

Minutes
Physical Planning and Funding Committee
Thursday, October 4, 2001

The Physical Planning and Funding Committee and the Business and Finance Committee met jointly in the Arrowhead Room of the UW-Eau Claire Davies Center. The Chair of the Physical Planning and Funding Committee Regent Gracz called the meeting to order at 1:37 p.m. Present at that time, in addition to Chair Gracz, were Regents Axtell, DeSimone, Gottschalk, Jones, Klauser, Krutsch and Schneiders. Regent Barry was absent.

I.3.b. Systemwide Energy Conservation

The Physical Planning Committee met jointly with the Business and Finance Committee to discuss Systemwide Energy Conservation.

Distinguished Engineer Specialist Dick Panke discussed the history of energy conservation efforts in UW System. He reported that while the square footage of the 4-year institutions has increased by 23% during the last 28 years, total energy consumption decreased by 12%. During the last 26 years, the total gross square footage of UW Colleges has increased by 33%, and their energy consumption has decreased by 44%. These energy savings are due to the identification of energy conservation opportunities on all campuses and the initiation of better energy practices, and have offset increased energy demands of the use of computers and the development of high tech labs.

Panke explained that the use of computerized Energy Management Systems with software features as well as involvement in the Wisconsin Energy Initiative – Phase 3 (WEI-3) have dramatically helped control our energy consumption and costs over the years. WEI-3 is a state sponsored performance-contracting program with guaranteed savings. The contracted companies, which produce facility management services, survey a campus, create projects and bear the upfront project costs. They recover their costs through either stipulated or verified energy savings resulting from their investment. So far, these companies have invested \$35.5 M with annual savings of \$3.6 M.

Panke explained that significant savings were also realized by outsourcing our steam at UW-Whitewater and by an initial cogeneration project at UW-Madison. Regent Klauser commented that the cooperative energy solutions created in partnerships such as the one between UW-Whitewater and LS Power result in a good deal for both the campus and the power company.

Regent Schneiders asked if energy management software was compatible with our outdated physical plant equipment. Mr. Panke stated that campus physical plant directors are able to adapt outdated items so they can be managed electronically.

The joint meeting ended at 2:25p.m. Regent Gracz reconvened the meeting of the Physical Planning and Funding Committee at 2:35 pm. Present were Regents DeSimone and Schneiders. Regent Barry was absent.

I.3.c. Approval of Committee Minutes

On the motion of Regent DeSimone and second of Regent Schneiders the minutes of the October 4, 2001 meeting of the Physical Planning and Funding Committee were approved.

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

Assistant Vice President Nancy Ives reported that the Building Commission approved about \$53 M for various projects at their September meeting.

I.3.e. Review of Preventive vs. Deferred Maintenance

Assistant Vice President Ives provided information to clarify the differences between preventive and deferred maintenance. She explained that preventive maintenance is funded from the operating budget and includes activities done to avoid the breakdown and deterioration of equipment. She said that the operating budget also funds routine maintenance, custodial services, and grounds maintenance.

Ives mentioned that deferred maintenance is funded from the capital budget and represents neglected cyclical maintenance that was not completed at an appropriate time. She explained that the capital budget also funds renovation projects that also include deferred and cyclical maintenance as well as remodeling. The Committee asked that all Regents receive this information for their future reference and the handout was included in their Friday folders.

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

I.3.f. UW-Madison: Acceptance of Gift of Land for Golf Course

This item requested authority to accept a gift-in-kind from the University of Wisconsin Foundation of 204.68 acres of land in the Town of Verona, Dane County to enable completion of the Master Plan for the University Ridge Golf Course.

The gift includes two parcels, a 132.88-acre site north and east of the golf course, and a 71.8-acre parcel south and west of the golf course, totaling 204.68 acres. This gift is made possible by the generous bequest of Dr. Harry Culver. This additional land is needed for the last phase of golf course development, which includes a second 18-hole championship course, a Learning Center, and a 5,000-meter cross-country running track.

The University supports annexation of the golf course lands by the city of Madison. Annexation would permit the use of city water and sanitary sewer services. It would also permit participation in the establishment of integrated transportation and land use plans with the city and Dane County.

