

**Minutes
Physical Planning and Funding Committee**

Thursday, February 10, 2000

The joint session of the Physical Planning and Funding Committee and Business and Finance Committee meeting was convened at 1:48 p.m. in Room 1920 of Van Hise Hall. Present were Regents Alexander, Axtell, Barry, DeSimone, Gottschalk, Gracz, Marcovich, Olivieri, and Mohs.

I.3.a. Y2K Debriefing

The Physical Planning and Funding Committee met jointly with the Business and Finance committee to discuss Y2K results. Ron Yates, Director of Internal Audit, reported that there were no problems in any of our facilities, and only a few minor problems with our operating/data processing systems that caused no interruptions in normal business. Our preparation apparently paid off.

The joint meeting of the Physical Planning and Funding Committee and Business and Finance Committee ended at 1:55 p.m.

The Physical Planning and Funding Committee was convened by Regent Barry at 2:17 p.m. in Room 1511 of Van Hise Hall. Present were Regents Alexander, Barry, Gracz, and Mohs.

I.3.b. Approval of Committee Minutes

On the motion of Regent Gracz and second of Regent Mohs the minutes of the December 9, 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 Nancy Ives reported that the Commission approved about \$4.3 M for various projects at their January meeting, including planning and design funds for several major projects that will form the basis of our 01-03 Capital Budget. Also, the Governor presented awards to the designers and/or contractors on two of our projects: Awards for Excellence in Design were presented to Flad Associates for the UW-Madison Biochemistry building, and to Workshop Architects of Milwaukee for the UW-Whitewater Student Center Remodeling. Downey Construction of Milwaukee received an award for Excellence in Construction for the Biochemistry facility. These awards are an annual event sponsored by the Governor and Building Commission to recognize excellence on state projects.
- Assistant Vice President Ives said she had viewed a draft of the Department of Administration's 01-03 Capital Budget Guidelines to all state agencies. She expects that emphasis will continue to be on maintaining and improving existing buildings. Priority will be given to funding projects approved for planning and design in 99-01, with few additional projects considered. This is consistent with Regent priorities and expectations

- Discussion of Fire Safety in Residence Halls - In light of the recent tragic fire at Seton Hall, Assistant Vice President Ives provided information on the overall fire safety of our residence halls. Generally, the University has good policies and practices in place regarding fire safety. We have smoke detectors and alarms in all buildings; alarms are being updated to tie into central reporting systems. Sprinklers are being installed in all new high-rise buildings and retrofitted into existing high-rise halls at UW-Madison. There is legislation pending that would require installation of sprinklers in all existing high-rise residence halls, which would impact four of our other campuses. The Committee asked staff to suggest to the affected campuses that their capital plans include those costs. The Committee also asked staff to obtain information on the incremental cost of providing sprinklers in any NEW residence hall construction.

Regent Gracz commented that a sprinklered building is not an end-all. He mentioned that many people die of smoke inhalation in fires, a fire issue that is not resolved by sprinkler use. He commented that fire safety education is also very important for prevention.

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

I.3.d. UW-Oshkosh: Halsey Science Center Renovation

This item requested authority to increase the project budget by \$1,222,000, award contracts and construct the Halsey Science Center Renovation project, at a revised estimated total project cost of \$15,107,000 General Fund Supported Borrowing.

This project will renovate approximately 215,000 GSF, or about 96 percent of the space in the Halsey Science Center to provide for the space needs of the Departments of Biology/Microbiology, Geography, Chemistry, Physics/Astronomy, Computer Science, and Medical Technology and the Science Outreach program. Work will include general repair, renovation and renewal of the mechanical systems, laboratory renovation and remodeling; and remodeling to accommodate program function requirements. The project will also include construction of an approximately 4,400 GSF addition to house mechanical equipment. The requested budget increase is needed to award construction contracts. Additional funding and approval will be requested at a later date for \$1.7 million in equipment needed for the project.

This project is enumerated for construction as part of the 1999-01 Capital Budget. The Board of Regents and State Building Commission approved the Design Report in May 1999 and authorized bidding of the project. Due to anticipated budget problems, authority was not requested at that time to construct this highly complex renovation project..

Bids received on February 3 exceeded the authorized budget by approximately \$2.9 million. Several bids were received in each of the major divisions of work, with little cost difference between the lowest two bidders in each division. There continues to be a high level of construction and bidding occurring in the Fox Valley. The Division of Facilities Development, System Administration, campus staff and consultants agree that there would be no advantage in rebidding the project, and it is recommended that contracts be finalized and awarded. Awarding contracts will require increasing the budget by approximately \$1.2 million at this time, and temporarily eliminating the \$1.7 million identified for equipment. Assistant Vice President Ives

stated there are multiple options available for funding of equipment, and limited options for other aspects of the project.

It is most important to get construction of the Halsey project underway. Various alternatives will be explored for funding of the equipment, in the context of bids for other projects that will be received over the next few months. Regent Barry and other committee members expressed concern that the facility be functional at the date of occupancy. Ives agreed to keep the committee informed as to progress in identifying a source or sources for the needed funds.

