

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

Regent Gracz convened the meeting of the Physical Planning and Funding Committee and the Business and Finance Committee at 1:47 p.m. in Room C201, of Sandburg Residence Hall at UW-Milwaukee. Regents Axtell, DeSimone, Gottschalk, Jones, Klauser, Krutsch, and Schneiders were present. Regent Barry was absent.

I.3.a. Update on UW System Facilities: Deferred and Cyclical Maintenance Needs

The committees met jointly for an update on our System's Facilities deferred and cyclical maintenance needs by UW System Planning & Systems Specialist Tom Bittner.

Mr. Bittner reported that the information in the facilities database management system is continually being updated. Currently, the institutions are collecting data on utilities and sitework. He mentioned that there will be increases in cyclical or age-related maintenance needs throughout the upcoming decade because the building systems will reach the end of their useful life. The Committees concurred with the described approach to incorporate all of the maintenance data into each institution's long range facilities plan to address maintenance needs along with programmatic needs. He informed the group that maintenance data will be included in the information that System will consider as part of the 2003-05 Capital Budget recommendations in August.

The joint meeting ended at 2:20 p.m. Regent Gracz reconvened the meeting of the Physical Planning and Funding Committee at 2:27 pm. Present were Regents DeSimone and Schneiders.

I.3.b. Approval of Committee Minutes

On the motion of Regent DeSimone and the second of Regent Schneiders the minutes of the May 9, 2002 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 Building Commission approved about \$1.2M of various projects at their May Meeting. She informed the Committee that System submitted all of the Physical Planning Committee June agenda items, plus requests for \$8.5 million for various maintenance projects for June Building Commission approval. Ives continued by explaining that there may be a need to seek approval to modify existing space and/or acquire equipment at the UW-Madison Veterinary Animal Diagnostic Lab for the study of Chronic Wasting Disease. Funds for this program have recently become available through the Federal Government and the State Department of Natural Resources.

Ives updated the Committee on the progress of negotiations regarding the proposed Co-generation facility at UW-Madison and reported that negotiations are nearly complete. She explained that the funding arrangements are being finalized and that the project should be ready for Regent action soon.

UW-Milwaukee Chancellor Nancy Zimpher and staff spoke briefly to the Committee about Columbia Hospital as a possible facility opportunity for the campus, in light of the Hospital's decision to relocate. Planning will occur during the 2003-05 biennium to study how that facility could be adapted to meet

University needs. Zimpher added that acquisition of this facility would provide an exciting opportunity to resolve some long-standing space and parking problems for UWM.

I.3.d. Report on Physical Planning and Funding Committee 2001-02 Accomplishments

The Committee then reviewed its accomplishments for 2001-02 that focused on various aspects of maintenance capital budget financing and long range planning, all of which are intended to enhance the quality of the learning environment.

Accomplishments related to Maintenance include:

- o Building Commission approval of funds totaling \$42.3 million for various maintenance and repair projects.
- o Development of Preventive Maintenance Goals to guide our institutions in accomplishing highest priority activities. This is especially important due to shortfalls in physical plant operating budgets.
- o Review of a report on systemwide energy conservation practices. Much has been done over the years to modify facilities, install computerized energy management systems, and undertake performance contracts with private companies. These efforts have dramatically reduced energy consumption over the years, and have saved the State millions of dollars.
- o Support of the initiative to develop maintenance profiles for each institution and to incorporate that information into all long range development plans. The 2003-05 capital budget requests will identify the impact the proposed projects have on our maintenance problems, as well as programmatic needs.

Accomplishments related to Capital Budget Financing and 2001-03 Implementation include:

- o Review of major project Design Reports and authorized construction of approximately \$177 M of building projects.
- o Direction of staff to work with the Division of Facilities Development regarding the Regent's facilities funding policy, and to keep the Committee informed of problem areas.
- o Direction of staff to find ways to improve connections between the State's operating and capital budgets to ensure adequate operating funds for our facilities.

Accomplishments related to 2003-05 Long Range Planning include:

- o Approval of the 2003-05 Capital Budget Ranking criteria for GPR Major Projects. These criteria reflect our current initiatives and priorities related to maintenance and quality of the learning environment, as well as the new Wisconsin economy. They continue to emphasize extending the useful life of existing facilities through maintenance and renovation.
- o Modification of System Physical Planning Principles to include sustainability concepts.
- o Consideration of major physical planning issues that have emerged from ongoing campus planning throughout the University System. Effective learning requires both different kinds of space and more flexible space in our classrooms and labs. In addition to our significant maintenance needs, our campuses are faced with space shortages.
- o Exploration of issues related to the future of academic libraries since the arrival of electronic media. Since most of the libraries in our System are close to capacity, we need to determine what kinds of future library facilities we will need. We are committed to moving cautiously, using consultants where appropriate, and will learn more about our needs next year.

