

Minutes
Physical Planning and Funding Committee
Thursday, October 7, 2004

The Physical Planning and Funding Committee meeting was convened by Committee Chair Regent Salas at 2:35 p.m. in the Health and Wellness Center Conference Room on the UW-Superior campus. Present were Regents Gottschalk, Mc Pike, and Smith.

The Business and Finance Committee and Physical Planning and Funding Committee met jointly to hear presentations by Jan Hanson, Vice Chancellor for Administration and Finance; and Jill Schoer, Assistant Chancellor for University Advancement, on the Physical Development Plan and Campaign Superior. More detail about these presentations can be found in the Business and Finance Committee minutes.

I.3.a. Approval of Committee Minutes

The minutes of the September 9, 2004 meeting of the Physical Planning and Funding Committee were approved as distributed.

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

Assistant Vice President David Miller reported that the Building Commission approved about \$22 million for various projects at their September meeting. (For details, please see the chart at the end of these minutes.)

Miller updated the Committee on the Equis Study being conducted by the Department of Administration. The study focuses on real estate and facility management. Recommendations from the study are likely to be incorporated into the 2005-2007 biennial budget. Chairman Salas asked that Miller send the committee members copies of the executive summary published by Equis.

Miller provided information about the Division of State Facilities working group on construction waivers, noting that he has been asked to participate in a group to revise current practices.

I.3.c. UW-Madison: Kemp Residence Hall (Design Report) This item requested approval of the design report and authority to construct a Kemp Residence Hall project at the Kemp Natural Resources Station in Woodruff, Wisconsin, at an estimated project cost of \$696,000 Gift and Grant Funds. The Board of Regents recommended enumeration of the UW-Madison Kemp Research Station at an estimated total project budget of \$655,000 (\$515,000 Gifts and \$140,000 Federal Grants). The project was subsequently enumerated at \$696,000 (\$556,000 Gifts and \$140,000 Federal Grants) as part of the 2003-05 Capital Budget with \$41,000 of additional gift funds to cover the cost of an unanticipated fire sprinkling requirement.

Kemp Natural Resources Station is a multi-disciplinary research and teaching facility operated by the College of Agricultural & Life Sciences. The station is located in the ecologically diverse Northern Highland Region of north central Wisconsin. The 235-acre is located in an ecologically diverse area of north central Wisconsin and is home to several unique terrestrial and aquatic ecosystems. This setting makes Kemp Station an exceptional environmental research and education center.

The construction of this residential facility will allow Kemp Station to provide cost-effective lodging for visiting scientists and students. The residence hall will allow the station to accommodate diverse groups simultaneously, creating a stimulating environment that fosters interdisciplinary research and instruction.

This project will consist of a 6,650 ASF/7,200 GSF wood frame building to provide short-term lodging for visiting university faculty and students. The new building will become part of a seven building complex and construction will consist of concrete walls below grade and wood exterior walls above grade with log siding to match the aesthetic of the other buildings.

The project will be partially funded by gifts and grants and fundraising will include the potential for donations of building materials such as windows, log siding, and lumber. The goal of the university is to occupy the building in October of 2005.

Upon the motion of Regent Gottschalk and the second of Regent Smith the Committee unanimously approved Resolution I.3.c.

Resolution I.3.c.

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 Kemp Residence Hall project at the Kemp Natural Resources Station in Woodruff, Wisconsin, at an estimated project cost of \$696,000 Gift and Grant Funds.

I.3.d. UW-Madison: Middleton Library Renovation (Design Report)

This item requested approval of the Design Report and authority to construct a Middleton Library Renovation project at an estimated project cost of \$497,600 Institutional Non-GPR Funds.

This project will remodel approximately 27,000 ASF on the first, second, and third floors of the Middleton Library which is located at 1305 Linden Drive on the UW-Madison campus. New tenants will include the McBurney Disability Resource Center, Career Services for the Colleges of Letters and Sciences and School of Human Ecology, the Office of Continuing Studies, and the PEOPLE/POSSE program.

