

Minutes
Physical Planning and Funding Committee
Thursday, February 8, 2007

Committee Chair Regent Salas convened the meeting of the Physical Planning and Funding Committee at 1:05 p.m. in Room 1511 of Van Hise Hall on the UW-Madison campus. Present were Regents Salas, McPike, and Shields. Regent Bartell was absent.

Regent Salas congratulated Regents Shields on his formal appointment and welcomed him to the Committee.

I.3.a. Approval of the Minutes of the December 7, 2006 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Mc Pike and the second of Regent Shields, the minutes of the December 7, 2007 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.b. UW-Madison: Capital Investments in Student Life

Four UW-Madison students formed a panel and spoke about the importance of capital investments to their quality of life on campus which included their experiences with student unions, residence halls, recreational sports facilities and student health services.

Smith Hall House Fellow Mary Brannen spoke about the impact housing has on new students. She explained that housing with larger rooms, more private bathroom facilities, learning centers and tutoring services help freshmen more successfully adapt to university living. Brannen said that students can benefit directly from university residence hall life. When asked by Regent McPike whether students choose a college because of their dorms, Brannen answered that residence halls are definitely a recruitment factor.

Regent Falbo joined the meeting.

Regent Salas commented that he has heard from families that they want their students to stay in the campus residence halls because those students have better academic success.

Aaron Hobson spoke about Recreational Sports at UW-Madison. He stated that 75% of the students on campus use the recreational sports facilities and that there are presently long waiting lists for equipment. Hobson continued by saying that the present facilities are too small and that they plan to add additional space in the future to meet the growing demand for recreational sports, intramurals, and fitness classes.

Maureen Riley discussed the poor condition of the present University Health Services facilities and updated the committee on the new home they will have as part of the University Square project that is now under construction. Riley explained that students had approved a student segregated fee increase for this project in a student referendum.

Shayna Hetzel, representing the Wisconsin Union, spoke about the renovation of Union South and Memorial Union. Hetzel stated that the Union South project will double the size of that union. Hetzel said that both projects will include student involvement in the facility design process and that the students hope to find ways to incorporate green technology in the design of these projects.

I.3.c. UW-Madison: Authority to Lease Warehouse Space and Exercise an Option to Purchase

This item requested authority to: (a) enter into a lease agreement for a distribution, warehouse, and office building on a 15-acre property in the city of Verona; (b) exercise an option to purchase the newly constructed facility and associated land upon completion of construction at a cost of \$7,000,000 existing program revenue bonding authority; and (c) have the option to enter into a ground lease or purchase from the owner/developer, for a 4.4 acre parcel adjacent to the property described in (a) above upon its approval within the city of Verona Urban Service Area.

In October 2006, the state issued a Request for Proposal (RFP) on behalf of UW-Madison to identify facilities or sites for the relocation and consolidation of the university functions operating at a leased facility at 2102 Wright Street and a campus-owned facility at 630 W. Mifflin Street. The property in Verona was selected because it provided the most efficient location, quality construction and the option for future expansion. The lease is necessary to allow the developer to secure financing and begin construction of the facility. All construction materials and subcontractor work will be competitively bid to provide opportunities to contractors and suppliers comparable to that of a typical state venture.

The UW-Madison also needs to relocate academic and administrative support warehouse functions from the facility at 630 W. Mifflin Street to allow the renovation of the facility for academic functions in the Department of Art. This renovation in turn will facilitate the completion of the Education Building Renovation project and the Wisconsin Institutes of Discovery.

Upon the motion of Regent McPike and the second of Regent Shields, 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, authority be granted to:

- (a) enter into a ten-year lease agreement, including an option to purchase, with the Livesey Company, the owner/developer, for a 102,780 gross square feet (GSF) distribution, warehouse and office building on the 15-acre property at 1061 Thousand Oaks Trail in the city of Verona.

- (b) exercise the option to purchase the newly constructed facility and associated land (10.6 acres) at 1061 Thousand Oaks Trail in the city of Verona upon completion of construction at a cost of \$7,000,000 existing program revenue bonding authority.
- (c) have the option to enter into a ground lease or purchase from the Livesey Company, the owner/developer, for a 4.4 acre parcel adjacent to the property described in (a) above upon its approval within the city of Verona Urban Service Area.