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

Resolution I.3.d.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to increase the project budget by \$1,222,000, award contracts and construct the Halsey Science Center Renovation project, at a revised estimated total project cost of \$15,107,000 General Fund Supported Borrowing.

I.3.e. UW-Platteville: Results of RFP for sale of Rountree Mansion

Item I.3.e. requested Board of Regents approval to sell the historic J.H. Rountree Mansion below the \$275,000 selling price authorized by Regent Resolution No. 7430, dated April 11, 1997. That resolution authorized the property to be sold at the average of two appraisals but not less than \$275,000.

Appraisals resulted in an average appraised value of \$226,500. Two bids for purchase were received in the amounts of \$231,001.00 and \$231,501.51.

Rountree Mansion, also known as Rountree House, was built in 1854 as the home of John Hawkins Rountree, one of the founders of Platteville. The house was donated to the state after his death and became the residence of the President of the Platteville State Teachers College in 1943. It served as the UW-Platteville Chancellor's residence until late in 1997 when the Regents authorized the purchase of a different property to replace the Rountree Mansion which was in need of extensive renovation.

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

Resolution I.3.e.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to sell the historic J.H. Rountree Mansion located at 150 Rountree Avenue, City of Platteville, Wisconsin, for \$231,501.51 per sealed bid.

I.3.f. UW-River Falls: Hathorn Hall Bathroom Renovation

This item requested authority to construct a 1999-01 Hathorn Hall Bathroom Renovation project, estimated at a total project cost of \$780,000, using Program Revenue-Cash.

The project continues work in Hathorn Hall as part of an overall \$16 million deferred maintenance management program for the nine residence halls on the UW-River Falls campus. Due to shower pan leakage and the overall age and deteriorating condition of the plumbing fixtures and piping, complete replacement of the restrooms in the center wing of Hathorn Hall has been identified as the highest priority element of residence hall deferred maintenance work.

The age and the deteriorating condition of piping and plumbing fixtures has resulted in the need for complete renovation of the Hathorn Hall center wing restrooms. This project has been identified as the highest priority element of residence hall deferred maintenance work at UW-River Falls.

This project will provide for removal and replacement of all plumbing fixtures, partitions and lighting. Minor heating and ventilating revisions may be required. Water supply pipes serving this wing will be removed and replaced. Project implementation is planned for summer 2001.

Upon the motion of Regent Barry and second of Regent Alexander the Committee approved Resolution I.3.f.

Resolution I.3.f.

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 1999-01 Hathorn Hall Bathroom Renovation project, estimated at a total project cost of \$780,000, using Program Revenue-Cash.

I.3.g. UW-River Falls: Parking Lot "O" Expansion Project

This item requested authority to construct a Parking Lot O Resurfacing and Expansion project, at a total estimated cost of \$276,000, using Program Revenue-Cash. This project will be funded from the over-all campus parking utility.

This project will provide for resurfacing of and a permanent expansion to Parking Lot O, a student resident parking lot that is located on the east end of the UW-River Falls campus. The project scope includes surface, drainage, lighting, landscaping and security improvements.

UW-River Falls has a need for additional student resident parking. Even with the expansion of other resident parking lots, the resulting ratio of one parking stall for every two student residents does not meet the vehicular access demands of today's students. This additional parking will eliminate the current parking deficit for the four east residence halls and provide adequate parking for the future residence hall.

Development of this lot is consistent with the campus's long-range development plan. Project implementation is anticipated during summer/fall 2000.

Upon the motion of Regent Alexander and second of Regent Mohs the Committee approved Resolution I.3.g.

Resolution I.3.g.

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 Parking Lot O Resurfacing and Expansion project, at a total estimated cost of \$276,000, using Program Revenue-Cash.

I.3.h. UW-Stout: Recreation Complex Increase for Parking

This item requested authority to increase the scope and budget of the Recreation Complex budget to include parking improvements at an additional cost of \$1,054,100 (\$154,100 Program Revenue Cash and \$900,000 Program Revenue Supported Borrowing-Parking) for a revised total cost of \$8,054,100 (\$4,000,000 Gifts; \$3,000,000 Program Revenue-Segregated Fees; \$1,054,100 Program Revenue-Parking).

In June 1999, the Board of Regents and State Building Commission authorized the construction of a Recreation Complex which includes an addition to the Physical Education Building, a stadium, and development of multi-purpose athletic and recreational fields.

The project increase will improve campus parking and replace student resident spaces that will be lost to site the new stadium. Stadium construction will eliminate Parking Lot 5 and reduce UW-Stout's parking inventory by 475 spaces. It is expected that approximately 145 spaces can be reclaimed and developed as part of adjacent Lot 4.

Work will include redevelopment of Lots 4, 18 and 34. Lot 4 will expand by integrating the remainder of Lot 5 spaces which become available after the stadium siting on Lot 5. Lot 18, a developed commuter and faculty/staff parking lot, will be expanded from 173 to 278 stalls. Lot 34, a gravel lot for commuter students, will be improved with surfacing and installation of curb and gutter, drainage and lighting. Substantial grading and installation of several retaining walls planned for Lots 18 and 34 is expected to increase the number of parking spaces.

