

Minutes
Physical Planning and Funding Committee
Thursday, December 6, 2002

Committee Chair Regent Gracz convened the joint meeting of the Physical Planning and Funding Committee and the Business and Finance Committee at 3:00 p.m. in Room 1920 of Van Hise Hall. Present were Regents Klauser, Jones, Krutsch, Schneiders and Randall. Regent DeSimone and Olivieri were absent.

I.3.b. Auxiliary Operations

- Financial Management - Associate Vice President Doug Hendrix and System staff delivered a presentation to the Committees about Financial Management of Auxiliary Operations. Details of this presentation are available in the minutes of the Business and Finance Committee.
- Facilities Management – A Facilities Management presentation was made by Tom Bittner, UW System Planning & Systems Specialist who reported that the same maintenance issues and trends affect both GPR and PR facilities due to the similar construction chronologies. It is evident that, as the physical plant continues to age, funding demands to maintain the existing facilities will continue to increase. In addition, student needs have changed since most of these facilities were built.

Facilities planning for future major projects will focus on two main themes:

(1) renovation and maintenance, and (2) replacement of some facilities that are no longer useful for programmatic purposes and which have high maintenance needs to the extent that renovation is not economically viable.

These two themes most often emerge in the areas of housing, food service, and student union facilities.

The joint meeting was ended at 3:28 p.m. Regent Gracz then reconvened the meeting of the Physical Planning and Funding Committee. Present were Regents Schneiders and Randall. Regent DeSimone was absent.

I.3.c. Approval of Committee Minutes

The minutes of the November 7, 2002 meeting stood approved as distributed.

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

Building Commission Actions: Assistant Vice President Ives reported that the Building Commission approved about \$11M for various projects at their November meeting and commented briefly about those projects. (See spreadsheet attached to these minutes.) She also reported that bids for three major projects have significantly exceeded the original budgets. One of these, the new residence hall at UW-River Falls, will be rebid. Ives stated that the UW-Madison Chamberlin Hall project is on the agenda this month for a budget increase and that a project for the new dairy facilities at UW-River Falls is under review.

I.3.e. UW-Oshkosh: Campus Development Plan Update

Chancellor Wells updated the Committee on the UW-Oshkosh Campus Development Plan. He reported that they are developing various collaborations to help address needs of the institution, the System and the community. Those collaborations include the city of Oshkosh, other System institutions, local businesses, the UW-Oshkosh Foundation and alumni. Wells explained that the campus has a significant shortage of building space with minimal land available for expansion and that they will be developing lease arrangements for both facilities and land until funding can be made available for their acquisition. Chancellor Wells asked for continuing support for their top priorities, which include funding for land acquisition and remodeling of a former food service facility to create a Student Support and Development Center. That facility is related to the differential tuition initiative which was discussed earlier by the Committees during the Financial Management presentation.

The Committee then considered item I.3.g.

I.3.g. UW-Madison: Authority to Name an Administrative Office Complex at Camp Randall Stadium “Kellner Hall”

This item requested approval to name the future Administrative Office Complex at the Camp Randall Stadium “Kellner Hall.” This request was discussed in closed session by the Committee in November 2002 and involves the naming of the future Camp Randall Stadium Administrative Office Complex after the Kellner Family, honoring both deceased and living individuals.

Generations of the Kellner Family have been loyal supporters of UW-Madison and have provided many generous gifts, including funding for projects such as the Kohl Center and the Kellner Family Terrace at the Below Alumni Center. Ted Kellner was instrumental in developing the Alumni Center and gifts from the Kellner Family have provided major support for the Fluno Center, Grainger Hall and School of Business programs, the Students Helping Achievement in Public Education Tutoring Program in the School of Education, the band endowment, and a variety of other University endeavors.

Upon the motion of Regent Randall and the second of Regent Schneiders 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, authority be granted to name the future Administrative Office Complex at the Camp Randall Stadium “Kellner Hall.”

I.3.f. UW Colleges: UW-Fox Valley – Temporary Construction Easement

This item requested authority for the officers of the Board of Regents to permit Winnebago County to grant a temporary construction easement on property leased from Winnebago County for the site of UW-Fox Valley. The easement will allow the UW-Fox Valley Foundation, Inc., to build an engineering laboratory that will serve students enrolled in the collaborative engineering program with UW-Platteville. This program allows students to remain in the Fox Valley to complete their BS degree.

This project will provide laboratory and support space for the collaborative Bachelors of Science in Mechanical Engineering degree being offered by UW-Platteville at UW-Fox Valley. New construction will provide space for laboratories, storage, and offices. UW-Platteville will provide all movable equipment through existing resources and Economic Stimulus Package 1 (ESP1) funding that it received for this program.

This project will be funded by the Fox Valley business community, so there is no capital cost to the university or state budget for construction. The completed facilities will be owned by Winnebago and Outagamie Counties.

