

Minutes
Physical Planning and Funding Committee
Thursday, September 7, 2000

The Physical Planning and Funding Committee met at noon in Room 1648 of Van Hise Hall to discuss general responsibilities of the committee and identify topics for discussion at future meetings. The meeting was convened by Regent James at 12:00 p.m. Present were Regents Alexander, Gracz, and Schneiders. Regent President Smith joined the meeting at 12:15 p.m.

The Committee reviewed the existing duties of the Physical Planning and Funding Committee. Assistant Vice President Nancy Ives summarized the types and frequency of requests that typically are presented for approval or information. For example, the Committee reviews requests to name facilities. The sentiment of the Committee was that, while the policy calls for closed session discussion at least one month prior to a formal request, that generally more than one month would be desirable. Assistant Vice President Ives will convey that sentiment to the Chancellors. Regent President Smith led a discussion surrounding the importance of adequate maintenance to protect the significant investment the University System has in facilities. This high priority has been demonstrated by Regent support of a significant operating budget request for preventive and routine maintenance, and the requested development of a new long range plan for deferred and major maintenance to be incorporated into the 2001-03 Capital Budget. To support the overall theme of facilities stewardship, it was decided that the following topics would be addressed by the Committee and advanced to the full Board for discussion at the appropriate time:

- Development of a policy or goals for preventive maintenance
- Feasibility of creating an endowment for building maintenance and/or equipment replacement
- Feasibility of establishing a revenue bonding program for university facilities.

The Committee will invite speakers on these topics to help assess alternatives and determine appropriate direction.

The Committee plans to gain more first-hand knowledge as they visit more University facilities both in Madison and on other campuses. Other Regents will be asked to inform the Committee of any concerns or observations they may have as a result of their campus visits.

The Committee recessed at 1:00 p.m. and reconvened at 1:30p.m. in Room 1511 of Van Hise Hall to discuss the regular agenda items.

I.3.a. Approval of Committee Minutes

On the motion of Regent Gracz and second of Regent Alexander the minutes of the June 8, 2000 meeting of the Physical Planning and Funding Committee were approved.

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

- **Building Commission Actions** - Assistant Vice President Nancy Ives reported that UW System projects totaling about \$5.8 Million were approved at the June and August State Building Commission meetings.

- **Report on Recent Bids** – There were no recent bids to report.

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

I.3.c. UW-La Crosse: Hutchison Hall Telecommunications Cabling Project

This item requested approval to Requests approval to construct a Hutchison Hall Telecommunications Cabling project at an estimated total project cost of \$132,600, using Program Revenue-Cash. Funding for this project is included in the FY 2000-01 budget and will not affect established residence hall rates.

This project will replace existing voice and coax wiring and install data wiring in Hutchison Hall. Approximately 200 rooms will be updated, including all student resident rooms, staff offices, recreation areas, studies and a computer lab. Each student room and staff office will have two voice/data jacks and one TV coax jack.. The Main Distribution Frame (MDF) will be relocated to a designated communication room that will be constructed in a central basement location. This will require extension of the existing copper and fiber optic cables entering Hutchison Hall to the new MDF. Cables from the MDF will be run horizontally in enclosed ceiling-mounted raceway and then vertically in raceways from the basement level to student rooms on the upper floors.

This project continues implementation of the UW-La Crosse plan to provide data wiring in all student residence rooms. With this project, technology upgrades will be completed in eight of the eleven residence halls.

The Board of Regents and State Building Commission approved the Drake and Angell Halls Telecommunications Cabling Project 00F1S in June 2000, and it is desired that this project be combined with that work for economy of scale related to engineering consultant design fees and construction bidding.

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

Resolution I.3.c.

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 Hutchison Hall Telecommunications Cabling project at an estimated total project cost of \$132,600, using Program Revenue-Cash.

I.3.d. UW-Madison: Memorial Union Kitchen Modernization

This item requested authority to construct a Memorial Union Kitchen Modernization project at a total estimated project cost of \$1,781,000, using Program Revenue Supported Borrowing.

This project will modernize the central kitchen facilities at the Memorial Union that is located at 800 Langdon Street. Approximately 5,580 assignable square feet will be completely renovated and reconfigured.. A key aspect of this project will be replacement of most of the existing production equipment, as well as the mechanical, electrical and plumbing systems serving the kitchen.

This project is necessary to update the utility systems and improve the product flow and efficiency of the Memorial Union's food preparation facilities that have not been significantly remodeled since 1956, although some equipment has been replaced and updated since that time. This project will resolve functional and flow deficiencies associated with both hot and cold food production, cold product holding and trash handling. Updated equipment, designed to accommodate today's stricter sanitation standards, will accommodate the Union's higher volume demands. The project includes health and safety improvements and will include ADA code upgrades.

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

Resolution I.3.d.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Memorial Union Kitchen Modernization project, at a total estimated project cost of \$1,781,000, using Program Revenue Supported Borrowing.

I.3.e. UW-Madison: University Ridge Golf Course Clubhouse Improvement Project Budget Increase

This item requested authority to increase the budget of the University Ridge Golf Course Clubhouse Improvement Project by \$100,000 (Program Revenue Cash-Athletics), for a revised total project cost of \$1,914,000 (\$1,829,000 Program Revenue Cash-Athletics and \$85,000 Gifts/Grants).

In summary, this project includes renovation of the existing 2,200 GSF clubhouse, construction of a 4,950 GSF addition, extension of the driveway and development of a new parking area north of the clubhouse. The requested increase is needed to complete this project and will provide adequate funding to apply the final asphalt coat to the driveway extension and new parking lot, located north of the clubhouse.