The cost of this project will be spread across the overall campus parking utility. The parking improvements will result in an increase of \$9.50 in the annual cost to the 3,000 standard permit holders.

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

Resolution I.3.h.

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, authority be granted to increase the scope and budget of the Recreation Complex budget to include parking improvements at an additional cost of \$1,054,100 (\$154,100 Program Revenue Cash and \$900,000 Program Revenue Supported Borrowing-Parking) for a revised total cost of \$8,054,100 (\$4,000,000 Gifts; \$3,000,000 Program Revenue-Segregated Fees; \$1,054,100 Program Revenue-Parking).

I.3.i. UW-Milwaukee: EMS, Sanburg Hall/Student Union Parking Facility Maintenance

This item requested authority to construct an EMS, Sandburg Hall and Student Union Parking Facility Maintenance project at an estimated total project cost of \$554,800 Program Revenue - Cash. This project will be funded from parking revenue cash reserves. Parking fees will not be impacted by this project since ongoing maintenance is included in the parking fee structure.

This project will provide maintenance and repair work for the underground parking facilities at Engineering and Math Sciences (EMS), Sandburg Hall and the Student Union. The work will restore structural integrity jeopardized by spalled and delaminated concrete and the continuity of the waterproof membrane which has worn and disbonded. This work is based on the recommendations of the consultant's facilities condition survey. The project is expected to be completed during the summer of 2000.

The parking facilities at the Engineering and Mathematical Sciences (EMS) building, the Sandburg Hall dormitories, and the Student Union were all completed in the early 1970's. Periodic maintenance has been conducted in each of the facilities, but serious deterioration problems are now evident..

Upon the motion of Regent Alexander and second of Regent Gracz the Committee approved Resolution I.3.i.

Resolution I.3.i.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to construct an EMS, Sandburg Hall and Student Union Parking Facility Maintenance project at an estimated total project cost of \$554,800 Program Revenue - Cash.

I.3.j. Change in Policy for approval of leases to become consistent with Building Commission procedures

This item requested approval to amend Regent Policy 93-1: *Authorization to Sign Contracts*, to create a policy that coincides the lease policy of the State Building Commission.

Currently, this policy enables corporate or administrative officers of the University of Wisconsin System to sign grants, contracts, leases, and agreements with private-profit making organizations, with the understanding that those in excess of \$500,000 require formal acceptance by the Regents prior to execution. This differs from State Building Commission policy wherein Commission approval is required for leases when the construction of new space is involved, a new lease involves more than 10,000 assignable square feet, or the initial term (excluding renewal options) exceeds five years.

The inconsistencies between these policies creates confusion for our Institutions when they determine what authorizations are required for proposed leases. Adoption of this resolution provides the Regents an opportunity to have input on a lease that may not be typical or temporary

in nature. It will streamline the lease approval process and assure that Board of Regents approval is sought on more complicated lease issues.

Upon the motion of Regent Barry and second of Regent Gracz the Committee approved Resolution I.3.j.

Resolution I.3.j.

That, on the recommendation of the President of the University of Wisconsin System, Regent Resolution #7844 approved by the Board on February 5, 1999, be rescinded; and that the following revised resolution be approved effective immediately:

That any of the following corporate or administrative officers of the University of Wisconsin System-Secretary, Assistant Secretary of the Board, the President, any Vice President and any administrative officer or administrative assistant designated by the President of the University of Wisconsin System is authorized to sign:

1. Proposals, agreements, contracts and contract supplements for research work or any other purposes upon approval of the project by the President or any Vice President of the University of Wisconsin System or the appropriate chancellor or designee with the following extramural entities:

United States Government, any of its agencies or departments, any state or municipality or any agency or department thereof, or any nonprofit organization.

2. Certifications, releases, inventory reports and other documents as required by the government in connection with the termination of the contracts with the federal government for research and educational services furnished by the University of Wisconsin System.
3. Applications, notices, bonds and other instruments required by the federal government in connection with matters relating to federal laws and regulations for the purchase and use of tax-free alcohol in the laboratories of the University of Wisconsin System.
4. Purchase orders and other instruments required by the federal government for the procurement of narcotics for use in laboratories of the University of Wisconsin and in University Hospitals.
5. Grants, contracts, ~~leases~~ and agreements with private-profit making organizations, with the understanding that those in excess of \$500,000 require formal acceptance by the Regents prior to execution.
6. Royalty agreements with the University of Wisconsin Press.
7. Transactions of the University of Wisconsin System's employe savings bond accounts.

- 8. Leases require formal acceptance by the Board of Regents prior to execution if:**
(1) a proposed leased space is not available in an existing building and would require the construction of a new building to satisfy the space need; or (2) negotiations for a new lease would involve leased space in excess of 10,000 assignable square feet; or (3) the proposed initial term of a lease would exceed 5 years (excluding renewal options).

A summary of grants, contracts, leases and agreements, including royalty agreements with the University of Wisconsin Press, will be reported quarterly to the Vice President for Finance.

Adjournment

The committee adjourned at 2:53 p.m.



Judy Knoll, Recording Secretary