

Minutes
Physical Planning and Funding Committee

Thursday, November 4, 1999

The joint session of the Physical Planning and Funding Committee and Business and Finance Committee meeting was convened by Regent James at 1:30 p.m. in Room 1820 of Van Hise Hall. Present were Regents Axtell, DeSimone, Gottschalk, Gracz, Marcovich, Olivieri, James and Mohs. Regent Barry was absent.

I.3.a. Stewardship of UWSA Facilities

Vice President Bromberg explained that the current emphasis in system-wide facilities planning and management is upkeep and renewal of existing facilities. She reported to the committees on our renewal strategy which should:

- ensure there is an adequate pool of funds for capital renewal (CARE budget 1999-01)
- accomplish implementation of FacMan (software program campuses will use for backlog assessment and future needs planning)
- provide an adequate budget for ongoing maintenance

Vice President Bromberg explained that the first two pieces of our three part strategy are being put into place through the Capital Budget. Staff are now looking at the operating budget to see whether adequate funding exists.

The committees watched a video presentation of UW-River Falls Chancellor Thibodeau who spoke of his continuing commitment to the importance of adequate budgeting for ongoing maintenance needs. UW-Green Bay Chancellor Perkins also expressed his support of maintenance funding and the importance of being responsible facility stewards.

Waldo Hagen, UW-River Falls Director of Facilities Management, represented Physical Plant Directors on all campuses when he addressed the committees. He discussed the recently completed study he and other directors had undertaken to determine an adequate funding level for facility maintenance issues. Mr. Hagen spoke about the methodology they used. They compared UW System expenditures/gross square foot for maintenance of facilities with expenditures by other mid-western institutions, as well as a national study by the Association of Physical Plant Administrators (APPA). The comparison revealed that our average level of campus funding levels is about 2/3 that of other institutions.

The committees watched a video of UW-Madison Physical Plant Director John Harrod who discussed the national perspective on campus building maintenance and renewal issues.

This topic will be developed further for consideration in the 2001-03 operating budget. Regent Olivieri suggested staff look at Best Business Practices in regard to this issue.

The joint meeting of the Physical Planning and Funding Committee and Business and Finance Committee ended at 2:10 p.m.

The Physical Planning and Funding Committee was convened by Regent James at 2:15 p.m. in Room 1511 of Van Hise Hall. Present were Regents Gracz, James and Mohs. Regent Barry was absent.

I.3.b. Approval of Committee Minutes

On the motion of Regent Mohs and second of Regent Gracz the minutes of the October 7, 1999 meeting of the Physical Planning and Funding Committee were approved.

I.3. c. Report of the Vice President/Assistant Vice President

Assistant Vice President Ives reported that contracts were awarded for the UW-Green Bay Academic Building. Approximately \$300,000 was negotiated out of the bids for a variety of minor changes that won't effect the function, quality or maintenance of the facility. The project increase will be about \$1.4 million. The UW-Milwaukee Sabin Hall Renovation project was recently bid within the authorized budget of about \$7 million. The \$12 million renovation of UW-Eau Claire Phillips Science Hall will be bid on November 16.

Building Commission Actions - Assistant Vice President Nancy Ives reported that the October and November Building Commission meetings were combined and will be held on November 11th. She will report on the actions of the combined meeting at the December committee meeting.

Report on FACMAN program – System Capital Budget Planner Janis Baun presented a report to the Committee on the progress of the FacMan project. FacMan is a facilities audit software program that will be implemented by not only all of the University of Wisconsin's thirteen campuses but by all state agencies.

Ms. Baun explained that FacMan has two major components: a database manager for everything in the inventory having solely to do with normal and deferred maintenance deterioration issues that are backlogged; and a database that inventories component renewal requirements that occur on frequency intervals of three or more years; e.g. 20 years for roofs, or 10 years for carpets, etc. She noted that FacMan also records facilities improvements needed to accommodate program, occupancy and technology changes that have occurred since the facility was designed and constructed.

Ms. Baun explained that the State Building Commission released funding for implementation of the program last May. Those funds were used to hire consultants and Limited Term Employees to assist campuses with their building component inventories and assessments. At this point, consultants have inventoried and audited facilities at three campuses and will be conducting audits at two more in the near future. Campuses conducting their own building audits have also begun.

During the pilot period, program upgrades and enhancements were identified and a Data Entry Module was developed which will be used to collect data.

Audits will be completed on all GPR funded buildings by July 1, 2000. Audit results will be used to develop a funding strategy for the 2001-03 Capital Budget. Once an appropriate funding level is approved by the Building Commission in March 2001, projects will be identified and an expenditure plan will be developed.