The increase in space will require an increase of .25 FTE in custodial staff. The additional square footage will increase utility/energy requirements approximately 1.6 per cent and will cause maintenance costs to increase slightly. UW-Fox Valley will fund maintenance support through S&E reallocation, and will provide custodial service with existing staff until additional staffing can be obtained through the institutional staffing process. UW-Platteville will fund instructional costs of the facility from the GPR funding it received in the 2001-03 biennium to support the UW-Fox Valley collaborative program.

Upon the motion of Regent Randall and the second of Regent Schneiders the Committee approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, the officers of the Board of Regents be authorized to permit Winnebago County to grant a temporary construction easement on the site of UW-Fox Valley to allow for construction of space by UW-Fox Valley Foundation Inc. for the UW-Platteville collaborative engineering program.

I.3.h. UW-Madison: Memorial Union Lakefront Cafeteria Renovation (Design Report)

This item requested approval of the Design Report and authority to construct a Memorial Union Lakefront Cafeteria Renovation project, at an estimated total project cost of \$2,497,400 Program Revenue-Cash.

The Lakefront Café has been in continuous service since the Memorial Union was constructed in 1928. The last major renovation of the service line was in 1956. This project will provide for complete renovation of 11,600 GSF, involving the existing cafeteria, dining room and adjacent areas in the Memorial Union. The space will be designed to accommodate conferences and receptions for up to 400 attendees. A key aspects of the renovation will be to create a market-style environment that will offer a number of menu options and to restore the Lakefront's operations to profitability.

It is anticipated that the Lakefront dining room will be refurbished by fall 2003, to inaugurate the Memorial Union's 75th year of service to the University of Wisconsin-Madison.

Upon the motion of Regent Schneiders and the second of Regent Randall 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, the Design Report be approved and authority be granted to construct a Memorial Union Lakefront Cafeteria Renovation project, at an estimated total project cost of \$2,497,400, using Program Revenue-Cash.

I.3.i. UW-Madison: Medical Science Center Fourth Floor Generic Research Lab Renovation

This item requested authority to construct a Medical Science Center Generic Research Lab Renovation project, at an estimated total project cost of \$380,000, using Medical School Gift Funds.

This project will remodel approximately 3,600 GSF of former student lab space on the fourth floor of the Medical Science Center (MSC) into an open, modern, generic wet laboratory with office space. The additional lab space will be used to support the research efforts of additional UW faculty members.

This fourth floor space was renovated approximately 20 years ago for use as a student lab and was used as such for 15 years. Recently, this space has been used as short-term study space for first- and second-year medical students.

New work will consist of installing high lab benches, fume hoods, sinks, low bench/desk areas for student workers, partitions and suspended ceilings for offices and support rooms as well as new vinyl tile floor and base. It is anticipated that construction will begin in summer 2003 with completion in October 2003.

Upon the motion of Regent Schneiders and the second of Regent Randall the Committee approved Resolution I.3.i.

Resolution I.3.i.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Medical Science Center Generic Research Lab Renovation project, at an estimated total project cost of \$380,000, using Gift Funds (Medical School).

I.3.j. UW-Madison: Biotron Building Second Floor Renovation

This item requested authority to construct a Biotron Building Second Floor Renovation project at an estimated total cost of \$646,800 Institutional Funds.

The Biotron's cage washing facilities are outdated, inadequate and have not been modified since the construction of the building in 1966. The current facilities are not code compliant and may not pass the 2003 Association for Assessment and Accreditation of Laboratory Animal Care (AAALAC) accreditation inspection without renovation. The project's goal is to separate and replace both the large and the small animal cage washing facilities to ensure code compliance and meet accreditation standards. Work will be staged to enable cage washing during the renovation.

The project will also upgrade the existing HVAC systems and the electrical systems for the new equipment as well as make necessary connections to the campus chilled water

infrastructure. It is anticipated that construction will be started in the summer 2003, and be completed in February 2004.

Upon the motion of Regent Randall and the second of Regent Schneiders the Committee approved Resolution I.3.j.

Resolution I.3.j.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Biotron Building Second Floor Renovation project at an estimated total project cost of \$646,800 Institutional Funds.

I.3.k. UW-Oshkosh: Acceptance of a Gift of Land

This item requested authority to accept a gift of two parcels of land totaling 12.3 acres located at Sunset Point on the north shore of Lake Buttes des Mortes, City of Oshkosh, Winnebago County from the UW-Oshkosh Foundation.

The UW-Oshkosh Foundation received this land in 1968, as a donation from Marjorie and Elizabeth Allen with the intent that the property be used to enhance the study and understanding of natural ecology and field biology at UW-Oshkosh. One parcel contains 3.58 acres, the other 8.72 acres. Both parcels are located a short distance from campus on the north shore of Lake Buttes des Mortes in Oshkosh, Winnebago County and are known collectively as the Allen Marshland Preserve. The land which consists mostly of marsh lowlands with a considerable amount of lake frontage provides outstanding opportunities for student learning and hands-on research. The title of these two parcels will be transferred from the UW-Oshkosh Foundation to the Board of Regents.