I.3.d. UW-Oshkosh: Authority to Sell a Parcel of Land to the City of Oshkosh

This item requested authority to sell approximately 5,228 square feet (less than 0.12 acre) of the 2.20-acre parcel on Wisconsin Street (State Trunk Highway 44), Oshkosh, Wisconsin to the city of Oshkosh for \$68,590.

The property to be sold is located along the west edge of Wisconsin Street north of the Fox River in the city of Oshkosh; its appraised value is \$68,590. The city of Oshkosh is seeking to purchase this sliver of land as part of a bridge reconstruction project which shifts the bridge slightly to the northwest of its current location. This linear piece of property is part of a larger parcel at the edge of campus currently used for parking and an entry sign; bridge improvements will not substantially adversely affect the ongoing use of the property for these purposes. Bridge improvements will benefit university students, faculty, and staff, as well as the broader community of Oshkosh. The sale of this property is in the best interest of the university and the public good.

Approval of this request will facilitate bridge reconstruction being undertaken by the city of Oshkosh in conjunction with Wisconsin Department of Transportation for the benefit of the public. No adverse effect is anticipated.

Upon the motion of Regent Shields and the second of Regent McPike, the Committee unanimously 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 sell approximately 5,228 square feet (less than 0.12 acre) of the 2.20-acre parcel on Wisconsin Street (State Trunk Highway 44), Oshkosh, Wisconsin to the city of Oshkosh for \$68,590.

I.3.e. UW-River Falls: Authority to Exchange a Parcel of Land for a Future Building Site Parcel

This item requested authority to exchange a 1.8-acre parcel of university-owned land at the UW-River Falls campus and \$350,000 Program Revenue-Cash for a 3.6-acre parcel of land owned by Northern Investments of La Crosse (dba Kwik Trip, Inc.)

This transaction will exchange 1.8 acres of university land on the UW-River Falls campus for 3.6 acres of undeveloped land adjacent to the campus in the city of River Falls. The exchange, based on appraisals, will also result in a transfer of cash from the Board of

Regents of the University of Wisconsin System of \$350,000 (Program Revenue-Cash) to Kwik Trip, Inc. The average of two market appraisals, \$960,500 (based on \$1,076,000 and \$845,000), for the Kwik Trip, Inc. property exceeds the average of two market appraisals, \$596,000 (based on \$557,000 and \$635,000) for the university property by \$364,500. However, based on discussions with Kwik Trip, Inc., the cash to be transferred has been reduced to favor the university and will be \$350,000. There is no relocation cost associated with this exchange. Environmental audits were conducted and there are no known environmental hazards associated with the parcels to be exchanged.

The land exchange would provide better development options for the site surrounding the Hunt/Knowles complex (location for the upcoming Health and Human Performance Building project), provide greater access for parking via aligned intersections, and provide an unimpeded view of university facilities from South Main Street (i.e. state trunk highways 29 and 35).

Upon the motion of Regent McPike and the second of Regent Shields, the Committee unanimously approved Resolution I.3.e.

Resolution I.3.e.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to exchange a 1.8-acre parcel of university-owned land at the UW-River Falls campus and \$350,000 Program Revenue-Cash for a 3.6-acre parcel of land owned by Northern Investments of La Crosse (dba Kwik Trip, Inc.)

I.3.f. UW-Whitewater: Authority to Provide Temporary Academic Space That Will Be Awarded Through a Competitive Process

This item requested authority to place a temporary prefabricated academic facility on land owned by the Board of Regents on the UW-Whitewater campus and to authorize the officers of the Board to enter into the necessary agreements to acquire or lease the facility. The total cost of the temporary facility is projected to be \$3,000,000 Institutional Funds.

This project would place a 25,230 sq. ft prefabricated modular building which would primarily be used as faculty and department offices of the College of Letters and Sciences. Work would include excavation, foundation design and installation, and the manufacture of the modular building. The building would be used for approximately fifty-four (54) months and would then be removed, including any foundation, and the site would be restored to its original condition.

This project is necessary because through the design process of the new College of Business and Economics building it became apparent that Baker and Salisbury Halls needed to be razed to create a site for the new College of Business and Economics Building (COBE). Consequently, a new temporary location to house the College of Letters and Science and its faculty must be provided and will also be needed through the remodeling of Carlson Hall which is anticipated in 2009-11.

