

Minutes
Physical Planning and Funding Committee
Thursday, October 09, 2003

Committee Chair Regent Gracz convened the meeting of the Physical Planning and Funding Committee at 2:00 p.m. in Room 202 of the Reeve Memorial Union at UW-Stevens Point. Present were Regents Amato, Salas, and Randall who joined the meeting by teleconference. (Regent Amato left the meeting at 3:00 p.m.)

I.3.a. Approval of Committee Minutes

The minutes of the September 4, 2003 meeting of the Physical Planning and Funding Committee stood approved as distributed.

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

Assistant Vice President Ives reported that the Building Commission approved about \$66M for various projects at their September meeting. Ives said that \$46M of that amount was for the UW-Madison Mechanical Engineering Building and another \$13 M was for various maintenance projects across the System. (For details, please see the chart at the end of these minutes.)

I.3.c. UW-Extension: Authority to Purchase Equipment for the WHA-TV Equipment Replacement Project

This item requested authority to purchase equipment for the WHA-TV Equipment Replacement project at a total project budget of \$1,674,629 (\$995,000 General Fund Supported Borrowing, \$469,065 University Infrastructure Allocation, and \$210,564 Federal Grant Funds).

The project will provide funding to purchase equipment for WHA-TV that is needed to continue production of local and national programming for the University of Wisconsin and the state of Wisconsin. That equipment includes A/V recorders, editing A/V recorders, a studio A/C portable camera, a field camera, a studio A/C video switcher, a video up-converter, evaluation quality High Definition (HD) monitors, and an HD level for digital routing switcher.

WHA-TV must replace broadcast and production equipment to accomplish their conversion from analog to digital technology by 2006 to meet the Federal Communications Commission transition deadline. A three-phase \$11,252,000 equipment replacement plan was developed to purchase production equipment over three biennia. This project will purchase additional equipment identified in the first phase of the plan which responds to recognized equipment lifetimes, and to industry and organizational mission changes.

Regent Salas asked for clarification of the phasing of this project. Ives said that System plans to seek funding for this project over a three biennium period because the cost of the production equipment is so large. That approach will still meet the federal requirement of broadcasting in digital format by 2006 and will enhance UW-Extension's potential for raising federal funds.

Upon the motion of Regent Randall and the second of Regent Amato the Committee unanimously approved Resolution I.3.c.

Resolution I.3.c.

That, upon the recommendation of the UW-Extension Chancellor and the President of the University of Wisconsin System, authority be granted to purchase equipment for the WHA-TV Equipment Replacement project at a total project budget of \$1,674,629 (\$995,000 General Fund Supported Borrowing, \$469,065 University Infrastructure Allocation, and \$210,564 Federal Grant Funds).

I.3.d. UW-Green Bay: Residence Life Community Center Addition (Design Report)

This item requested approval of the Design Report and authority to (1) construct the Residence Life Community Center Addition project at an estimated total project cost of \$661,000 Program Revenue - Cash and (2) seek a waiver of s. 16.855 under s. 13.48(19) to accept a single prime contractor bid for the project. This project will be funded using cash reserves accumulated from residential housing fees. No fee increase will be required.

This project will construct a 5,444 GSF, two-level addition to the existing 5,000 GSF Residence Life Community Center which will provide an elevator for handicap accessibility, handicap accessible toilets, offices, a conference room, a workroom, a copy room, a lobby, and a mail room to serve the nearby student housing. This addition will permit a much-needed expansion of the Office of Residence Life and the University Village Community Center.

This request seeks a waiver of state statute to accept a single prime contractor bid for the project because this is a project of relatively small scope and cost, and of simple, light construction and will most likely attract smaller contractors for bidding. The simplicity of single-prime bidding is thought to be more appealing to small contractors, and it is hoped that it will result in more competitive bids.

Upon the motion of Regent Salas and the second of Regent Amato the Committee unanimously approved Resolution I.3.d.