Upon the motion of Regent Randall and the second of Regent Gracz the Committee approved Resolution I.3.k.

Resolution I.3.k.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to accept a gift of two parcels of land totaling 12.3 acres located at Sunset Point on the north shore of Lake Buttes des Mortes, City of Oshkosh, Winnebago County from the University of Wisconsin Oshkosh Foundation.

I.3.l. UW-Oshkosh: Easement for a Driveway

This item requested authorization for the officers of the Board of Regents to execute a 2-1/2 by 107-foot easement for purposes of a driveway for the property owner of 819 John Street, City of Oshkosh, Winnebago County, Wisconsin.

The easement will permit the owner to continue using a strip of Regent-owned land as part of a driveway. The easement will be structured to enable the Regents to terminate the agreement at anytime to permit University use of the property. The property owner has agreed to pay all costs and fees associated with granting and recording the easement.

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

Resolution I.3.l.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted for the officers of the Board of Regents to execute a 2-1/2 by 107-foot easement for purposes of a driveway for property at 819 John Street, City of Oshkosh, Winnebago County, Wisconsin.

I.3.m. UW-Stevens Point: Allen Center Remodeling

This item requested authority to construct an Allen Center Renovation/Remodeling project at an estimated total cost of \$543,200 (\$517,700 Program Revenue Supported Borrowing and \$25,500 Program Revenue-Cash).

The Allen Dining Center was constructed in 1964, and was used as a residential dining facility until 1992, when resident hall dining was relocated to another facility. In 1996, significant reconfiguration and remodeling occurred in most of the Allen Center, however, the large kitchen area was not included in that project.

This project will remodel/renovate approximately 4,340 GSF in the Allen Residential Center and will convert an abandoned cafeteria kitchen into a large exercise room, small server, and laundry room. A corridor wall will be moved to add about 600 ASF of studio space to the Cardio Center. A coatroom will be re-configured into office space and storage space will be provided for custodial and program needs. Renovation work will replace walls, acoustical tile ceilings, wood, vinyl, and carpeted flooring. Electrical and lighting systems will also be upgraded and air handlers will be replaced.

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

Resolution I.3.m.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to construct an Allen Center Renovation/Remodeling project at an estimated total cost of \$543,200 (\$517,700 Program Revenue Supported Borrowing and \$25,500 Program Revenue - Cash).

I.3.x. UW-Madison: Chamberlin Hall Renovation Budget Increase

This item was received by the Committee as an additional item because the bids for the project will lapse prior to the February 2003 Regent meeting. The six bids received for this project were close and there is no indication that re-bidding this project would result in any better bidding outcome.

Bids for this project were opened on November 12, 2002. The lowest base bid exceeded the approved amount by approximately \$1,444,100. In order to avoid a reduction in project scope and to complete the project as designed, funds will be transferred from the UW System Classroom Renovation/Instructional Technology Improvements fund and the University will provide institutional non-GPR funds to achieve the base program.

Approval is requested authority to increase the budget of the Chamberlin Hall Renovation project by \$1,444,100 (\$944,000 GFSB to be transferred from unused balances in various projects in the UW System Classroom Renovation/Instructional Technology Improvements program and \$500,100 Institutional Non-GPR funds) for a total revised budget of \$22,394,100 (\$21,739,000 GFSB, \$155,000 Gift funds, \$500,100 Institutional, Non-GPR Funds).

The Chamberlin Hall Renovation project was approved for planning in the 1999-01 biennium with construction enumeration following in 2001-2003. This project will remodel space in Chamberlin Hall, located at 1150 University Avenue on the UW-Madison campus.

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

Resolution I.3.m.

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 Chamberlin Hall Renovation project by \$1,444,100 (\$944,000 GFSB to be transferred from unused balances in various projects in the UW System Classroom Renovation/Instructional Technology Improvements program and \$500,100 Institutional Non-GPR funds) for a total revised budget of \$22,394,100 (\$21,739,000 GFSB, \$155,000 Gift funds, \$500,100 Institutional, Non-GPR Funds).

Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 5:20 p.m.



Judy Knoll, Recording Secretary

October 2002 SBC Actions for November 2002 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
Oshkosh	Kolf Athletic Training Facility (Design Report)	
	\$990,000 General Fund Supported Borrowing-Facilities Repair and Renovation	
	(and transfer that amount to the University Infrastructure Appropriation)	\$990,000
Platteville	Ullsvik Center Remodeling project - requested \$383,999 BTFunds for planning & to prepare DR	
	split 50 / 50 - campus pay 50% for planning & DR	
	\$191,500 Building Trust Funds	\$191,500
Superior	Aquaculture Demonstration Facility	
	\$3,350,000 Program Revenue Supported Borrowing, Native American Gaming Funds	\$3,350,000
	waive s.16.855 under s.13.48 (19) to accept single prime contractor bids.	
Whitewater	Wells Residence Hall Fire Sprinkler System project (Design Report)	
	\$1,000,000 Program Revenue-Cash	
	\$972,000 Program Revenue Supported Borrowing	\$1,972,000