

Minutes
Physical Planning and Funding Committee
Thursday, May 5, 2005

Committee Chair Regent Salas convened the Physical Planning and Funding Committee meeting at 1:05 p.m. in the Northwoods Room of the Memorial Student Center on the UW-Stout campus. Present were Regents McPike and Smith.

I.3.a. Approval of Committee Minutes

The minutes of the April 7, 2005 meeting of the Physical Planning and Funding Committee stood approved as distributed.

I.3.b. UW-Stout Presentation: Technological Change Through Time “The Fantastic Voyage”

The committee began its proceedings with a presentation by UW-Stout titled "Technological Change Through Time: The Fantastic Voyage," which traced the history of technological evolution at UW-Stout.

Dean of Technology Engineering and Management Bob Meyer explained that the campus is fortunate to be positioned in the “IQ Corridor” that runs from Minnesota’s Twin Cities, to Eau Claire and Milwaukee. Meyer noted that UW-Stout has developed exciting programs that now serve as catalysts for Wisconsin’s economic growth. He explained that the campus has a culture of technology that meets the needs of business, industry and the economy. Programs at Stout respond to technology trends such as nanotechnology, material engineering, bioinformatics, computer and electrical engineering, and polymer engineering. Meyer commented that UW-Stout needs flexible and specialized facilities to continue its leadership in technology programs.

Dean of Arts and Sciences John Murphy explained to the committee that a partnership among UW-Stout, UW System, the Board of Regents, the technical college system and business and industry will help Wisconsin grow.

Murphy told the committee that a planned addition and remodeling project for the Jarvis Science Wing was crucial to the development of new technology-related majors. Murphy told the committee that the campus looks forward to the construction of the Jarvis Science Wing Renovation and Addition project that will provide flexible state-of-the-art space to meet the needs of the new technology-related majors.

In response to a question from Regent Salas about the status of the Jarvis project, UW System Assistant Vice President David Miller reported that the project received strong support from the state Building Commission and that he expects it to be enumerated and fully funded at \$40.5 M by the legislature.

Regent Salas commented that the committee fully supports the collaboration the campus has created with business and industry. Regent Smith asked Murphy to explain why it is often mentioned that UW-Stout is a model of how the technical college system and the UW System campuses can work together and asked. Murphy stated that the types of technology, science, and engineering programs offered at UW-Stout align well with courses the technical colleges are offering. He continued by saying that this logical overlap of courses allows the technical college students to prepare for the kinds of degrees offered at UW-Stout.

I.3.c. UW-Madison: Renaming of the Social Science Building the "William H. Sewell Social Science Building"

This item requested authority to rename the Social Science Building, located at 1180 Observatory Drive, the "William H. Sewell Social Science Building" in honor of the former UW-Madison chancellor and former chair of the Department of Sociology who was a member of the academic community for more than fifty years.. This proposed naming was discussed in closed session by the Board of Regents in March 2002.

Throughout his career, Professor Sewell made unparalleled contributions to building the social sciences program at the University of Wisconsin. No one played a greater role in putting Wisconsin on the map for quantitative social sciences. Among his many scientific accomplishments, perhaps the crowning achievement was to found and sustain the Wisconsin Longitudinal Study (WLS) – the study of Wisconsin's high school "Class of '57." Sewell directed this study from 1962 to 1980. The study paved the way for national long-term population surveys, and research on the long-term consequences of cognitive skills and aspirations in adolescence and their relationship to success in adult life. Professor Sewell's legacy can be summed up in three words: decency, excellence, and diversity. He was a staunch supporter of women, minority faculty members, and graduate students at the university.

Upon the motion of Regent Smith and the second of Regent McPike the Committee 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, authority be granted to rename the Social Science Building the "William H. Sewell Social Science Building."

I.3.d. UW-Platteville: Acquisition of Two Properties at 300 West Business Highway 151 and 825 South Chestnut Street in the City of Platteville, Wisconsin

This item requested authority to purchase six acres of property in the city of Platteville, Wisconsin, which includes the Governor Dodge Hotel and Convention Center and other buildings of light commercial construction for a total cost of \$2,510,000 Program Revenue Supported Borrowing. Authority was requested to use program revenue–housing funds to pay any necessary environmental abatement, closing and other related costs. The campus boundary would be extended to include this non-contiguous parcel. Contingencies on this acquisition include the receipt of acceptable certified appraisals, a minimal risk environmental assessment, evidence of clear title, approval by the Building Commission, and enumeration by legislation signed by the governor.

The university has an option to purchase the property at a price of \$2,510,000. This property includes a hotel and convention center which will be remodeled and used by the university for student housing to support the Tri State Initiative. The purchase and conversion of the hotel to a residence hall will help the university meet freshman and sophomore housing demand by providing approximately 140 beds. It is anticipated that the hotel property would be purchased and converted to residence hall housing more economically than building a new residence hall.