Resolution I.3.d.

That, upon the recommendation of the UW-Green Bay Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to (1) construct the Residence Life Community Center Addition project at an estimated total project cost of \$661,000 Program Revenue - Cash and (2) seek a waiver of s. 16.855 under s. 13.48(19) to accept a single prime contractor bid for the project.

I.3.e. UW-Madison: Authority for MG&E Construct LLC to Construct a New Greenhouse at the West Madison Agricultural Station

This item requested authority for MG&E Construct LLC to construct a New Greenhouse at the West Madison Agricultural Station at an estimated total project cost of \$187,400 Institutional Non-GPR funds. The work will be done under the terms of the land use agreement with the Board of Regents related to the West Campus Cogeneration Facility.

This project will allow MGE Construct LLC to erect a 41' by 108' greenhouse to serve initially as interim greenhouse space until the major project for the replacement greenhouse is constructed, and then as

additional space to address a shortage of greenhouse space on campus. The project will include all plumbing, electrical, and HVAC hook-ups as well as all appropriate site and utility work.

Significant greenhouse space on Babcock Drive was lost during the construction of the new Biochemistry addition. A Walnut Street Research Greenhouse Replacement project was enumerated as part of the 1995-97 Capital Budget to replace the research space lost with the demolition of the Babcock greenhouses, and to renovate the aging Walnut Street greenhouses.

The project was put on hold because of the proposal to build a West Campus Cogeneration Facility and the likelihood that it would shade the greenhouse site. Design was then reinitiated in November of 2000, with a directive to redesign the project to minimize the impact of shading from the proposed plant.

Upon the motion of Regent Salas and the second of Regent Gracz the Committee approved Resolution I.3.e. Regents Gracz, Randall, and Salas voted yes. Regent Amato abstained.

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 for MG&E Construct LLC to construct a New Greenhouse at the West Madison Agricultural Station at an estimated total project cost of \$187,400 Institutional Non-GPR funds. The work will be done under the terms of the land use agreement with the Board of Regents related to the West Campus Cogeneration Facility.

I.3.f. UW-Madison: Walnut Street Greenhouse Replacement (Design Report)

This item requested: Requests: (1) approval of the Design Report; (2) authority to construct the Walnut Street Greenhouse Replacement project at an estimated total project cost of \$6,935,000, (\$3,000,000 Gift Funds, \$1,735,000 Institutional Funds, \$550,000 General Fund Supported Borrowing –WISTAR, and \$1,650,000 General Fund Supported Borrowing – Academic Project Contingency); and (3) authority to seek a waiver of s. 16.855 under s. 13.48(19) to accept a single prime contractor bid.

The greenhouses of the Walnut Street range are located west of the Biotron between Observatory Drive and Herrick Drive and are used for research purposes by the CALS departments of Horticulture, Entomology, Agronomy, Genetics, Plant Pathology, Forestry, and Biochemistry.

This project was enumerated as part of the 1995-97 capital budget to replace the research greenhouse space lost with the demolition of the Babcock greenhouse range, as well as renovate the aging greenhouses at Walnut Street. A consultant was hired in 1999 to begin project design but the project was soon put on hold because of the proposal to build a West Campus Cogeneration Facility which would have shaded the greenhouse site. The project was redesigned in November of 2000 to minimize the impact of shading from the proposed cogeneration plant.

This project will replace existing high maintenance, inefficient, and inadequate wood framed research greenhouses that were constructed over 45 years ago. In their place will be new, energy efficient, state-of-the-art facilities capable of supporting modern research efforts. The work includes demolition of thirty-one wood framed greenhouses (20,840 GSF), construction of thirty-two new aluminum framed research greenhouses (19,670 GSF), a 2,810 GSF expansion of the existing headhouse facility, as well as

renovation of 6,980 square feet of space in the existing headhouse. The project also includes site development including: revised parking, new landscaping, and utility relocation.