New work will include the construction of full height walls to create private offices, partial height walls to create semi-private open workstations, and new wall and floor finishes. The existing electrical and mechanical systems will be updated and modified as necessary. Improvements will be made to second floor restrooms to provide access for those with disabilities.

Upon the motion of Regent Smith and the second of Regent Gottschalk the Committee approved Resolution I.3.d.

Resolution I.3.d.

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 Middleton Library Renovation project, at an estimated project cost of \$497,600 Institutional Non-GPR Funds.

I.3.e. UW-Madison: Biotechnology Building Addition Scope and Budget Increase

This item requested authority to increase the project scope and budget of the Biotechnology Building Addition project by \$726,500 Gift/Grants and Institutional Non-GPR funds, for a revised total project cost of \$27,726,500 (\$18,000,000 General Fund Supported Borrowing–BioStar, and \$9,726,500 Gifts/Grants and Institutional Non-GPR Funds). The Biotechnology Building Addition project was approved by the Board of Regents and State Building Commission as part of the 2001-03 Capital Budget and was subsequently enumerated at \$27 million.

This project involves the construction of a 52,367 ASF/90,732 GSF addition to the existing Biotechnology Building as well as some renovation to the existing facility.

This request for funding will cover revisions to the original project scope to either complete or enhance the project, and to accommodate the needs of new faculty hired after planning of this facility occurred. The additional architectural and engineering consulting work resulted in a successful grant from the NIH. The fourth floor, originally designed to accommodate infectious pathogen work, was modified to serve standard cell research. The pathogen work was moved to the fifth floor, thus requiring minor modifications there to accommodate it. A new server room with associated cooling was added to accommodate new technology being used by the biotech addition occupants, while the card access system was revised from the equipment that was bid to equipment that has since become the campus standard.

Upon the motion of Regent Smith and the second of Regent Gottschalk the Committee unanimously 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 increase the project scope and budget of the Biotechnology Building Addition project by \$726,500 Gift/Grants and Institutional Non-GPR funds, for a revised total project cost of \$27,726,500 (\$18,000,000 General Fund Supported Borrowing – BioStar, and \$9,726,500 Gifts/Grants and Institutional Non-GPR Funds).

I.3.f. UW-River Falls: New Student Union Budget Increase and Authority to Seek a Waiver of the DSF Project Management Fee

This item requested authority to: (1) increase the project budget of the New Student Union project by \$4,527,000 (\$2,017,000 Program Revenue Supported Borrowing and \$2,510,000 Program Revenue–Cash) and (2) seek a waiver of the four percent DSF management fee, estimated at \$176,000, for the amount of construction cost increase, for an estimated total project cost of \$32,927,000 (\$22,367,000 Program Revenue Supported Borrowing, \$10,310,000 Program Revenue–Cash, and \$250,000 Building Trust Funds–Contingency). This project was enumerated in the 2001-2003 biennium, with an increase enumerated in the 2003-2005 biennium.

This project will construct a new 142,660 GSF/92,665 ASF student union building in the center of the UW-River Falls campus on a site occupied by the former Ames Teacher Education Center, which was demolished as a part of this project. A new child care facility was constructed to replace space in the Ames Teacher Education Building as part of this project at a cost of \$1,133,000, which, when added to the estimated total project cost of the student union portion, brings the total estimated project cost to \$34,060,000 (\$22,900,000 Program Revenue Supported Borrowing, \$600,000 Residual Program Revenue Supported Borrowing, \$10,310,000 Program Revenue–Cash, and \$250,000 Building Trust Funds–Contingency).

The new four story building will contain all campus food service operations, an entertainment complex, retail operations, student life offices, a ballroom, and meeting rooms and lounges. Work will also include reconstruction of an existing parking lot, site work, and landscaping.