Regent DeSimone stated that he would like the privilege of making the motion for this resolution since he was involved with the original land acquisition for the golf course. Upon the motion of Regent DeSimone and second of Regent Schneiders the Committee approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to accept a gift-in-kind from the University of Wisconsin Foundation of 204.68 acres of land in the Town of Verona, Dane County to enable completion of the Master Plan for the University Ridge Golf Course.

I.3.g. UW-Madison: Utility Distribution Systems Upgrade

This item requested (1) approval of the Design Report, (2) authority to construct a Campus Utility Distribution System Upgrade - Phase II project, and (3) authority to seek reimbursement of UW-Madison Institutional Funds for Phase I. The 2001-03 Capital Budget includes enumeration of a Utility Distribution Systems Upgrade project at \$5,000,000 of General Fund Supported Borrowing.

This phase of the project will upgrade existing utilities to meet loading demands of the Camp Randall Expansion project, Engineering Centers Building as well as future demands of the southwest campus area. The electrical demands of the campus are increasing at a rate of about 3% per year due to the addition of new building space and the renovation of existing space. The existing steam, condensate and compressed air distribution systems and the existing electrical distribution system in the southwest portion of campus are inadequately sized and will be upgraded.

In June 2001, as a result of bids received, the State Building Commission authorized an additional \$600,000 for Phase I, which included an additional \$300,000 of Institutional Funds, bringing the total amount of reimbursable funding to \$1,050,000.

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

Resolution I.3.g.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, (1) the Design Report be approved, (2) authority be granted to construct a Campus Utility Distribution System Upgrade-Phase II project at an estimated cost of \$1,900,000 of General Fund Supported Borrowing, and (3) authority be granted to seek reimbursement of \$1,050,000 of UW-Madison Institutional Funds for Phase I.

I.3.h. UW-Madison: Soil and Plant Analysis Lab (Design Report)

This item requested (a) approval of the Design Report; (b) authority to increase the budget by \$194,300 and (c) authority to construct a Soil and Plant Analysis Lab, at a revised estimated total project cost of \$1,730,400.

This project will provide for construction of a Soil and Plant Analysis facility at the headquarters area of the West Madison Agricultural Research Station (ARS) located at 8502 West Mineral Point Road. The building will provide laboratory spaces for analysis of soil, plant tissue, water and wastewater, as well as reception/sample receiving and processing area, resource room, glasswashing area, open and dedicated office areas, and associated support and mechanical spaces. A space will be shelled in as part of this project to provide a future lab.

The steel-construction building will include face brick on the lower half and vertical metal siding panels above which will match the existing facility. The roof will be designed to screen the air handlers and

fume hood exhausts from view. A bank of skylights will bring natural day lighting into the building. The design of the building will allow for future expansion. Utility extensions will be constructed to connect the laboratory to the city of Madison's water and sanitary sewer systems. Construction of this facility is expected to begin in spring 2002 with completion targeted for fall 2002.

Upon the motion of Regent DeSimone and second of Regent Schneiders the Committee approved Resolution I.3.h.

Resolution I.3.h.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, (a) the Design Report be approved; (b) authority be granted to increase the budget by \$194,300 using Residual Program Revenue Supported Borrowing; and (c) authority be granted to construct a Soil and Plant Analysis Lab, at a revised estimated total project cost of \$1,730,400 (\$771,100 Program Revenue Supported Borrowing, \$194,300 Residual Program Revenue Supported Borrowing, and \$765,000 Institutional Funds-CALS).

I.3.i. UW-Milwaukee: Student Union Ballroom Renovation

This item requested authority to construct the Student Union Ballroom Renovation project at an estimated total project cost of \$2,590,000.

This project will renovate and remodel space at the west end of the first floor of the Student Union including the Ballroom, the former Servery, the Milwaukee Room, adjacent storage areas and restrooms. The work will provide a new operable partition system to divide the Ballroom into two large meeting rooms, create new breakout space and future office space, refurbish all finishes, and upgrade mechanical systems, lighting, power distribution, telecommunications and audio-visual equipment. The work will also include upgrading two existing exit stair configurations to meet code requirements.

Debt service payments on the bonds will be paid using a combination of user revenues and segregated fees. There will be no increase in the segregated fees as a result of this project since other bonds will be retired during the repayment schedule and proceeds will be used to pay for the new bonds.