In order to better facilitate critical phasing and to simplify coordination of all trades with the adjacent Cogeneration project, authority to seek a waiver of portions of s. 16.855(14)(a) and the use of a single-prime contract were requested.

Regent Randall commented that after a number of discussions about these greenhouse facilities he would be glad to see this project finally approved because it will improve the University's ability to attract more research funding, especially for the College of Agriculture and Life Sciences.

Upon the motion of Regent Randall and the second of Regent Gracz the Committee unanimously 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, the Design Report be approved and authority be granted to: (1) construct the Walnut Street Greenhouse Replacement project at an estimated total project cost of \$6,935,000, (\$3,000,000 Gift Funds, \$1,735,000 Institutional Funds, \$550,000 General Fund Supported Borrowing –WISTAR, \$825,000 Residual General Fund Supported Borrowing, and \$825,000 General Fund Supported Borrowing – Academic Project Contingency); and (2) seek a waiver of s. 16.855 under s. 13.48(19) to accept a single prime contractor bid.

I.3.g. UW-Madison: Authority to Enter Into a Lease for University of Wisconsin Medical School, Department of Family Medicine

This item requested authority to lease 20,960 leasable square feet of clinic and office space at 602 West Clairemont Avenue in Eau Claire, Wisconsin, on behalf of the University of Wisconsin Medical School, Department of Family Medicine. The lessor will be Chippewa Valley Technical College, 403 Technology Drive, Eau Claire, Wisconsin 54701-3832.

This lease covers space for the period beginning September 1, 2004 (or date of occupancy), through August 31, 2014, at an annual rate of \$200,000 (\$9.54/LSF) with an annual escalation of not to exceed three percent per year. Lease costs include utility, janitorial, and maintenance services. The lease provides two ten-year renewal options. Rental payments will be paid by Department of Family Medicine program funds.

The Department of Family Medicine has been a major source of training family physicians for the state of Wisconsin for the last three decades and has five affiliated residency programs to train family physicians (Appleton, Eau Claire, Madison-St. Mary's, Milwaukee-St. Luke's, and Wausau).

The Eau Claire Clinic is currently housed in a building at 807 South Farwell Street in Eau Claire which was designed and built for the Department in 1978, on land owned by the city of Eau Claire. The 30-year land lease with the city of Eau Claire expires in April of 2008. The Board of Regents exercised the option to purchase the building in 1989 and approval to sell this existing building will be requested at a later date.

Ives mentioned that the project is an excellent cooperative venture between the medical school's clinic in Eau Claire and the Chippewa Valley Technical College. The clinic will move from a facility we own on land leased from the city of Eau Claire into a technical college addition that is now under construction.

The new facility will provide space to consolidate community health partners in the Eau Claire area with the Department of Family Medicine. It will be used for the training of family practice residents and medical students as well as a location to provide student health services for CVTC students

Upon the motion of Regent Amato and the second of Regent Salas the Committee unanimously 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 lease 20,960 leasable square feet of clinic and office space at 602 West Clairemont Avenue in Eau Claire, Wisconsin, on behalf of the University of Wisconsin Medical School, Department of Family Medicine.

I.3.h. UW-Madison: Camp Randall Stadium Expansion/Renovation Project Budget Increase

This item requested a budget increase for the Camp Randall Stadium Expansion/Renovation project. Regent Gracz commented that this is a very complex project and that the Department of Administration is still providing us with answers and information about the project. Because of this, Regent Gracz announced that the Committee wouldn't be making any decisions on the request at this meeting, but would listen to a presentation of the project to get a better understanding of its details.

UW-Madison Associate Vice Chancellor Alan Fish discussed each of the three parts of the project in detail. It was determined that this request would be better expressed as three separate projects – one for maintenance of stadium seats and risers and restrooms at Camp Randall, one for maintenance at the Camp Randall Sports Center (Shell), and another for the replacement of the existing scoreboards at Camp Randall and the Kohl Center. The Committee decided to defer this item until next month so staff could clarify the information and separate the project as it was presented this month into its three components.