Implementation of the FacMan program will change the way we identify and request capital funding. Facility audits will provide a defensible assessment of our maintenance backlog. The audits will also enable us to identify a clear list of projects that are prioritized, estimated and scheduled. Having a definitive inventory of facilities' deficiencies will provide a flexible management tool and enable the University to develop a strategic plan for future funding and for eliminating the backlog of deferred maintenance.

Assistant Vice President Nancy Ives presented the following Physical Planning requests:

I.3.d. UW-Madison: McArdle Cancer Lab Remodeling (Design Report)

This item requested approval of the Design Report and authority to construct a McArdle Cancer Research Laboratory Renovation project for an estimated total project cost of \$1,200,000 (\$1,000,000 Gift Funds and \$200,000 Institutional Funds–Federal Overhead).

The project will renovate a total of 6,620 ASF/ 11,100 GSF of space at the McArdle Cancer Research Building to provide research laboratory and support space for three cancer researchers.

The result of this project should fully integrate the Department of Oncology in the McArdle Cancer Research Building. Spaces on the third, fifth and eighth floors will be renovated to provide contiguous laboratory equipment and office space for each of three cancer researchers. The eighth floor area will accommodate the breast cancer research program. Renovations on the third and fifth floors will provide permanent space for two oncology professors. The proposed renovations will help solidify the Medical School's cancer research program at McArdle, and allow interaction of these professors and other cancer researchers.

Supplemental ventilation will provide cooling needed in all equipment rooms for researchers located throughout the second through eighth floors. Minor renovations will be made to the basement for a scope room and flow facility. Renovations on the tenth floor will provide a locker rooms which will benefit all building occupants.

Project construction is anticipated to begin in the spring of 2000 with completion targeted for spring of 2001.

I.3.e. UW-Oshkosh: Residence Life Maintenance and Computer Lab Remodeling

This item requested approval to construct a Residence Life Maintenance/Computer Lab Remodeling project at an estimated total project budget of \$668,650 (\$600,000 Program Revenue Supported Borrowing – Facilities Repair and Renovation and \$68,650 Program Revenues).

This project will remodel approximately 2,350 SF of space in the basement of Scott Residence Hall to provide a student computer lab, including approximately 60 computer stations, printers, two group study rooms, a lab consultant, appropriate storage, and mechanical equipment. This area is currently occupied by the Department of Residence Life maintenance and custodial operations which will be relocated to River Commons.

Scott Hall, built in 1967, is a ten-story high-rise residence hall, which houses approximately 1,100 students each school year. The current computer lab in Scott Hall, located on first floor, is too small for the number of building occupants. The room has minimal space between aisles making it difficult for wheelchair-bound students to maneuver around the lab. In addition, the room has poor lighting for computer use and no cooling capabilities other than operable windows. In its current location there is no room to expand into adjacent space. The new location is large enough for all desired functions including a new mechanical room for the HVAC system with year-round cooling that will be required for the computer lab.

Approximately 8,831 SF of space in the basement of River Commons will be remodeled into to provide workshops and office space for the Department of Residence Life maintenance and custodial operations. The remodeled space will enable the department to complete consolidation of its maintenance functions into one area, which will improve operations, increase staff communication and enable sharing of resources.

Work in both buildings will include demolition of concrete block walls, floor coverings and ceilings. New walls, ceilings, lighting, voice/data and HVAC systems will be added.

I.3.g. UW-Platteville: Hickory Street Land Acquisition and Boundary Extension for Parking

This item requested authority to expand the campus east boundary to include three contiguous parcels on the east side of Hickory Street and to purchase one parcel within the expansion area, 75 Hickory Street.

The property to be added to the campus is the portion of the one-half block not owned by the university, across Hickory Street from the Student Center. These three parcels each include an older wood frame house. Two houses are owner occupied units and one is a rental unit. All parcels will be purchased as offered for sale by the owners at a cost at or below the average of two appraisals. The estimated total acquisition cost for all three parcels is \$224,000, including fees and associated costs. An option to purchase one of the owner-occupied properties has been signed for 75 Hickory Street at the average of two appraisals, \$67,500, contingent upon Regent and Building Commission approval. There will be no relocation costs. Acquisition of the other two parcels will occur as they become available.