This project was bid on August 26, 2004. Bidding results showed that total project costs had increased by \$5.6 million. The bid results that were over budget are believed to be caused by recent steep cost increases in steel, concrete, and fuel prices. The project architect worked with the low bidders to identify material changes and scope reductions that would make up part of this deficit.

Rather than re-bidding the project, a process of negotiating reasonable deductions that would neither compromise quality nor impact the program, was chosen as the best course of action. Those negotiations have resulted in approximately \$1.1 million of savings, which leaves a requirement of \$4.5 million of additional funding to build the project.

UW-River Falls raised segregated fee rates by \$50 in years 2000-01, 2001-02, and 2002-03 and by \$25 in 2003-04 for a total of \$175 per FTE student per year to support this project. The entire \$175 is currently incorporated into the student center fee. Students will be charged an additional \$50 for segregated fees to cover the increased bonding costs. This amount stays within the \$225 segregated fee impact authorized by student shared governance groups. Board plan food service rates will be increased by approximately \$17 per year to cover increased operating costs of the new facilities. Student center and food service rates will be increased in future years by the amount needed for programs and inflation, with no further increase needed for debt service on the construction.

Upon the motion of Regent Gottschalk and the second of Regent Smith the Committee unanimously approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to (1) increase the project budget of the New Student Union project by \$4,527,000 (\$2,017,000 Program Revenue Supported Borrowing and \$2,510,000 Program Revenue–Cash) and (2) seek a waiver of the four percent DSF management fee, estimated at \$176,000, for the amount of construction cost increase, for an estimated total project cost of \$32,927,000 (\$22,367,000 Program Revenue Supported Borrowing, \$10,310,000 Program Revenue-Cash, and \$250,000 Building Trust Funds-Contingency).

I.3.z. Closed Session

The committee adjourned to closed session for purposes of considering personal histories, as permitted by s.19.85(1)(f), *Wis. Stats.*, related to naming a facility at UW-Stevens Point. The committee took no action on this item.

Adjournment

The meeting of the Physical Planning and Funding Committee adjourned at 3:45 p.m.

September 2004 SBC Actions for October 2004 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
GBY	Accept a Parcel of Land from DOT	\$0
LAC	Chilled Water Plant – Increase Capacity Project	
	\$962,300 GFSB	
	\$701,500 GFSB – Utilities Repair and Renovation	
	\$272,700 PR Cash	
	\$166,900 PRSB	\$2,103,400
MSN	Lease of space for UW Graduate School & the Antarctic Astronomy & Astrophysics Research Institute (A3RI)	\$0
MAD	Mechanical Engineering Renovation and Addition Budget Increase	
	\$4,500,000 Gift Funds	
	\$57,495 Institutional Funds	
	Transfer from 21 Cent Network Proj \$82,700 General Fund Supported Borrowing-Facilities Repair and Renovation	\$4,640,195
MAD	UWHC American Family Children’s Hospital Parking Ramp	
	waive Wis. Stats.13.48(19) to allow use of the Construction-Manager-at-Risk	
	\$7,000,000 Program Revenue Supported Borrowing-Parking Funds	\$7,000,000
MIL	2nd Floor Genomics Laboratory Remodeling project at the Great Lakes Research Facility	
	\$498,000 Institutional Funds	\$498,000
OSH	Lease of office and support space from the UW-Oshkosh Foundation	\$0
WTW	Chilled Water Plant – Increase Capacity Project	
	\$1,637,500 General Fund Supported Borrowing	
	\$112,500 Program Revenue-Cash	\$1,750,000
SYS	Maintenance and Repair Projects	
	(Didn’t approve OSH MultiBldg Chiller/Tower Repl or PKS East Campus Dom Water Loop)	
	& req authority to transfer all approved GFSB All Agency Allocations to UW Infrastructure appropriation	
	\$2,824,800 GFSB – Facilities Maintenance and Repair	
	\$1,076,500 GFSB – Health, Safety, and Environmental Protection	
	\$1,920,000 BTF – Contingency	\$5,821,300
September SBC Meeting TOTAL		\$21,812,895