

Minutes
Physical Planning and Funding Committee
Thursday, December 8, 2005

Committee Vice Chair Regent Gracz convened the joint meeting of the Physical Planning and Funding Committee and the Business, Finance, and Audit Committee at 12:40 p.m. in Room 1820 of Van Hise Hall in Madison, Wisconsin. Present were Regents Crain, Connolly-Keesler, Loftus, Pruitt, and Smith. Regents Rosenzweig and Salas were absent.

I.3.a. UW-Madison: Campus Master Plan Presentation

The UW-Madison Campus Master Plan was presented to the joint session of the Physical Planning and Funding Committee and the Business, Finance and Audit Committee.

Chancellor Wiley introduced the master plan presentation by explaining that the plan will guide the development of the UW-Madison campus for the next twenty years and that the planning process was accomplished after more than two hundred public hearings that allowed input from every constituency that the campus could identify. He continued by saying that the master plan takes into consideration both existing and proposed buildings, green space, utilities and future utility corridors, traffic and parking.

UW-Madison Associate Vice Chancellor of Facilities, Planning and Management Alan Fish presented the master plan and commented that the plan for the campus community does not include specific project costs, or space assignment, but was a plan for future development of the campus with six specific goals of accomplishing sustainability; community, academic and research connections; student life; building and design guidelines; open space; and transportation and utilities. Fish detailed aspects of the plan and explained that the master plan is dynamic and will respond to change as it guides the campus in its future capital development.

In response to a question asked by Regent Loftus concerning the bus system and future parking, Mr. Fish responded that there are now 13,000 parking spaces and in future years there will still be the same number of parking spaces. Fish continued by saying that the campus expects to expand the free intra-campus bus service with a goal of getting anywhere on campus in fifteen minutes. He explained that planners are creating new campus bus routes and are working toward more commuter park-n-ride opportunities from outlying areas.

In response to a question from Regent Crain, Mr. Fish explained that about one-third of the spaces of the master plan are programmed for a particular building, and more than one-half are generic spaces which will be redeveloped sites but without a present program assignment. He noted that such generic planning allows the campus to decide specific space use at a future date.

In response to a question from Regent Pruitt about the future energy cost implications of the master plan, Mr. Fish answered that it is anticipated that the addition of six to seven million gross square feet will increase the operating budget. Fish explained that construction of new research space will result in higher mechanical costs because those spaces required more frequent air exchanges. Fish remarked

that replacement buildings are often more energy efficient than the space they replaced resulting in lower energy costs.

I.3.b. Report on Apportionment of Energy Costs for the University of Wisconsin System

Associate Vice President Freda Harris reported to the committees about UW System energy costs and the approaches that campuses are taking to reduce energy expenditures. Harris stated that energy costs increased 68 percent from 1999 to 2005 and that during that time, the state contributed about 74 percent of the increased costs, and non-state dollars contributed about 26 percent. She continued by saying that the GPR allotment for energy costs in 2005-07 will make up 51 percent of the allotment and tuition revenue will make up 49 percent. Harris commented that during the 2005-07 biennia there was a fundamental shift in the funding for UW energy costs increases. Historically, tuition revenue funded about 25 percent of the total increase. However, in the 2005-07 biennia, tuition revenue will fund about \$43 million or 90 percent of the increase. Ms. Harris mentioned that the System has made many changes in the past years to reduce energy costs and that conservation efforts remain a priority.

In response to a question from Regent Smith, Assistant Vice President David Miller reported that there maybe more flexibility in using all agency funds for non traditional projects, such as filter replacements, which would have an immediate impact on energy reduction. He continued by saying that additional savings are possible but that many of those savings are personnel driven. In response to a question about the translation of energy reduction to savings, Miller said that it would be difficult to realize cash savings from usage reductions because the cost of energy has also increased.

The joint meeting of the committees adjourned at 1:40 p.m.

