

Minutes
Physical Planning and Funding Committee
Thursday, July 12, 2007

Committee Chair Regent Salas convened the meeting of the Physical Planning and Funding Committee at 10:35 a.m. in Room 320 of the Pyle Center on the UW-Madison campus. Present were Regents McPike, Falbo, Bartell, and Walsh.

I.3.a. Approval of the Minutes of the June 7, 207 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Bartell and the second of Regent Walsh, the minutes of the June 7, 207 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.b. UW-Milwaukee: Authority to Conduct a Campus Master Planning Process to Include Potential New Sites for University Facilities

This item requested authority to seek the release of \$2,000,000 Building Trust Funds – Planning for the purpose of hiring master planning consultants and preparing a campus master plan that includes potential new sites for university facilities.

This project will provide a comprehensive analysis of existing physical conditions and existing and projected physical needs, and develop recommendations for meeting those physical needs, providing a framework for UW Milwaukee's (UWM) physical development for the next ten to twenty years. The master plan will integrate UWM's academic and financial planning with physical development planning. The master plan process will include input from UWM's administration, faculty, staff, and students, from UWSA and DSF stakeholders, from the immediate campus neighboring communities, and from the surrounding Milwaukee metropolitan communities. The master plan will include an in depth analysis of space utilization, parking and transit, utility and infrastructure needs, historic resources, sustainability opportunities, and student housing for existing and potential new campus sites.

In addition to the main east side campus, existing campus sites include the Kenilworth site, the University Services Building site, the Great Lakes Research Facility, and the University Center for Continuing Education facility. Potential new sites include the adjacent Columbia-Saint Mary's hospital site; an approximately 80-acre parcel on the northeast quadrant of Milwaukee County grounds adjacent to the Milwaukee Regional Medical Center and Milwaukee County Research Park in Wauwatosa; as well as the Aurora Sinai Medical Center and former Pabst Brewery sites in downtown Milwaukee.

Regent Salas commented that the amount requested is significantly larger than amounts typically expended on a campus master plan and that there was no breakdown of the budget. Assistant Vice President David Miller explained that this is the largest campus master plan undertaken by the UW System and that the budget was based on specific cost in master plans at other UW System campuses for similar products. The planning process is expected to last about two years.

Regent Salas asked about the process of selecting the consultants for the project. Miller explained that the consultants will be chosen by the standing committee prescribed by Department of Administration rules, which is comprised of five DOA staff and two university staff.

Regent Bartell asked what specific elements would be included in the \$2 million, two year planning process. Miller responded that the plan would include analysis and recommendations on issues such as land use and development, space needs by program, transportation, financing, housing, IT, and utilities. Miller continued by explaining that the plan is unique because consultants will be asked to perform this analysis on multiple, complex sites, rather than within a fixed campus boundary. Bartell then asked if there would be multiple consultants involved with this planning. Chancellor Santiago and Claude Schuttey from UWM were present and answered that the process could involve as many as five or six sub consultants.

Upon the motion of Regent Salas and the second of Regent Falbo, the Committee unanimously approved Resolution I.3.b.

Resolution I.3.b.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to seek the release of \$2,000,000 Building Trust Funds – Planning for the purpose of hiring a master planning consultant and preparing a campus master plan that includes potential new sites for university facilities.

I.3.c. UW-Whitewater: Approval of the Design Report and Authority to Adjust the Project Budget and Construct the Moraine Hall Remodeling Project

This item requested approval of the Moraine Hall Remodeling Project design report, authority to increase the project budget by \$268,000 Program Revenue Supported Borrowing, substitute \$400,000 Program Revenue Cash with Program Revenue Borrowing, and construct the project for a total cost of \$2,665,000 (\$2,465,000 Program Revenue Supported Borrowing and \$200,000 Program Revenue Cash).

