

Minutes
Physical Planning and Funding Committee
Thursday, June 7, 2007

Committee Chair Regent Salas convened the joint meeting of the Physical Planning and Funding Committee and the Business, Finance, and Audit Committee at 2:30 p.m. in the Fireside Lounge of the Student Union on the UW-Milwaukee campus. Present were Regents McPike, Bartell, Falbo, Shields, Connolly-Keesler, Pruitt, Rosenzweig, and Smith. Regent Burmaster was absent.

I.3.a. UW-Milwaukee Presentation: The Role of a Master Plan in Campus Development

UW-Milwaukee Vice Chancellor for Administration Sherwood Wilson presented information about The Role of the Master Plan in Campus Development. Wilson's discussion focused on the history of the location and development of the current UW-Milwaukee campus. Wilson stated that since the establishment of UWM as a commuter college it was known that there would be physical limitations on the growth of the campus at its present location. Wilson said that the campus is the densest campus among its peer institutions and is able to offer dormitory rooms to only nine percent of its students. Wilson discussed the goals and timeline of the comprehensive master planning request that will be presented to the Regents at the July meeting.

Regent questions followed the presentation. Regent Pruitt asked if there was a current planning process going on for Columbia St. Mary's. David Miller responded that there is no current planning effort now, however, there is a sufficient amount of Building Trust Funds set aside for comprehensive master planning that will include alternatives for the Columbia St. Mary's campus. In response to a comment by Regent Salas about the deferred action taken on Columbia St. Mary's, Miller explained that the hospital's business plan indicates the hospital plans to occupy the site until 2010, consequently the Department of Administration recommended moving the two biennial advance enumerations to the 2009-11 and 2011-13 biennia. Miller continued by explaining that the funding (half general fund supported borrowing and half program revenue supported borrowing) will be available on July 1, 2009.

Regent Salas mentioned the successful negotiations the campus had with the neighborhood groups regarding the development of the Kenilworth project and how a once contentious situation had evolved into a positive outcome for the campus through thoughtful negotiations. Salas said he hoped that such negotiations might solve problems that could develop during the future Columbia St. Mary's project.

The joint meeting was adjourned at 3:30 p.m.

Committee Chair Regent Salas convened the meeting of the Physical Planning and Funding Committee at 3:38 p.m. in the Fireside Lounge of the Student Union. Present were Regents McPike, Bartell, Falbo, and Shields.

I.3.b. Approval of the Minutes of the May 10, 2007 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Falbo and the second of Regent McPike, the minutes of the May 10, 2007 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.c. UW-Madison: Authority to Construct the 21st Century Telecommunications Project

This item requested authority to construct the 21st Century Telecommunications project at a total project cost of \$1,310,000 (\$1,000,000 General Fund Supported Borrowing – 2005-07 UW System Classroom/Instructional Technology and \$310,000 General Fund Supported Borrowing – 2003-05 UW System Classroom/Instructional Technology).

This project is the second phase of a multiple phase project to be funded over several biennia. The project will upgrade the internal building data network infrastructure. Telecommunication cables will be installed in the following buildings: Clinical Sciences Center, Psychology Building, State Hygiene Lab, Sterling Hall – 1917 Wing, Soils-King Hall, Greenhouse-King Hall, and the Nutritional Science buildings. Work will include the installation of: patch panels in each telecom room, Category 5e/6 copper data cabling from each telecom closet to each workstation outlet, and dual data outlets.

The 21st Century Telecommunications Program began with a generous gift from John Morgridge, Chairman of Cisco Systems, to improve the electronic network equipment of the campus. A fund was established through his charitable organization, the TOSA Foundation, to provide one dollar of Cisco equipment for every two dollars spent by the campus on Cisco equipment. The value of the gift was approximately \$7.3 million.

Prior to the gift-funded approximately 80 percent of all UW-Madison facilities utilized Category 3 data wiring and UW-Madison was the only UW System campus to not have the majority of its facilities wired with Category 5e/6 data cable. The existing network is unable to meet the increased demand for graphical and streaming data transfers that are required for applications such as distance learning, multimedia, and image processing.