Regent Salas asked what other alternatives were considered. David Miller explained that the possibility of renting a vacant retail building was explored, but the cost of that alternative

was too high. Miller explained that the location has to be on campus because the space will supply faculty office space and classrooms.

Regent McPike asked Miller to explain the operational maintenance expenses. Miller stated that the structure would be connected to the campus utility supply and that the campus will pay for all the operational maintenance costs.

Regent Salas stated that he was concerned whether or not this would be the best use of the \$3 million that would be required to provide this temporary facility. Regent Falbo asked what it would cost the campus to be in the previously mentioned retail building for a comparable period of time. Falbo continued by saying that committee needed to know whether other temporary solutions would have cost more or less and stated that it would be useful for the Committee to see that assessment in the request document.

Regent Salas requested more information about alternatives to the temporary building, to which the campus replied that they would research those alternatives, and come back to the committee with other options.

Resolution I.3.f.: It was moved by Regent Shields and seconded by Regent McPike, that upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, authority be granted to place a temporary prefabricated academic facility on land owned by the Board of Regents on the UW-Whitewater campus and to authorize the officers of the Board of Regents to enter into the necessary agreements to acquire or lease the facility.

The resolution *FAILED*. Regent Shields voted yes, Regents Mc Pike and Salas voted no.

I.3.g. UW System: Authority to Construct All Agency Maintenance and Repair Projects

This item requested authority to construct various maintenance and repair projects at an estimated total cost of \$7,804,600 (\$5,150,800 General Fund Supported Borrowing; \$1,223,400 Program Revenue Supported Borrowing; \$1,030,400 Program Revenue Cash; and \$400,000 Gifts and Grants Funding).

Facilities Maintenance and Repair Requests

LAX - Whitney Center Freezer/Cooler Replacement (\$229,500 Increase): This project will replace three freezers and six coolers and install an on-site and remote monitoring and control system(s). The project will provide additional freezer capacity by revising the unit layout.

MIL - Art Building, Chemistry Building, and Music Building Elevator Replacements (\$1,052,000): This project will replace four obsolete elevators in three academic facilities – the Art Building, the Music Building, and the Chemistry Building. Project work will include replacement of mechanical relay based controllers with new microprocessor based controllers.

MSN - Camp Randall Sports Center Track Renovation (\$319,000): This project will inspect, clean, repair, resurface, and re-stripe all red and gray textured areas of the 200-meter track.

Health, Safety, and Environmental Protection

MSN - Kegonsa Research Campus Fire Alarm System Replacement (\$308,000): This project will replace fire alarm systems in 16 facilities located throughout the Kegonsa Research Campus (KRC) located in Stoughton, Wisconsin. New pull stations, smoke and heat detectors, and audio-visual signal devices will be installed to meet all current building codes. Signal devices will be installed in all public areas to meet the latest ADA requirements.

Utilities Repair and Renovation Requests

EAU - Water Street Parking Lot Reconstruction (\$273,000): This project will reconstruct the 432-stall Water Street parking lot. Project work will include pulverizing the existing pavement, regrading the subbase in selected areas as required, regrading the 6-inch base course, concrete curb and gutter section repair or replacement, storm water utility upgrades, repaving the lot with a 1-1/2 inch base course and a 1-1/2 inch wear course of asphalt concrete, site restoration, and all pavement markings.

MSN - Band Practice Field Replacement (\$400,000): This project will construct a new artificial turf practice field for the UW marching band on the existing band practice field site. The existing field lighting and band instructor tower will remain. Project work includes removing sod and clay soils, installing an underground drainage system, installing new crushed stone free-draining sub-base, installing new porous asphalt base with shock pad, installing a new artificial turf field, and painting all yard lines and field marking onto the turf surface.

MSN - Dayton Street and Randall Avenue Utilities (\$5,200,000): This project will construct an underground electrical and signal utility corridor beginning near the intersection of Monroe Street and Randall Avenue, and continuing north to the corner of Randall Avenue and Johnson Street. The new utilities connect to existing utilities at their origin and termination points. This project will provide one of three major electrical links included in the Campus Utility Master Plan.

MSN - Heating Plant (Charter Street) Chilled Water Pump Variable Frequency Drive Replacement (\$400,000): This project will replace the variable frequency drive on a secondary chiller water pump with a new magnetic adjustable speed drive. Project work will include moving two secondary chilled water distribution pumps to provide necessary space for the new drive and modifying the pump controls to allow improved operating efficiencies, reduced operating costs, and reduced maintenance.

