

Minutes
Physical Planning and Funding Committee
Thursday, April 10, 2003

Committee Chair Regent Gracz convened the meeting of the Physical Planning and Funding Committee at 3:10 p.m. in Room 1511 of Van Hise Hall. Present were Regents Rosenzweig, and Salas. Regent Randall was absent.

I.3.c. Approval of Committee Minutes

The minutes of the March 6, 2003 meeting of the Physical Planning and Funding Committee stood approved as distributed.

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

Building Commission Actions: Assistant Vice President Ives reported that the Building Commission approved about \$.4 M for various projects at their March meeting and she commented briefly about those projects. (See chart at the end of these minutes.)

Ives reiterated the favorable Building Commission action on our 2003-05 Capital Budget which now joins the operating budget for review by the Joint Committee on Finance and the full Legislature.

In honor of April being National Poetry Month, Assistant Vice President Ives read a poem titled "Three Generations", an award-winning work written by UW System Assistant Vice President Tess Arenas.

I.3.c. UW-Oshkosh: Scott Residence Hall and Gruenhagen Conference Center Fire Sprinkler Systems Project (Design Report)

This item requested approval of the Design Report and authority to construct a Scott Residence Hall and Gruenhagen Conference Center Fire Sprinkler Systems project at an estimated cost of \$4,891,000 Program Revenue Supported Borrowing.

1999 Wisconsin Act 43 requires that UW System residence halls with a height in excess of 60 feet such as Scott Hall and the Gruenhagen Conference Center shall have fire sprinkler systems installed by January of 2006. This project will install fire protection systems and replace the fire alarm systems in Scott Hall and Gruenhagen Conference Center which will bring these buildings into compliance with the law and provide needed fire protection for their 1,240 residents.

The fire protection system will include the installation of a sprinkler system and an electric motor-driven fire pump for each building. Electrical services will be upgraded and new emergency generators will be installed to provide the additional capacity to meet current national electrical and high-rise life-safety codes. The sprinkler system will meet the

requirements of the National Fire Protection Association's Standard for the Installation of Sprinkler Systems (NFPA-13). A microprocessor based multiplex fire alarm system will be installed and will be tied into the campus central reporting network.

Project work will be phased over a two-year period between November 2004, and August 2005 to minimize inconvenience for residents of these facilities.

A repayment schedule for this work will require a \$137 per year, per student resident hall rate increase which will be phased in over several years. The repayment schedule includes annual rate increases of \$27 in 2003-04, \$55 in 2004-05, and \$55 in 2005-06.

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

Resolution I.3.c.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a Scott Residence Hall and Gruenhagen Conference Center Fire Sprinkler Systems project at an estimated total project cost of \$4,891,000 Program Revenue Supported Borrowing.

I.3.d. UW-Oshkosh: Scott Residence Hall and Gruenhagen Conference Center Elevator Renovation Project

This item requested authority to construct a Scott Residence Hall and Gruenhagen Conference Center Elevator Renovation project at an estimated project cost of \$1,462,000 of Program Revenue Supported Borrowing.

This project will renovate 8 passenger elevators; four in Scott Residence Hall, and four in the Gruenhagen Conference Center.

Elevator renovations will include replacement of DC motor/generator sets with new electronic solid state AC motor controllers, drive motors with new energy efficient AC motors, and existing elevator control panels with new programmable control panels along with the door operating systems, push buttons, sensing devices, and over-speed devices. Elevator cars and doors will be refurbished. New electronic card access controls will be installed. Elevator modifications will be ADA compliant and meet all building code requirements.

Scott Hall and Gruenhagen Hall were built in 1966 and 1967, respectively and the elevators in those buildings are used heavily by residents, visitors and staff. Disabled residents and visitors are dependent upon them for access to all floors in each building.

Their deterioration over the years since the 1960s has progressed to the point that ordinary and expensive preventive maintenance programs cannot keep pace with elevator deterioration. A complete elevator system inspection and renovation will keep the elevators

operating safely and dependably. The new programmable control panels will assist staff in identifying problems and help track repairs.

This project will be phased over a two-year period from fall of 2003, to summer of 2005 to minimize disruption involved with the elevator installation and to coordinate construction with the new fire alarm and fire sprinkler systems that will be installed in these facilities under a separate project. A repayment schedule for the elevator work will require a \$45 per year, per student fee increase to the residence hall rates.

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

Resolution I.3.d.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Scott Residence Hall and Gruenhagen Conference Center Elevator Renovation project at an estimated total project cost of \$1,462,000 of Program Revenue Supported Borrowing.