Regent Gracz reconvened the Physical Planning and Funding Committee meeting at 1:48 p.m. in Room 1511 of Van Hise Hall. Regent Crain was present. Regent Salas was absent.

I.3.c. Approval of the Minutes of the November 10, 2005 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Crain, and the second of Regent Gracz, the minutes of the November 10, 2005 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.d. UW-La Crosse: Naming the UW-La Crosse Stadium the “Roger Haring Stadium”

This item requested authority to make an exception to Regent Policy 96-1 and name the UW-La Crosse stadium "Roger Haring Stadium" in recognition of the remarkable career of the retired UW-La Crosse football coach, former tenured faculty member, and Assistant Professor Emeritus of Exercise & Sport Science.

The University of Wisconsin System Board of Regents policy 96-1 requires that each request to name or dedicate facilities after a person be brought to the Physical Planning and Funding Committee for discussion in closed session at least one month prior to a request for formal Board of Regents action. An exception to this policy is requested for this naming to allow the campus to respond as soon as possible to a formal request by the city of La Crosse on behalf of community veterans’ organizations. The city has requested that the university reinstate the name of Memorial Field for the football field and surrounding outdoor space and acknowledges that the university has the authority to name the stadium the "Roger Haring

Stadium." The chancellor responded publicly to the city that he would use his authority to comply with the request immediately, thereby removing the name of Roger Haring from the football field, reinstating the name of Memorial Field for the football field and surrounding grounds, and requesting that the Board of Regents name Veterans Memorial Stadium the "Roger Haring Stadium."

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

Resolution I.3.d.

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, the Board of Regents name the UW-La Crosse stadium the "Roger Haring Stadium" and waive the closed session required in policy 96-1.

I.3.e. UW-Madison: Potato Storage Facility at Hancock Agricultural Research Station - Authority to Construct Under the Terms of a Land Use Agreement and Accept the Completed Facility as a Gift-in-Kind

This item requested authority to execute a land use agreement between the Board of Regents and the Wisconsin Potato and Vegetable Growers Association, Inc. (WPVGA) to allow the association to construct a potato storage research building at the Hancock Agricultural Research Station, and to accept the gift-in-kind of the completed new facility valued at approximately \$2,000,000.

The project will construct a 9,000 GSF potato storage research building at the UW-Madison's Hancock Agricultural Research Station. The Wisconsin Potato and Vegetable Growers Association (WPVGA) obtained \$700,000 in funds from the United States Department of Agriculture (USDA) for this project. The remaining balance of \$1.3 million in funds will come from the WPVGA which is also establishing a \$500,000 endowment for the operational support of the facility.

The project is a cooperative project between UW-Madison College of Agricultural and Life Sciences and the WPVGA to conduct research initially related to potato storage problems that cause substantial losses to growers. A recently formed WPVGA committee recommended the Hancock Research station as the best potential site for a new facility because of ongoing potato related research already being undertaken at that location and because of the past successes of the station in addressing problems unique to the potato and vegetable industry.

Upon the motion of Regent Crain and the second of Regent Gracz 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 execute a land use agreement between the Board of Regents and the Wisconsin Potato and Vegetable Growers Association, Inc. (WPVGA) to allow the association to construct a potato storage research building at the Hancock Agricultural Research Station, and to accept the gift-in-kind of the completed new facility valued at approximately \$2,000,000.

I.3.f. UW-Milwaukee: Lease of Space for WUWM Radio Station

This item requested authority to amend the existing lease with Polacheck Property Management to increase the present 9,900 square feet of space by 10,100 square feet for a new total of 20,000 square feet for the WUWM Milwaukee Public Radio station in the Plankinton Building at the Grand Avenue Mall. The annual additional cost of \$151,500 will yield a new total annual space cost of \$300,000. The cost of the entire lease will continue to be totally supported by fund-raising gifts.