All project elements are substantially complete with the exception of applying the final asphalt cover to the driveway extension and new parking lot. Initial construction of the driveway extension and parking lot, completed in June 2000, provided the rock and limestone base and asphalt underlayment coating. The final asphalt application work has been bid and needs to be undertaken during October 2000. An over-all project increase of \$100,000 is needed to award the final contract to complete this work. The University has verified the availability of funds to cover the requested increase.

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

Resolution I.3.e.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the University Ridge Golf Course Clubhouse Improvement Project by \$100,000 (Program Revenue Cash-Athletics), for a revised total project cost of \$1,914,000 (\$1,829,000 Program Revenue Cash-Athletics and \$85,000 Gifts/Grants).

I.3.f. UW-Stevens Point: Purchase of Student Residence Hall Room Furnishings

This item requested authority to purchase Student Residence Hall Room Furnishings at an estimated total project cost of \$2,675,000 of Program Revenue Supported Borrowing.

This project will replace approximately 3,071 sets of worn out dressers, desks, and bookshelves in twelve of the thirteen residence halls on campus. The targeted halls are Baldwin, Burroughs, Hansen, Hyer, Knutzen, Neale, May Roach, Smith, South, Steiner, Thomson, and Watson.

Residents of these halls are disgruntled with their current furniture, frustrated with the poor condition and aesthetic value, as well as its limited mobility and restricted room configuration options, and the inadequate work surface space particularly due to the increased use of computers with speakers, printers, and scanners. In March 2000, the Residence Hall Association (RHA) approved pursuing new student room furniture based on the overwhelming support by residents.

Replacement of the furniture will occur in three stages corresponding to winter and summer breaks over a three-year period. If the entire bonding authority is used, the room rate will increase by approximately \$21.00 per year, for three consecutive years resulting in a total increase of \$63 by the third year. Based on the 2000-01 UWSP double room rate of \$2,136 this additional debt amounts to an approximate 1 per cent room rate increase each of the three years and a cumulative percentage increase impact by the third year of 2.9 per cent.

The scope and justification for this project was discussed with the student Residence Hall Association (RHA) as part of the annual budget development process. The RHA supported the overall project need and approach to debt retirement.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to purchase Student Residence Hall Room Furnishings at an estimated total project cost of \$2,675,000 of Program Revenue Supported Borrowing.

I.3.g. UW-Superior: Conveyance of Land to Superior School District

This item requested authority to convey approximately 1.7 acres of land to the School District of Superior for dedication to public right-of-way and transition areas between the right-of-way and a new middle school, and to adjust the campus boundary accordingly. The value of the land will be determined by appraisal.

This transaction will convey approximately .9 acre of previously vacated City of Superior right-of-way and approximately .8 acre of land adjacent to the right-of-way on the UW-Superior campus to the School District of Superior. All property is between land owned by the Regents and land owned by the School District. The exact acreage and its value have not been determined. The acreage will be determined by land survey. Appraisals of the property have not yet been completed

but the transaction value will be established by appraisals completed prior to the sale. Approval is being sought prior to completion of surveys and appraisals so the School District can begin construction of the new school this fall in hopes of having the school available by the Fall of 2001.

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

Resolution I.3.g.

That, upon the recommendation of the UW-Superior Chancellor and the President of the University of Wisconsin System, authority be granted to convey approximately 1.7 acres of land to the School District of Superior for dedication to public right-of-way and transition areas between the right-of-way and a new middle school, and to adjust the campus boundary accordingly. The value of the land will be determined by appraisal.

I.3.h. UW-Whitewater: Williams Center Athletic Department/HPERC Offices Remodeling

This item requested authority to construct a Williams Center Athletic Department and Health, Physical Education, Recreation, and Coaching (HPERC) Offices Remodeling project at an estimated total project cost of \$376,000 of Gift Funds.

This project will renovate approximately 3,172 SF of existing office space in the Williams Center to create a 1,689 SF office suite for the Athletic Department staff and a 1,483 SF office suite for the Health, Physical Education, Recreation, and Coaching (HPERC) Administration staff. Work will include asbestos abatement of the ceiling tile and floor tile, selected wall demotion, upgrade of electrical systems and minor HVAC modifications for the reconfigured space.

The Office of the Director of Recreational Sports will be relocated from its current site to the addition. Remodeling of the vacated area was not included in the Williams Center Addition and Remodeling project because the campus originally intended to reassign the vacated space to other Athletic Department administrative staff without remodeling. However, additional gift funds have been recently offered to remodel this office area. Remodeling will provide an opportunity to capture underutilized circulation and lobby spaces and reconfigure existing space to provide more appropriate offices for the Athletic Department staff, as well as the Health, Physical Education, Recreation and Coaching staff.

It is hoped that construction will commence on this project in May 2001, and be completed by mid-August 2001.

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

Resolution I.3.h.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Williams Center Athletic Department and Health, Physical Education, Recreation and Coaching (HPERC) Offices Remodeling project at an estimated total project cost of \$376,000 of Gift Funds.

I.3.z.. Closed Session

Upon the motion of Regent Alexander and the second of Regent Gracz the Physical Planning and Funding Committee adjourned to Closed Session at 1:50 p.m. for purposes of considering personal histories, as permitted by section 19.85(1)(f), *Wis. Stats.*, relating to naming of facilities at UW-Madison, UW-Stevens Point, UW-Stout and UW-Whitewater. Present were Regents James, Alexander, Gracz and Schneiders.

Adjournment

The Physical Planning and Funding Committee adjourned at 2:25 p.m.

Judy Knoll, Recording Secretary