I.3.e. UW-Madison: Weeks Hall Addition (Design Report)

This item requested approval of the Design Report and authority to construct a Weeks Hall Addition project, at an estimated total cost of \$5,000,000, Gift Funds. This project was approved by the Board of Regents and State Building Commission and enumerated at this level of funding as part of the 2001-03 Capital Budget.

This project will provide for construction of two separate additions to Weeks Hall totaling 25,540 GSF and remodeling of 10,850 GSF to serve the Geology Department's instructional and research programs. Over the last 30 years, the department focus has evolved from field-based studies to laboratory-based research and this project will accommodate today's instructional requirements.

The Museum addition will contain a basement level drive-under area and a one-story, museum expansion at the first floor, including new exhibit space and related offices and storage. The academic addition will include four stories plus a full basement. Major components will include laboratories, instructional spaces, offices, library expansion, sample repository, and utilities rooms. The laboratory and office spaces will provide support for geomicrobiological research. The instructional spaces will include an undergraduate teaching lab, graduate seminar room, and 78-seat state-of-the art lecture hall.

Over the last 30 years, the department focus has evolved from field-based studies to laboratory-based research and this project will accommodate today's instructional requirements.

Upon the motion of Regent Schneiders and the second of Regent DeSimone 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, the Design Report be approved and authority be granted to construct a Weeks Hall Addition project, at an estimated total cost of \$5,000,000, Gift Funds.

I.3.f. UW-Milwaukee: Student Union Atrium Floor Tile Rplacement

This item requested authority to construct the Student Union Atrium Floor Replacement project at an estimated total project cost of \$550,000 Program Revenue–Cash.

This project will replace approximately 21,150 square feet of flooring in the north enclosure of the first floor of the Student Union building. Either a pre-cast stone composite or terrazzo tile will be installed to provide a safe, long-term solution that is durable, attractive, and easy to maintain.

The existing atrium quarry tile flooring has demonstrated patterns of failure at construction joints and expansion joints. The project consultants concluded that unstable substrate conditions and the difficulty of matching existing tile make it impractical to replace only portions of floor. Since the adjoining Spaight's Plaza Renovation project will be under construction in the summer of 2002, the Atrium project will be not be constructed until the summer of 2003 in order to avoid major disruption to campus pedestrian traffic.

Upon the motion of Regent Gracz and the second of Regent Schneiders 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 construct the Student Union Atrium Floor Replacement project at an estimated total project cost of \$550,000 Program Revenue–Cash.

I.3.g. UW-Platteville: Conceptual approval to accept a Swine Center gift from UW-Platteville Foundation and approval to use existing State funds for a revised Dairy Center Replacement Project

This item requested conceptual approval to accept a gift of a new Swine Center site and facility that will be constructed and funded by the UW-Platteville Foundation. This item also requested authority to use the \$1,736,000 General Fund Supported Borrowing enumerated for the Swine/Dairy Center Improvements project to fund a revised Dairy Center Replacement project.

A budget for the Dairy Center Replacement project will be developed and submitted for Design Report approval and construction authority.

The UW-Platteville Foundation plans to fund and contract for the construction of a new 11,000 GSF Swine Center on Foundation-owned land that is located near the Pioneer Prairie Farm Dairy Center. The Swine Center is envisioned as a single-story building with two, bi-level swine housing wings. The upper levels will provide housing and the lower levels will be designed for animal waste collection and compost production. The Foundation will donate the Swine Center and 30-acre site to the University once all construction cost obligations have been satisfied. The University will utilize the Swine Center and assume all operating and maintenance costs.

Upon the motion of Regent DeSimone and the second of Regent Schneiders 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, conceptual approval be granted to accept a gift of a new Swine Center site and facility that will be constructed and funded by the UW-Platteville Foundation, and authority to use the \$1,736,000 General Fund Supported Borrowing enumerated for the Swine/Dairy Center Improvements project to fund a revised Dairy Center Replacement project.

I.3.h. UW-Stevens Point: Fine Arts Center Remodeling & Addition (Design Report)

This item requested approval of the Design Report and authority to construct the Fine Arts Center Remodeling and Addition project at an estimated total project budget of \$26,120,000. Additional funding will be requested for enumeration in the 2003-05 Capital Budget to finish shelled-out spaces in the addition based on the result of bids received in January 2003.