This lease amendment will expand the current facilities into adjacent space. The additional space will be used for three additional studios and areas for additional news and radio magazine production staff. The current rental rate is \$15 per square foot. The additional space will be leased at the same rate and will include the radio station's build out requirements.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to amend the existing lease with Polacheck Property Management to increase the present 9,900 square feet of space by 10,100 square feet for a new total of 20,000 square feet for the WUWM Milwaukee Public Radio station in the Plankinton Building at the Grand Avenue Mall.

I.3.g. UW-Platteville: Platteville Dairy Center – Adjust the Project Budget

This item requested authority to increase the budget of the Dairy Center Improvement Project by \$948,520 (\$948,520 General Fund Supported Borrowing – All Agency) for a total revised budget of \$2,775,520 (\$1,725,000 General Fund Supported Borrowing, \$948,520 General Fund Supported Borrowing–All Agency, and \$100,000 Institutional Non-GPR Funds). This project was enumerated in the 2001-03 Capital Budget as part of the Wisconsin Agricultural Stewardship Initiative.

This project will construct dairy farm facilities at the UW-Platteville Pioneer Farm for the College of Business, Industry, Life Science, and Agriculture. The new 30,852 GSF facilities will replace an existing freestall barn and milking center and will be designed for a herd of 200 milking cows and will include: new milking systems, including a robotic milking parlor, a traditional milking parlor, a new manure handling system, and a new manure lagoon.

Bids received on September 14, 2005, resulted in a total project cost of \$2,792,750 (\$967,750 more than the original budget), including an allowance for excavation for which no bids were received. Revisions to the project program and bidding sequences were made and the project was subsequently bid again on November 15, 2005, with excavation included with general construction in the new bid package. The bids received on November 15 were \$36,480 less than the September 14 bids and excavation estimate. The bid results exceeded the construction estimates primarily because of recent steep price increases in fuel and building materials.

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

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 increase the budget of the Dairy Center Improvement Project by \$948,520 (\$948,520 General Fund Supported Borrowing – All Agency) for a total revised budget of \$2,775,520 (\$1,725,000 General Fund Supported Borrowing, \$948,520 General Fund Supported Borrowing–All Agency, and \$100,000 Institutional Non-GPR Funds).

I.3.h. UW-Whitewater: Connor University Center - Authority to Construct and Adjust the Project Budget

This item requested (1) approval of the Design Report; (2) authority to construct the Connor University Center Addition and Remodeling project; and (3) authority to increase the project budget by \$612,000 (\$355,000 General Fund Supported Borrowing-Utilities Repair and Renovation and \$257,000 Program Revenue-Cash) for a total estimated cost of \$20,249,000, (\$8,854 General Fund Supported Borrowing, \$16,310,000 Program Revenue Supported Borrowing, \$390,000 Gift Funds, \$3,185,146 Program Revenue-Cash and \$355,000 General Fund Supported Borrowing-Utilities Repair and Renovation Funds).

This project will add 49,991 GSF of new program space and renovate 47,296 GSF of existing program space. Fire protection will be added to all areas of the new and existing facility. The oldest portion of the existing facility will be dismantled and replaced by the new addition. The addition will connect all portions of the existing building and greatly increase the accessibility, functionality, and economic viability of the facility. The service dock will be relocated and work will include rerouting and updating site utilities within the building footprint, site work, and landscaping. This project will provide additional parking and safer pedestrian flow in the central area of campus and will also provide a new drop-off area to improve visitor access to the University Center.

The incremental development and significant site constraints at utility locations have resulted in a building that lacks connectivity and efficiency and there are a number of program spaces that are inadequate to serve the current occupants and other campus participants. A number of current spaces for administrative and student organization offices do not have sufficient space or their adjacencies prohibit them from effectively meeting the needs of students.

The Connor Center is served by the utility lines in the Wyman Mall, none of which have been replaced since their original installation in 1964 or 1974. An All Agency project to replace and upgrade the utilities in this mall was planned for next year, however, this project will add All Agency utility funding to deal with the upgrades to the portion of the utility line that is within the Connor Center construction site.

