. Request: Requests approval of the Design Report and authority to construct an Esker Dining Hall Remodeling project, for an estimated total project cost of \$2,387,000 Program Revenue Supported Borrowing.
3. Description and Scope of Work: This project will remodel approximately 29,900 SF of space in Esker Dining Hall. The primary focus will be the ground floor servery, dining, and dishroom areas. New flooring, wall coverings, lighting, ceilings, and signage will be provided, and the current food service equipment and movable service bars will be replaced. The new layout will feature modular food service equipment cased in counters that have portability and food court appeal. The current beverage and self-service areas will be rearranged and updated. One of the two existing elevators will be refurbished to provide accessibility to the public. The other elevator will be retained as a service elevator.

Decorative treatments will be used to improve acoustics and appearance of the two-level, 22'- 6" high ceilings. New furniture will complete the renewal of the dining room. The Whitewater Room will be integrated into the dining area as a breakfast nook or study area. New accessible restrooms will be added.

Remodeling on the first floor will involve the entry, lobby, lounge areas and stairways leading to the serveries/dining rooms. The project will provide new surface finishes, lighting, bulletin and display boards, kiosks, a locker system for backpacks, and elevator entry.

4. Justification of the Request: Esker Dining Hall is a two-level 50,122 ASF/74,076 GSF facility constructed in 1969 to provide dining service for students residing in the East Residence Hall Complex. The ground floor space includes two dining rooms, the Whitewater Room, The Kettle Restaurant, two serveries, and the dishwashing and dish return area. The first floor includes two large lounges, three meeting rooms, two offices, a bakery, kitchen, and restrooms.

The dining rooms serve 1,850 to 1,950 meals each day during the fall semester and 950 to 1,150 meals per day during the spring semester. The dining rooms have seating to accommodate 500 patrons. The main dining room with its 22'- 6" ceilings, original lighting and gymnasium atmosphere is noisy and lacks any aesthetics.

The two serveries each provide two fixed serving lines to serve more than 1,800 residents living in the East Residence Halls Complex. The dining rooms and serveries have remained close to their 1960's design and most of the servery equipment is original. Some self-service equipment has been added in the dining room to improve service, but cafeteria-style serveries are restrictive. Today, such a design does not allow effective, efficient, or attractive food delivery preferred by students. The two-servery, four-service line arrangement is more costly to operate because of the need to staff both areas and is inconvenient to the customer who must check both areas to select menu items being served. Reconfiguring the two serveries into one will permit an efficient, single food delivery area that will avoid the duplication of two service areas.

The current dishwashing and dish return equipment are original 1960's equipment that require constant repair. This equipment will be replaced with efficient units.

The Whitewater Room seats 80 and is occasionally used for conference lunches, residence hall diners or dining room overflow. Because the room is tucked away in the northwest corner of the building and off the main dining room, it is difficult for visitors to find and inconvenient to use when meals are being served. By creating an alcove as a part of the main dining room, the area can be used daily and provide an attractive island for a quiet meal.

The Kettle Restaurant provides a transfer meal program. The Kettle features pizza, pasta, subs and salads seven evenings a week when school is in session, serving an average of 700-800 meals per day during the fall semester and 300-400 meals per day during the spring semester.

This project was enumerated in the 1997-99 Capital Budget at a total project cost of \$2,000,000. Additional funding is required to address several items that should be addressed to fully execute the project.

- Remodel eastern upper level lounge space into meeting room use, convert the western upper level lounge into a new entrance to the dining/servery areas; and upgrade the upper level corridor spaces with new finishes and lighting. The estimated cost of this work is \$205,000.
- Provide new accessible restrooms to the lower level to serve the foodservice and dining areas. The estimated cost of this work is \$30,000.
- Conduct additional infrastructure work including; recommissioning an existing air handling unit, replacing deteriorated below slab sewer lines, asbestos material abatement, connection of energy management system and more extensive testing and balancing than originally anticipated. The estimated cost of this work is \$50,000.
- Increase the foodservice equipment allowance. The new equipment will be more efficient to operate both from a staffing and energy consumption standpoint and allow a

more flexible, interesting and visually attractive menu offering. The estimated cost to upgrade the equipment is \$72,000.

- The above items require a corresponding increase in the amount of design, management and contingency fees. The additional amount required for the increase in fees is \$30,000.

An increase in student segregated fees will not be required as a result of this project. Current projections indicate that there are sufficient cash revenues to pay the estimated \$200,000 annual debt service for this project.

5. Budget:

1. Construction Cost	\$1,810,000
2. Design fees	183,000
3. DFD Management	79,000
4. Other Fees & Testing	8,000
5. Testing & Balancing:	10,000
6. Contingency	94,200
7. Movable Equipment	143,000
8. Telecommunications	5,000
9. Haz. Mtls. Abatement	25,000
10. Energy/DDC	25,000
11. Percent for Art	<u>4,800</u>
12. Total Estimated Project Cost	\$2,387,000

6. Previous Action:

August 23, 1996:  
Resolution 7260

Recommended that the Esker Dining Hall Remodeling project be approved for construction at an estimated total project cost of \$1,895,000 of Program Revenue Supported Borrowing, as part of the 1997-99 Capital Budget.

The project was subsequently enumerated in the 1997-99 Capital Budget at a revised total budget of \$2,000,000 of Program Revenue Supported Borrowing.