This project will remodel significant portions of the existing Fine Arts Center and construct a 101,800 GSF addition to provide appropriate teaching and rehearsal space for theater, dance, music, art and design. Construction of the addition will require the demolition of a 19,700 GSF one-story music wing.

The new construction consists of a three-story addition to the east. The third floor will house individual music practice rooms, a computer music lab, piano lab, a rehearsal room and music faculty studios. The second floor will contain a large 186-seat lecture hall, plus choral, large music ensemble, and percussion rehearsal rooms, a theater set design lab, costume storage and some faculty offices. The first floor will contain two drawing studios, a photo lecture-lab, the American Suzuki music center; two dance studios, a black-box experimental theater, costume lab, offices and a receiving dock/recycling room. The architecture and materials of the addition will be compatible with the existing building.

Remodeling in the existing facility will address numerous maintenance issues and deficiencies. The project will also provide a fire sprinkler system and abate remaining asbestos.

This project was enumerated in the 2001-03 Capital Budget at a total project budget of \$26,120,000, however, the current project budget estimate indicates that the enumerated budget is insufficient to construct the project as programmed. Therefore, bid documents will identify various areas of the addition that will be shelled-in and add-alternate bids will be taken to finish those spaces. Enumeration of additional funding to complete the project will be identified in the University's 2003-05 Capital Budget request based on the bid results.

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

Resolution I.3.h.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Fine Arts Center Remodeling and Addition project at an estimated total project budget of \$26,120,000 (\$25,120,000 of General Fund Supported Borrowing and \$1,000,000 of

Gifts). Additional funding will be requested for enumeration in the 2003-05 Capital Budget to finish shelled-out spaces in the addition based on the result of bids received in January 2003.

I.3.i. UW-Stevens Point: Parking Lots Expansion /Repair Project

This item requested authority to construct a Parking Lots Q-T-X Expansion and Repair project at an estimated total cost of \$846,000.

This project will provide a total of 177 new parking spaces. Lot Q will increase by 161 spaces and Lot T will increase by 16 spaces. Two entrance/exit drives will be eliminated and replaced with four drives at new locations. Parking Lot Q will then be milled, re-surfaced, and re-striped. Significant perimeter landscape screening will be planted.

Work on Lot X will replace 340 parking meters and repave the parking surface. Lots X and Q are the two largest lots on campus. Taking both lots off-line at the same time would cause significant disruption. Therefore, the work on Lot Q will be conducted during the summer of 2003 and Lot X the summer of 2004.

Parking revenues will pay the debt service for the required additional bonding. The campus has 2,990 parking stalls; 2,330 are permit spaces, 610 metered, and 50 handicapped accessible. It is anticipated that this project will increase the cost of annual campus parking permits by about \$12.00 per year for students, faculty, and staff beginning in 2003. The fall 2002 parking rate for staff is \$75.50 and \$54.00 for students.

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

Resolution I.3.i.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Parking Lots Q-T-X Expansion and Repair project at an estimated total cost of \$846,000 (\$546,000 Program Revenue Supported Borrowing and \$300,000 Program Revenue Cash)

I.3.j. UW-Extension: Radio Tower Lease for WVSS

This item requested authority to enter into a 10-year lease with one 10-year renewal option for space at a radio tower site to install the transmitter and antenna for WVSS-FM public radio. The tower, known as the Knapp Tower, is about 10 miles west of Menomonie. The base annual rental is \$9,774 with a 3% per year escalator, to be paid by UW-Extension operating funds. WVSS-FM is part of the Wisconsin Public Broadcasting network.

Approval will permit installation of the new transmitter and antenna for WVSS-FM radio on a commercial tower known as the Knapp Tower. The Building Commission approved the purchase and installation of the new transmitter and antenna in May 2000, (project 00C4E). The initial term of the lease is 10 years with one 10-year renewal option. The initial annual lease rate of \$9,774 includes space on the 300-foot tower for installation of the antenna and related equipment, and indoor space for installation of the transmitter. The Federal Communications Commission (FCC) has approved the "Knapp Tower" site.

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

Resolution I.3.j.

That, upon the recommendation of the UW-Extension Chancellor and the President of the University of Wisconsin System, authority be granted to enter into a 10-year lease with one 10-year renewal option for space at a radio tower site to install the transmitter and antenna for WVSS-FM public radio. The tower, known as the Knapp Tower, is located at 640th Avenue, Knapp, Wisconsin, about 10 miles west of Menomonie. The base annual rental is \$9,774 with a 3% per year escalator, to be paid by UW-Extension operating funds. WVSS-FM is part of the Wisconsin Public Broadcasting network.

Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:25 p.m.



Judy Knoll, Recording Secretary