Upon the motion of Regent Gracz and the second of Regent Crain 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, the Design Report be approved and authority be granted to construct the Connor University Center Addition and Remodeling project; and increase the project budget by \$612,000 (\$355,000 General Fund Supported Borrowing-Utilities Repair and Renovation and \$257,000 Program Revenue-Cash) for a total estimated cost of \$20,249,000, (\$8,854 General Fund Supported Borrowing, \$16,310,000 Program Revenue Supported Borrowing, \$390,000 Gift Funds, \$3,185,146 Program Revenue-Cash and \$355,000 General Fund Supported Borrowing-Utilities Repair and Renovation Funds).

I.3.i. UW System: Facility Maintenance and Repair Projects

This item requested authority to construct a maintenance and repair project at an estimated total project cost of \$373,500 Program Revenue-Cash through the All Agency Projects Program.

Health, Safety, and Environmental Protection

UW-La Crosse Angell Hall and Laux Hall Fire Alarm System Replacement: This project will replace fire alarm systems, which were installed in 1989, in two UW-La Crosse residence halls, Angell Hall and Laux Hall. The new fire alarm systems will be fully addressable with one way voice capability. A new annunciator panel, new pull stations, heat and smoke detectors, and new speaker/strobe signal devices will all be installed per current applicable codes, including ADA. The new fire alarm panels will be connected to the campus central fire alarm central reporting network.

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

Resolution I.3.i.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct a maintenance and repair project at an estimated total project cost of \$373,500 Program Revenue-Cash.

I.3.j. UW System: 2007-09 Criteria for Ranking GPR Major Projects

This item requested authority to adopt ranking criteria for GPR Major Projects as the basis for prioritizing and categorizing state-supported major projects for inclusion in future UW System capital budget requests.

The Board of Regents establishes criteria to be used by System Administration staff in ranking proposed GPR major projects that would require specific enumeration in the upcoming capital budget. The intended use of these criteria is to create a priority list that addresses the greatest needs, highest academic priorities, and most cost-effective solutions to various facility problems.

The proposed criteria for ranking major capital projects emphasize extending the useful life of existing facilities and functionality. They also support goals of improving the quality of education by providing effective learning and teaching environments with appropriate technology. Strong consideration is given to the academic significance of the program(s) served by each project, as well as any operating efficiencies to be realized. Consideration is also given to the institutional priority of each project which is established by the respective Chancellor. All general fund projects requiring enumeration must be supported by a completed Campus Space Use Plan.

A critical change is the prioritization of capital projects for which enumerated planning will be requested in the current biennium with the expectation of construction funding following in the subsequent biennium. This process provides the necessary linkage to accomplish rational programming and initial design that should produce more realistic cost estimates and capital budget submissions. It also gives credence for effective long-range planning efforts. Four major projects were enumerated for planning in 2005-07 and comprise a significant portion of our capital budget request for construction funding in 2007-09.

Each major project proposal will be ranked using the recommended criteria to determine its overall placement on a prioritized Systemwide list for Regent approval in the next capital budget.

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

Resolution I.3.i.

That, upon the recommendation of the President of the University of Wisconsin System, the Ranking Criteria for GPR Major Projects be adopted as the basis for prioritizing and categorizing GPR major projects for inclusion in UW System capital budget requests.

I.3.k. UW-Stevens Point: Lease of Space for Temporary Location of University Center Functions

This item requested authority for the Department of Administration to execute a 23-month temporary lease of 20,543 square feet of space at 200 Division Street in Stevens Point, Wisconsin, at an estimated total cost of approximately \$345,000, paid monthly using Program Revenue-Cash. This space will provide a temporary location for university center functions during the significant renovation of the Lee Sherman Dreyfus University Center.