Upon the motion of Regent Schneiders and second of Regent DeSimone 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 the Student Union Ballroom Renovation project at an estimated total project cost of \$2,590,000 (\$1,740,000 Program Revenue Supported Borrowing and \$850,000 Program Revenue - Cash).

I.3.j. UW-Oshkosh: Reeve Memorial Union Addition and Blackhawk Commons Remodeling Budget Increase

This item requested authority to increase the budget for the Reeve Memorial Union Addition and Blackhawk Commons Remodeling project by \$400,000.

The requested increase to the project budget is required to address various unforeseen code required items such as: modifications to the elevators for ADA compliance; enclosing of the open interior stairwell within the bookstore; replacing insulation on the kitchen exhaust ductwork; revision of ductwork in two areas of the building due to low ceiling heights; and removal of contaminated soil from the construction site. In addition, the funding will remodel the existing first floor bathrooms to upgrade plumbing and other related work. This increase will not result in an additional increase in the segregated fees.

Upon the motion of Regent DeSimone and second of Regent Schneider the Committee approved Resolution I.3.j.

Resolution I.3.j.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget for the Reeve Memorial Union Addition and Blackhawk Commons Remodeling project by \$400,000 of Program Revenue Supported Borrowing for a revised total project budget of \$19,506,000 (\$15,006,000 Program Revenue Supported Borrowing, \$900,000 Residual Program Revenue Supported Borrowing and \$3,600,000 Program Revenue – Cash).

Items I.3.k. and I.3.l were considered together.

The UW-Platteville Agriculture Technology Center project and the Living and Learning Center project were both approved by the Board of Regents and the State Building Commission as part of the Wisconsin Agricultural Stewardship Initiative (WASI) included in the 2001-03 Capital Budget. These centers will be constructed on the Pioneer Agricultural Stewardship Farm that is operated by UW-Platteville's School of Agriculture.

The Wisconsin Agricultural Stewardship Initiative is a four-year, \$34.5 million, statewide program involving numerous external partners including producers; producer organizations; the Department of Agriculture, Trade and Consumer Protection; the Department of Natural Resources; various Federal agencies; and others. The WASI program will assist farmers in developing environmentally sound, productive, and profitable farming approaches through producer driven research and demonstration projects.

Both the Agriculture Living and Learning Center and the Agriculture Technology Center, are crucial to the teaching and dissemination purpose of the Stewardship Farm.

I.3.k. UW-Platteville: Agriculture Technology Center (Design Report)

This item requested approval of the Design Report and authority to construct the Agriculture Technology Center for an estimated total project cost of \$1,609,000.

The technology center will be used as a hub for information dissemination and as a location to teach courses, workshops, and seminars via the Internet, compressed video, and other electronic media. It will include a conference/distance learning room, office space, storage and technical services space.

It is anticipated that construction of the Agriculture Technology Center will start in spring 2002 and be completed later that fall. A similar schedule is planned for construction of the Living and Learning Center.

I.3.1. UW-Platteville: Living and Learning Center (Design Report)

This item requested (a) approval of the Design Report for the Living and Learning Center project; (b) authority to increase the budget by \$117,400 using Residual Program Revenue Supported Borrowing, and (c) authority to construct the project at a revised estimated total project cost of \$952,000.

This project will involve construction of an Agriculture Living and Learning Center at the UW-Platteville Pioneer Prairie Farm on a site between the East Farm and the Beef Farm.

The Living and Learning Center will provide short-term lodging with a dining area, a lounge/meeting room and an informal outdoor dining/activity area. Farmers and other agriculture professionals will be able lodge at this site while they studying ideas and methods being demonstrated at the Stewardship Farm. Agricultural scientists who come to the Stewardship Farm to participate in the on-going applied research or environmental monitoring will also be able to lodge at the Living and Learning Center.

A secondary use of the Living and Learning Center will be to provide a place for various UW-Platteville student, faculty, and staff groups to conduct retreats, seminars, workshops, and other overnight activities.

The construction and operating costs of the Living and Learning Center will be borne by user fees. Based upon projected revenues and expenses, the University is confident that the Living and Learning Center will be self-supporting.

Upon the motion of Regent DeSimone and second of Regent Schneiders the Committee approved Resolution I.3.k. and Resolution I.3.l.

Resolution I.3.k.

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 Agriculture Technology Center at an estimated total project cost of \$1,609,000 (\$1,000,000 DNR Stewardship Grant Funds and \$609,000 General Fund Supported Borrowing).