This project will remodel the entire 10,750 ASF (12,797 GSF) of the main floor of Moraine Hall. Moraine Hall is a single story building with a basement. The work will include a complete remodeling of the main floor of this structure to accommodate its current occupant, the University Bookstore. Some work will be done in the basement to remodel the existing toilet rooms and to create a separate entrance to service the Textbook Rental operations. New entry doors and windows will be provided to create a storefront and reflect the needs of its current retail functions. The project will remove the existing chiller and will install new air handlers and DDC controls for the HVAC system. The chiller was abandoned in place and the cooling tower was removed in 1999. Also included will be a low voltage electrical distribution system, plus plumbing system upgrades, and replacement of the existing roof, ceilings, lighting, flooring, and walls. A new handicap accessible elevator will be installed to provide full accessibility to the basement. This project will also add sprinklers throughout the entire building and will modify the loading dock and its driveway to improve access for deliveries.

Regent Salas asked if cash was available for this project. Associate Vice Chancellor Randy Marnocha from UW-Whitewater was present and answered that cash is available and set aside for this project.

Regent Walsh asked why program revenue cash would be replaced by borrowing. David Miller responded that borrowing would be used so cash would be available for the purchase of fixtures and other furnishings for this project.

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

Resolution I.3.c.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, (a) the Design Report of the Moraine Hall Remodeling Project by approved, and authority be granted to: (b) increase the project budget by \$268,000 Program Revenue Supported Borrowing; (c) substitute \$400,000 Program Revenue-Cash with \$400,000 Program Revenue Supported Borrowing; (d) and construct the project for a total cost of \$2,665,000 (\$2,465,000 Program Revenue Supported Borrowing and \$200,000 Program Revenue–Cash).

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

This item requests the authority to construct various maintenance and repair projects at an estimated total cost of \$1,356,700 (\$1,137,600 General Program Revenue Supported Borrowing; \$164,500 Program Revenue Supported Borrowing; and \$54,600 Program Revenue Cash).

This request increases the project budget on the UW-Milwaukee Heating Plant Chilled Water System based on recent cost estimates provided by the design consultant. The recent cost estimates significantly exceed the authorized budget which is required to bid the project. This project installs one chiller with a nominal capacity of 4,000 tons that will be installed alongside a 3,000 ton chiller and working together, those two chillers will meet the campus cooling needs.

This request also includes a project at UW-Madison to replace 100 LF of underground concrete box conduit and the utility line contents (condensate, compressed air, high pressure steam, and low pressure steam) between Pit 173/10 (adjacent to the utility tunnel next to Chamberlin Hall) and Pit 174/10 (420 N. Charter Street). This project repairs the plaster walls in the equipment room, adjacent laboratory, and stairwell in 420 N. Charter Street that have been damaged by the leaking conduit. Project work also includes all necessary asbestos abatement and site restoration. After a thorough review of approximately 250 All Agency Project proposals and 520 infrastructure planning issues submitted, and the UW All Agency Projects Program funding targets set by the Division of State Facilities (DSF), this request represents high priority UW System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues.

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

Resolution I.3.d.

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 \$1,356,700 (\$1,137,600 General Program Revenue Supported Borrowing; \$164,500 Program Revenue Supported Borrowing; and \$54,600 Program Revenue Cash).

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

- Building Commission Actions – Assistant Vice President, David Miller, reported that the Building Commission approved \$27.5M General Fund Supported Borrowing, \$26.9M Program Revenue Supported Borrowing and \$10M gift funds at their June meeting.
- Capital Budget Update - Miller reported that the state Assembly passed their version of the budget and that it reduces general fund supported borrowing by \$162.4 million from the budget passed by the Building Commission and the Senate. The reduction includes four projects totaling

\$97.4 million in projects at UW campuses and \$65 million in statewide All Agency maintenance funds. Regent Salas commented that there were also eight program revenue projects not included in the Assembly's budget including two student unions and six residence halls. Miller added that those projects totaled approximately \$393 million at no cost to state taxpayers. Miller concluded that the capital budget will not be resolved until the legislative conference committee reaches a compromise in the coming months.

Regent Walsh commented that the Assembly's decision to eliminate the four academic building projects would only save the state about \$12 million per year in general fund debt service.

I.3.x. Additional items which may be presented to the Committee with its approval

No additional items were presented to the Committee.

Resolutions, I.3.b., I.3.c. and I.3.d were referred as consent agenda items to the full session of the Board of Regents at its Friday, July 13, 2007 meeting.

The meeting was adjourned at 11:32 a.m.