MSN - Heating Plant (Walnut Street) Air Compressor Installation (\$300,000): This project will install a new centrifugal water cooled air compressor and refrigerated air dryer. The campus will provide all labor required for making the mechanical and electrical connections.

PLT - Longhorn Drive Retaining Wall Replacement and Pedestrian Walkway Construction (\$355,100): This project will replace a rock/stone retaining wall, located west of the Central Heating Plant along Longhorn Drive, with a new masonry unit retaining wall and construct a new 2,500 LF pedestrian walkway with lighting to connect Greenwood Avenue to the northern edge of the new Engineering Building and Southwest Hall sites.

STP - Steam and Condensate Piping Repairs from Pit 23 to Pit 25 (\$328,000): This project will repair deteriorated steam and condensate return piping. Project work will include removal of the condensate line and the outer steel casing and insulation on the steam line, and installation of a new condensate line and existing steam line with new insulation within a new concrete box conduit. All isolation valves and pipe insulation within the steam pits will be replaced.

Upon the motion of Regent McPike and the second of Regent Shields, the Committee unanimously approved Resolution I.3.g.

Resolution I.3.g.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$7,804,600 (\$5,150,800 General Fund Supported Borrowing; \$1,223,400 Program Revenue Supported Borrowing; \$1,030,400 Program Revenue Cash; and \$400,000 Gifts and Grants Funding).

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

Assistant Vice President David Miller reported that the Building Commission approved about \$13M for projects at their December and January meetings. The funding breakdown for those projects is \$ 10.5M General Fund Supported Borrowing, \$ 2M Program Revenue, and \$.5M Gift and Grant Funds. (For more details about those projects, please see the chart at the end of these minutes.)

Miller explained to that Committee that UWC-Rock County had requested that temporary construction easement be granted on property leased from Rock County for the site of UW-Rock County. Miller continued by saying that the construction easement will allow the UW-Rock County Foundation, Inc., to build an engineering laboratory which will serve students enrolled in the collaborative engineering program with UW-Platteville. Miller explained that the Vice President of Finance had delegated authority to sign the easement.

Miller also mentioned that the UW-La Crosse Reuter Residence H all Project won a 2006 Design and Construction Award for Excellence in Architectural Design.

i.3.x. Additional items that may be presented to the Committee with its approval

No additional items were presented to the Committee.

Adjournment to Closed Session

The Physical Planning and Funding Committee adjourned to closed session at 3:05p.m. for the purpose of conducting public business for competitive and bargaining reasons as permitted by s.19.85(1)(e), Wis. Stats.

The closed session adjourned at 3:23 p.m.

December 2006 and January 2007 SBC Actions on Projects for February 2007 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
December 2006		
MSN	Biochemistry II - Waiver for RFP & Const Manager-at-Risk	Approved
MSN	West Campus Utility Improv Proj - MG&E paymt water supply recharge system	\$3,000,000
SYS	Maintenance and Repair Projects (\$3,539,000 total)	
	MIL Curtin/Klotsche Ctr Roof Repl	\$771,000
	PKS Comm Arts Tallent MCC Repl	\$170,000
	EAU Hibbard Media Lab Rmdl	\$1,408,000
	WTW Roseman Admis-Regstr Ofc Rmdl	\$1,190,000
January 2007		
MSN	Lakeshore Utility Improvement – Phase I (07-09 Capital Budget)	\$191,000
MSN	RFP for Integrated Dairy – Phase II	
MSN	Sterling Hall Renovation Project - Scope/Budget Reduction	
	Reduction of \$38,500,000 GFSB and \$2,000,000 Gift Funds	
	Reallocate \$15,000,000 GFSB to Biochemistry II	
	Reallocate \$6,000,000 GFSB to West Campus Utility Improv	
STP	Fine Arts Center Remodeling and Addition	
SYS	Maintenance and Repair Projects (\$6,319,500 total)	
	LAC Whitney Freezer/Cooler Repl-Incr	\$229,500
	WTW McGraw Server Rm AC Repl	\$217,000
	EAU Water St. Parking Lot Reconst	\$273,000
	MSN Dayton St Randall Ave Utilities	\$5,200,000
	MSN Bank Practice Field Repl	\$400,000
December 2006 and January 2007 SBC Meeting Total		\$13,049,500