I.3.i. UW-Milwaukee: Student Union Fireside Lounge & Kitchen Renovation

This item requested authority to construct a Student Union Fireside Lounge and Kitchen Renovation project at an estimated total project cost of \$1,990,000 Program Revenue-Cash. This project is being funded using cash reserves that have been set aside for a series of renovation projects such as this. Existing segregated fee balances, as well as revenues from operations, have been used to accumulate these reserves.

The Fireside Lounge is the primary, large gathering space of the Student Union that is frequently used for campus and community functions. Renovation is necessary to restore this centerpiece room of the Union and make it more readily accessible.

This project will renovate and remodel approximately 9,394 ASF/14,665 GSF of space at the west end of the Student Union, including the Fireside Lounge, adjacent support spaces and surrounding corridors on the first floor, and the kitchen production, storage, receiving areas, and surrounding corridors on the ground floor. The first floor work will include a reconfigured Fireside Lounge main entrance, a new doorway to the Ballroom

breakout area, refurbished floor, wall, and ceiling finishes throughout, new lighting, and new audio-visual equipment. The ground floor work will include reduction and reconfiguration of the kitchen areas, new kitchen equipment, upgraded utilities, reconfiguration and expansion of receiving, expansion of office space for graphic arts production, and refurbished finishes throughout.

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

Resolution I.3.i.

That, upon the recommendation of the UW-Milwaukee Interim Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Student Union Fireside Lounge and Kitchen Renovation project at an estimated total project cost of \$1,990,000 Program Revenue-Cash.

I.3.j. UW-Stevens Point: Naming of Fine Arts Center *Noel Fine Arts Center*

This item requested authority to name the UW-Stevens Point Fine Arts Center the Noel Fine Arts Center after John and Patty Noel. The Fine Arts Center Renovation and Addition project was enumerated in the 2001-03 biennium at \$26 M including \$1 M of gift funds. As the Foundation prepared for a fund drive to generate the additional capital needed for the project, the Noels generously stepped forward and offered to provide the \$1M to make the project complete. This naming is a stipulation of that gift.

John and Patty Noel are both natives of Wausau and graduates of UW-Stevens Point. In 1999, John was named a Distinguished Alumnus and he currently serves on the UWSP Foundation Board of Directors. In 1996, they created the Noel Compass Scholar Program to encourage and reward academic achievement, leadership, and citizenship for high school students of color in Wisconsin schools. That program provides students with full tuition, room, and board at UW-Stevens Point. The Noels also provide sponsorship funding for a cultural diversity course at UW-Stevens Point.

In addition, John and Patty Noel founded a number of humanitarian projects throughout the world including, Make A Mark, a nonprofit program that funds sustainable building projects in developing countries. They are both recipients of the Franklin Covey Humanitarian Service Award given to outstanding individuals who reach out to improve the quality of life for individuals, groups, or humankind.

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

Resolution I.3.j.

That, upon the recommendation of the UW-Stevens Point Interim Chancellor and the President of the University of Wisconsin System, authority be granted to name the Fine Arts Center, "Noel Fine Arts Center."

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

UW-Oshkosh Vice Chancellor Tom Sonnleitner presented an update on the "Greening" of their Campus Master Plan and their focus on finding opportunities to apply environmentally friendly design principles to

all their renovations and new construction projects. The plan focuses on ways to conserve and enhance natural areas, promote a pedestrian and bicycle friendly environment, emphasize the renovation of existing facilities rather than new construction, maximize energy conservation, and minimize all forms of pollution. Angela LeNoble, a senior, described the students' role in the "green planning" process.

I.3.1. UW-Madison: West Campus Cogeneration Facility Update

This item sought authority to enter into a Joint Ownership Agreement with MGE Power, LLC for the West Campus Cogeneration Facility. This item was needed to reflect legislative action on the funding approach, using Program Revenue Supported Borrowing for the University's share of costs rather than the Master Lease program.