I.3.e. UW-Oshkosh: Land Exchange

This item requested authority to exchange two university-owned parcels of land for one parcel of land adjacent to the university and owned by the city of Oshkosh. A Phase II Environmental Assessment of the city-owned parcel indicates no serious environmental issues. There are no relocation costs.

The 1.45 acre parcel is located within the campus boundary and includes approximately 210 lineal feet of frontage on the Fox River and an industrial metal clad building of approximately 19,000 square feet. The building will be demolished and the property will provide a site for a student-funded recreation and wellness center.

This is an exchange between UW-Oshkosh and the city of Oshkosh. The average appraised value of the city-owned parcel is \$355,000. The average appraised value of the university-owned parcels is \$239,150. The \$115,850 difference in parcel value will be paid to the city using UW-Oshkosh program revenue-cash.

This property transaction benefits both parties involved. The city needs the university's Pearl Avenue gravel parking lot parcel to complete redevelopment an industrial site. Although the city doesn't need the university's 837 Woodland Avenue parcel, it has agreed to take the parcel as part of this transaction and return the property to the private sector and the tax roll.

The university will use the river front property as the site for construction of the proposed Student Recreation and Wellness Building which is currently in the early stages of planning

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

Resolution I.3.e.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to exchange two university-owned parcels of land located at 837 Woodland Avenue and 1579 Pearl Avenue and \$115,850 program revenue cash for one parcel of land adjacent to UW-Oshkosh at 75 Osceola Street and owned by the city of Oshkosh. A Phase II Environmental Assessment of the city-owned parcel indicates no serious environmental issues. There are no relocation costs.

I.3.f. UW-Madison: Mechanical Engineering Power Equipment Cooling System Replacement Budget Increase

This item requested authority to increase the project budget for the Mechanical Engineering Power Equipment Cooling System Replacement Project by \$70,000 of Non-GPR Institutional Funds (College of Engineering) for a revised total project cost of \$303,800 (\$100,000 General Fund Supported Borrowing-Facilities Repair and Renovation and \$203,800 Non-GPR Institutional Funds).

The existing cooling tower, heat exchanger, and pumps in the Mechanical Engineering building are 1967 vintage and at the end of their useful lives. Replacement of the cooling system was approved in August 2002, as a Small Project at \$233,800 (\$100,000 GFSB - Facilities Repair and Renovation and \$133,800 College of Engineering Funds). The four bids received for this project were opened on February 13, 2003, and the lowest base bid for construction work exceeded the approved amount by approximately \$62,000. An additional \$8,000 is needed to increase the project contingency and DFD management fees. The College of Engineering will provide the \$70,000 needed to fund the project budget increase in order to complete the project as designed.

Upon the motion of Regent Gracz and the second of Regent Rosenzweig 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 increase the project budget for the Mechanical Engineering Power Equipment Cooling System Replacement Project by \$70,000 of Non-GPR Institutional Funds (College of Engineering) for a revised total project cost of \$303,800 (\$100,000 General Fund Supported Borrowing-Facilities Repair and Renovation and \$203,800 Non-GPR Institutional Funds).

I.3.g. Residence Hall Planning (Panel Discussion)

The Committee enjoyed hearing a panel comprised of members from four of our institutions discuss various aspects of Residence Hall Planning on their campus.

UW-Madison explained the need for maintenance and rehabilitation of their many aging residence facilities so they will meet the needs of today's students and program requirements.

UW-Stout spoke about how their planning efforts and engineering evaluations have indicated the need for replacement of at least one of their worn-out buildings.

UW-Eau Claire highlighted their experience in building apartment-style housing rather than a more traditional residence hall.

Finally, UW-Green Bay explained their experience with alternative residence hall financing by the establishment of a non-profit 501c3 corporation. This approach requires a joint effort of the university and the local community and offers the advantage of being able to produce a finished residence hall from start to finish in only 12 months.

Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 4:35 p.m.



Judy Knoll, Recording Secretary

March 2003 SBC Actions for April 2003 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
EAU	Municipal Assessment	
	\$85,277 Operating Funds	\$85,277
MSN	Municipal Assessment	
	\$300,000 Operating Funds	\$300,000
WI Vet	Vet Diagnostic Laboratory Tissue Digester	\$330,000 Total Cost
Diag Lab	\$229,700 General Fund Supported Borrowing-Facility Repair & Renovation	
	\$100,300 Federal Funding	
	March SBC Meeting TOTAL	\$385,277