This lease will allow for the temporary relocation of the University Bookstore, Text Rental, University Box Office, and Point Card operations during the renovation which is expected to begin in spring of 2006. The lease will run for a minimum term of 23 months commencing Feb 1, 2006 and ending December 31, 2007. Utilities will be individually metered and paid for directly by the University Centers operations budget.

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

Resolution I.3.k.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted for the Department of Administration to execute a 23-month temporary lease of 20,543 square feet of space at 200 Division Street in Stevens Point, Wisconsin, at an estimated total cost of approximately \$345,000, paid monthly using Program Revenue-Cash. This space will provide a temporary location for university center functions during the renovation of the Lee Sherman Dreyfus University Center.

I.3.l. Report of the Assistant Vice President

Assistant Vice President David Miller reported that the Building Commission approved about \$66 million for projects at its October meeting. Of that amount \$14.5 million was general fund supported borrowing, \$49 million was program revenue and \$2.5 million was gift funds. (For details, please see the chart at the end of these minutes.)

i.3.x. Additional items that may be presented to the Committee with its approval

No additional items were presented to the Committee.

Adjournment

The Physical Planning and Funding Committee adjourned at 2:17 p.m.

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Minutes of the Physical Planning and Funding Committee – December 8, 2005

November/December 2005 SBC Actions on Projects for December 2005 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
MSN	Hancock Ag Research Station - Potato Storage Research Facility - Land Use Agreement	
	\$700,000 Grant Funds	
	\$1,300,000 Gift Funds	\$2,000,000
STP	Connor University Center Remodeling - Construction Authority and Budget Increase	
	22,000,000 Program Revenue Supported Borrowing	
	1,267,000 Program Revenue-Cash	\$23,267,000
WTW	Connor University Center Remodeling and Addition Project	
	\$8,854 General Fund Supported Borrowing	
	16,310,000 Program Revenue Supported Borrowing	
	3,185,146 Program Revenue-Cash	
	\$390,000 Gifts	
	355,000 General Fund Supported Borrowing - Utilities Repair and Renovation	\$20,249,000
PLT	Authority to Waive s. 16.855 to accept a single prime contractor bid for New Residence Hall Site Utility Extension Project	
SYS	All Agency Maintenance and Repair Projects	
	EAU Gov Hall Roof Repl	
	EAU Hibbard McPhee Schofield Roof Repl	
	Environ Sci/Instruct Svcs Plaza Renov	
	LAX Mitchell E&P Roof Repl	
	MIL Lapham East Lobby/Plaza Renv (incr)	
	MSN Chamberlin Ext Windows Repl (Incr)	
	MSN Sterling Van Vleck Plaza Renv	
	OSH Blackhawk Chiller/Tower Repl (Incr)	
	PLT Multi Res Hall Ext Window Repl (Incr)	
	LAX Angell Laux Fire Alarm Repl	
	MSN Eagle Heights Fire Alarm Ph 2	
	EAU Htg Plnt Boiler Stoker Repr	
	MSN Bascom Hill Utility Repr	
	MSN Engr Rsrch Bldg Emer Gen Inst	
	MSN Lakeshore Watermain Impr (Incr)	
	MSN Lot 34 Reconst	
	MSN Htg Plnt Walnut CW Pump VFD Repl	
	OSH Fiber Optic Backbone Upgr	
	RFF Multi-Bldg Chiller/Tower Repl	
	6,559,000 – GFSB Facilities Maintenance	
	6,713,100 – Utilities Repair & Renovation	
	806,000 PRSB Facilities Maintenance	
	150,000 Gifts and Grants	
	4,417,500 Program Revenue-Cash	
	Total All Agency Projects	\$18,645,600
STP	Temporary Lease for Space (for Dreyfus Ctr. Remodel)	
EXT	Lowell Hall Improvements Project Budget Increase	
	639,000 Program Revenue-Cash	\$639,000
PLT	Dairy Center Improvemnet Project Budget Increase	
	953,920 General Fund Supported Borrowing	\$953,920
November/December SBC Meeting TOTAL		\$65,754,520