Resolution I.3.l.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, (a) the Design Report for the Living and Learning Center project be approved, (b) authority be granted to increase the budget by \$117,400 using

Residual Program Revenue Supported Borrowing, and (c) authority be granted to construct the project at a revised estimated total project cost of \$952,000 (\$834,600 Program Revenue Supported Borrowing and \$117,400 Residual Program Revenue Supported Borrowing).

I.3.m. UW-River Falls: Dairy Science Teaching Center (Design Report)

This item requested approval of the Design Report and authority to construct a Dairy Science Teaching Center-Phase I project at the Mann Valley Farm, for an estimated cost of \$3,431,000.

This project involves construction of the first phase of a new Dairy Science Teaching Center on the Mann Valley Farm at UW-River Falls. The project will result in a functional dairy farm for 96 milking cows plus replacements. Special emphasis will be placed on modern waste management facilities needed for demonstration to and experimentation with the dairy industry. This development will require extensive site work on 14 acres of the Mann Valley Farm.

UW-River Falls has the largest undergraduate dairy program in the country and partners with dairy companies to provide continuing education opportunities for employees. Existing dairy facilities are outdated and in disrepair. They cannot provide collaborative research opportunities for faculty and industry to improve Wisconsin's dairy economy. Dairy students need to receive instruction in facilities that demonstrate current and developing dairy management techniques.

This project has been in planning for several years. It was recommended for construction by the Board of Regents in 1997-99 and 1999-01, and enumerated for construction in 1999-01. In 2000, planning of this project resulted in a revised estimate for the relocation of the dairy program to the Mann Valley Farm. Since the Board of Regents had already submitted its 2001-03 Capital Budget request to the Department of Administration, it was decided to split the project in two phases.

The first phase of this project will complete a majority of the site work necessary for both construction phases, and develop a minimum of animal facilities needed to relocate the milking herd from the current dairy operation to the Mann Valley Farm. The campus will request funding for the second phase as part of the 2003-05 capital budget. Construction is expected to begin in spring 2002, with completion anticipated in summer 2003.

Upon the motion of Regent Schneiders and second of Regent DeSimone the Committee approved Resolution I.3.m.

Resolution I.3.m.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a Dairy Science Teaching Center-Phase I project at the Mann Valley Farm, for an estimated cost of \$3,431,000 (\$2,931,000 General Fund Supported Borrowing and \$500,000 Gift Funds).

I.3.n. UW-Sevens Point: Central Wisconsin Environmental Station Lease

This item requested authority to enter into a lease between the Trustees of Camp Chickagami and the State of Wisconsin, Department of Administration to provide for the continuing operation of the Central

Wisconsin Environmental Station (CWES) at a total 30-year lease cost of \$30 Program Revenue Cash. The term begins October 1, 2001 and ends September 30, 2031 with an option for a 20-year renewal.

The approval of this lease will enable UW-Stevens Point to continue operation of the Central Wisconsin Environmental Station started in 1975 and permit the use of state-wide all-agency funding for maintenance projects at the educational facility.

This UW-Stevens Point's College of Natural Resources field station consists of 19 buildings and is located on approximately 121 acres of land east of Stevens Point. It is used as a year-round environmental education and conference center. The facility and programs provide the laboratory for training UW-Stevens Point undergraduate and graduate students majoring in Natural Resources, environmental education, and camp management.

Upon the motion of Regent Schneiders and second of Regent DeSimone the Committee approved Resolution I.3.n.

Resolution I.3.n.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to enter into a lease between the Trustees of Camp Chickagami and the State of Wisconsin, Department of Administration to provide for the continuing operation of the Central Wisconsin Environmental Station (CWES) at a total 30-year lease cost of \$30 Program Revenue Cash.

I.3.o. UW-Eau Claire The Campus Master Plan and the Planning Process

Vice Chancellor for Business and Student Services Andy Soll spoke to the Committee about the UW-Eau Claire Campus Master Plan and explained the inclusive-style planning process they are using to update their 6-year plan. Their goal is to identify comprehensive solutions to their diverse array of space issues.

Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 4:10 p.m. Vice Chancellor Andy Soll then conducted a tour of their science building renovation and demonstrated their need in the social science building.



Judy Knoll, Recording Secretary