The property, which is known as the Governor Dodge Hotel and Convention Center, is located at

300 W. Business Hwy 151 and the corner of Hwy 151 and South Chestnut Street and includes several siding over wood frame buildings constructed between 1967 and 1996. The 825 South Chestnut property includes an approximately 5,000 GSF building of steel over wood frame constructed around 1964.

An environmental audit indicates that testing for asbestos and lead paint should be done and the cost of remediation is yet to be determined. An early preliminary review by UW System staff indicated that remodeling would be in the range of \$2 million, with \$500,000 of that comprising Phase I which would include work necessary to obtain an occupancy certificate from the Department of Commerce. Phase II would include work to gain energy efficiency and functionality.

Chancellor David Markee stated that the property would be a tremendous addition to the campus. Regent Salas mentioned that he had received a letter from a concerned citizen about this project and asked Chancellor Markee to explain how responses to public concern were being handled. Markee stated the campus had worked with citizens to resolve concerns they had about parking impacts and that there was no opposition to the project when it recently went before the city council for approval.

Regent Salas stated the committee's concern about the extent of environmental problems that might be determined by the required environmental audit of the property. He asked Chancellor Markee to explain the campus intent of dealing with a finding of a major problem. Chancellor Markee stated that the campus is aware what is required and is working with the process to move the project through the environmental audit stage and to deal with whatever outcome that audit may produce. He said that if there is a minimal environmental problem the campus would work with the owner to resolve it. If there is a more significant problem the campus would consider what options it has and would most probably return to the committee with that environmental audit information.

Assistant Vice President David Miller added that there had been significant problems trying to schedule an environmental assessment of the property.

UW System Legal Deputy General Counsel Ed Alschuler stated that there may be difficulty with this acquisition because the assumption used to arrive at the appraised value of this property was based on clean property. If the environmental audit shows a need of significant remediation costs, the original appraised value would no longer be correct.

Associate Vice President Freda Harris mentioned that if the environmental assessment is not ready before May 18th the Building Commission may not be able to act on this item at their May meeting to meet the deadline of signing the option to purchase the property.

After much discussion of the number of contingencies involved with this item a motion was made by Regent Salas and seconded by Regent Smith. The Committee then approved Resolution I.3.d.

Resolution I.3.d.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to: (1) purchase approximately six acres of property in the city of Platteville, Wisconsin, including improvements consisting of a hotel and banquet facility and an adjacent retail building, at a cost of \$2,510,000 Program Revenue Supported Borrowing; (2) pay for any necessary environmental abatement with program revenue funds-housing; and (3) extend the campus boundary to include this non-contiguous parcel. Closing and related costs are unknown, but will be paid from program revenue funds-housing.

Acquisition is contingent upon: (1) receipt of two acceptable appraisals indicating the estimated purchase value of \$2,510,000 is equal to or less than the average of the two appraised values; (2) an environmental assessment indicating a minimal level of environmental risk; (3) enumeration by the legislature, signed by the governor; (4) approval by the state Building Commission; and (5) evidence of clear title provided by the owner through a Commitment for Title Insurance.

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

Assistant Vice President Miller reported that the Building Commission approved about \$25 million for various projects at their March meeting. Of that amount \$1.5 million was GFSB, \$23 million was Program Revenue, and \$.5 million was Gifts and Grants. (For details, please see the chart at the end of these minutes.)

Miller updated the Committee on the participation of Minority Business Enterprise firms in UW building projects. The statewide target for MBE participation is 5%. Miller explained that the report includes 13 UW projects with construction budgets greater than \$1 million that were closed in the past six months. Of that group, 10.3% of the total amount budgeted for project design was paid to MBE firms, which surpasses the 5% state target. However, only 3.4% of the total amount budgeted for construction of those 13 projects was paid to MBE firms. Miller commented that the Division of State Facilities continues to seek greater MBE firm involvement in all aspects of their building and construction contracting.

Adjournment

The Physical Planning and Funding Committee meeting adjourned to closed session at 2:30 p.m. for purposes of considering personal histories, as permitted by s.19.85(1)(f), *Wis. Stats.*, related to the naming of a facility at UW-Madison and concluded their discussion at 2:45 p.m.

April 2005 SBC Actions on Projects for May 2005 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
OSH	Student Recreation and Wellness Center (construct / DR / budget increase)	
	20,206,000 PRSB	
	\$794,000 Residual PRSB	\$21,000,000
SYS	Maintenance and Repair Projects	
	EAU Sutherland HVAC Steam Conv \$1,727,000	
	MIL Great Lakes Research - West End Renovation \$1,214,200	
	MIL Physics LIGO Lab Remodel \$769,600	
	MSN Charter Heating Plant Boiler Tube Replacement \$250,000	\$3,960,800
April SBC Meeting TOTAL		\$24,960,800