An analysis of parking demand at UW-Platteville indicated a deficit of 380 stalls, with a particular need in the northeast area of the campus. Acquisition of the remaining portion of the one-half block on Hickory Street will enable the University to expand an existing 18-stall parking lot. This proposed

boundary expansion is ideally located on the perimeter of the campus directly across the street from the current Student Center and at a campus public gateway.

The Committee dealt with items I.3.d., I.3.e. and I.3.g. as a group.

Upon the motion of Regent Gracz and second of Regent Mohs the Committee approved Resolutions I.3.d., I.3.e. and I.3.g.

Resolution I.3.d.

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 a McArdle Cancer Research Laboratory Renovation project for an estimated total project cost of \$1,200,000 (\$1,000,000 Gift Funds and \$200,000 Institutional Funds–Federal Overhead).

Resolution I.3.e.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Residence Life Maintenance/Computer Lab Remodeling project at an estimated total project budget of \$668,650 (\$600,000 Program Revenue Supported Borrowing – Facilities Repair and Renovation and \$68,650 Program Revenues).

Resolution I.3.g.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to expand the campus east boundary to include three contiguous parcels on the east side of Hickory Street and to purchase one parcel within the expansion area, 75 Hickory Street, for \$75,000 Program Revenue Parking Funds Cash, including all fees and associated costs.

I.3.f. UW-Platteville: New Student Center (Design Report)

Requests approval of the Design Report and authority to construct a Student Center and Technology Center at an estimated total project cost of \$16,850,000.

This project consists of a new Student Center incorporating a Technology Center which will function as a social and learning environment. The facility will be sited in the central campus area near prominent east-west pedestrian malls that link the student housing with the academic core. It will serve as a centralized place where students from across the campus gather, study, communicate, check e-mail, browse the Internet, and explore the applications of learning technology.

Construction will involve approximately 94,200 gross square feet of space on two main floors and a mechanical penthouse level. The first floor will be partially below grade and will accommodate food service, recreation, student organizations, building administration and building service functions. The second floor will provide space for retail operations, computer-enhanced spaces and meeting rooms.

The design concept is centered on an integrated facility with technological enhancements distributed throughout. There will be spaces for general computer use as well as an Idea Center incorporating a testing and assessment area and a collaboratory for students and faculty. Exterior improvements will

include new plazas, landscaping, site furnishings, sidewalks and reconfigured parking. The plazas will create outdoor social spaces for students and the public. It will be a centralized place where students from across the campus gather, study, communicate, check e-mail, browse the Internet, and explore the applications of learning technology.

This project was initially approved as a Student Center Remodeling project at \$5,020,000 by the Board of Regents and State Building Commission and enumerated as part of the 1995-97 Capital Budget. Planning efforts detected significant space shortages and reassessed campus needs for future technology needs. The magnitude of those issues served as a catalyst for redefining the overall long-range facilities plan for the University.

In October 1997, the Board of Regents and State Building Commission approved changing the scope of the Student Center Remodeling project to a project for construction of a new Student Center at a cost of \$10,400,000. Less additional new construction would be required, and existing facilities were to be adapted to different uses with less extensive remodeling. Construction of a proposed new student center was to make the existing student center space available for reassignment. Learning technology was to be integrated throughout the new student center, negating the need for the \$14 million addition to the library.

The University System advanced the technology portion of the project for enumeration as part of the 1999-01 Capital Budget, with an estimated cost of approximately \$5.1 million for the technology spaces. The revised cost of the Student Union was approximately \$11 million, to be funded by non-GPR sources. The Building Commission recommended enumeration of \$3,735,000 GPR toward a facility that would integrate student center and technology functions. However, building systems costs of approximately \$700,000 were not included in that estimate. It was determined that Residual GPR will be used for that portion of project costs.

The UW-Platteville Student Government voted in support of this project on October 20, 1999. Overall, the project will result in a Segregated Fee increase of approximately \$74 per semester. It is anticipated that the Student Center project will be bid March 2000, enabling construction to begin that spring with completion expected in September 2001.

Upon the motion of Regent Gracz and second of Regent Mohs the Committee approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a Student Center and Technology Center at an estimated total project cost of \$16,850,000 from the following sources:

\$3,735,000 1999-01 General Fund Supported Borrowing
 \$ 765,000 Residual General Fund Supported Borrowing
 \$9,500,000 Program Revenue-Supported Borrowing – Segregated Student Fees

\$ 850,000 Program Revenue Cash and Gift Funds
\$2,000,000 Program Revenue Supported Borrowing – Auxiliary Services

Adjournment

The committee adjourned at 2:56 p.m.

Judy Knoll, Recording Secretary