This project will construct a cogeneration facility at UW-Madison as a joint project with Madison Gas and Electric Company to meet the University's need for additional heating and cooling capacity by 2004-05. This need is largely brought about by the significant additional space recently completed, under construction, or funded for completion in the near future.

When the University and Department of Administration received Building Commission approval to proceed with this joint project in May of 2002, the basic concept was that the state would use the Master Lease program to pay for the University's heating and cooling equipment, and would lease the building housing that equipment from MGE; MGE would operate the entire plant, and own all the electrical assets and the entire building. The University would have an option to purchase the building housing its equipment. In June 2002, the Board of Regents approved that same concept.

The most significant change since the approval received in June 2002 relates to how the state's share is to be financed. Instead of using the Master Lease program, the state will own its equipment and portion of the building. The 2003-05 Budget includes \$90 million in Program Revenue Supported Borrowing for this purpose. That amount corresponds to the Guaranteed Maximum Price of \$80 million, plus \$5 million for a performance guarantee, and a \$5 million contingency.

It is anticipated that construction will begin immediately after action by the Public Service Commission in October 2003.

Upon the motion of Regent Randall and the second of Regent Gracz the Committee approved Resolution I.3.1. Regents Gracz, Randall, and Salas voted yes. (Regent Amato was absent.)

Resolution I.3.1.

That, upon the recommendation of the UW-Madison Chancellor and the Senior Vice President of Academic Affairs of the University of Wisconsin System, authority be granted to enter into a Joint Ownership Agreement with MGE Power, LLC for the West Campus Cogeneration Facility. This document is needed to reflect legislative action on the funding approach, using Program Revenue Supported Borrowing for the University's share of costs rather than the Master Lease program.

Adjournment

The Physical Planning and Funding Committee meeting adjourned at 3:35 p.m.

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September 2003 SBC Actions for October 2003 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
EAU	Governor's Hall Parking Lot	
	\$200,000 Program Revenue Supported Borrowing	
	\$77,400 Program Revenue-Cash	\$277,400
EAU	Bollinger Fields Lighting	
	\$265,000 Program Revenue Cash	\$700,000
	\$132,000 City of Eau Claire	
	\$20,000 LAWCON Grant	\$417,000
MSN	Biochemistry Elevator # 4 Replacement Budget Increase	
	\$64,768 General Fund Supported Borrowing - UW Infrastructure	\$64,768
MSN	Electric/Signal Infrastructure Upgrade Budget Increase	
	\$2,062,000 General Fund Supported Borrowing	\$2,062,000
MSN	Fire Alarm System Replacement-Phase III Budget Increase	
	\$922,000 General Fund Supported Borrowing-Health, Safety and Environment	\$922,000
MSN	Water Main Improvement	
	\$875,000 General Fund Supported Borrowing	\$875,000
MSN	Mechanical Engineering Renovation & Addition Budget Increase and Authority to Construct (Increased budget by \$13,000,000 Gift Funds)	
	\$23,000,000 General Fund Supported Borrowing	
	\$23,000,000 Gift Funds	\$46,000,000
OSH	Accept Gift in Kind of Baseball Grandstand and Support Building	\$975,000
WTW	Upham Hall Renovation and Addition - Phase II	
	\$16,743,000 General Fund Supported Borrowing	\$16,743,000
SYS	Various Maintenance and Repair Projects	
	\$8,581,800 GFSB-Facilities Repair and Renovation	
	\$1,266,900 GFSB-Health, Safety and Environment	
	\$2,858,800 GFSB-Utilities Repair and Renovation	
	\$125,000 Program Revenue Supported Borrowing-Utilities Repair and Renovation	
	\$550,000 Building Trust Funds-Planning	\$13,382,500
September SBC Meeting TOTAL		\$65,675,668