Regent Bartell asked for better clarification of the one-for-two funding opportunity provided by Cisco Systems. David Miller agreed to provide more information at the next committee meeting in July.

Upon the motion of Regent Falbo and the second of Regent Bartell, 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 construct the 21st Century Telecommunications project at a total project cost of \$1,310,000 (\$1,000,000 General Fund Supported Borrowing – 2005-07 UW System Classroom/Instructional Technology

and \$310,000 General Fund Supported Borrowing - 2003-05 UW System Classroom/Instructional Technology).

I.3.d. UW-Madison: Approval of the Design Report and Authority to Construct the East Campus Utility Improvements Project and to Transfer Funds to the University Square Redevelopment Project

This item requested that, contingent upon enumeration of this project in the 2007-09 Capital Budget, the Design Report be approved and authority be granted to: (a) construct the East Campus Utility Improvements project at an estimated total project cost of \$19,984,000 (\$16,010,000 General Fund Supported Borrowing, and \$3,974,000 Program Revenue Supported Borrowing), and (b) transfer \$2,800,000 (\$2,242,800 GFSB, and \$557,200 PRSB) to the University Square Redevelopment Project for construction of the utility improvements adjacent to that project.

This project will upgrade east campus utilities in the East Campus Pedestrian Mall Utility Corridor and the Northeast Utility Connection. The project will be done in four phases to allow coordination with the following projects: University Square, Ogg Hall Demolition, AW Peterson Building Demolition, Chazen Museum Addition, Pres House Residence Hall, Education Building Addition, and reconstruction of Langdon Street by the city of Madison. All phases of the project will be designed at this time. Three phases will be constructed in this biennium and the last phase will be requested in the UW-Madison 2009-11 Capital Budget.

Phase 1 will construct the temporary underground structures (bridges) beneath University Avenue and Johnson Street.

Phase 2 will construct the utility tunnel, electrical and signal conduits, storm sewers, sanitary sewers, and water piping under the East Campus Pedestrian Mall from Dayton Street to the north side of University Avenue. To facilitate construction of the University Square Redevelopment project, Phase 2 of this project will be divided into two separate units. Phase 2A, at a cost of \$2,800,000, will construct the tunnel from the northern edge of Johnson Street to the northern edge of University Avenue, including construction of ductbanks and conduits. This request will increase the scope and budget of the University Square Redevelopment project by \$2,800,000 to allow the work to be performed as part of that project.

Phase 3 will involve completion of the utility tunnel, power and signal conduits, storm sewers, sanitary sewers, and water piping under the East Campus Pedestrian Mall from the north side of University Avenue to the Library Mall area. The work will include steam, condensate, compressed air, and signal and power laterals to the Extension Building and Chazen Museum Addition. This phase also includes partial construction of the chilled water piping, and signal and power conduits in Langdon Street and Park Street. This work will be coordinated with the city of Madison Langdon Street repaving project and the restructuring of the west entrance of the Memorial Union, which is part of the Theater Wing Renovation project, slated to begin in late 2009.

The Design Report indicated that additional funds would be needed for the project. This increase was driven by a rise in steel and concrete costs, a higher risk factor for contractors constructing the tunnel; a schedule that called for construction during the winter months; and the construction and removal of temporary bridging under University Avenue and Johnson Streets. In order to keep the project within the enumerated budget, the campus elected to design the entire project now, but delay the portion of the construction work from Langdon Street to the Education Building, until it is requested by UW-Madison as part of the 2009-11 Capital Budget.

At the request of Regent Salas, David Miller explained the request to transfer funds to the University Square project.

Miller said that the goal of the project had been to complete the underground utility tunnel and restoration of the pedestrian mall by summer 2008 for the opening of the retail space. It is necessary to transfer the portion of the underground tunnel in this block only to the developer for construction as part of the University Square project due to limited construction area and schedule. Miller further stated that the \$2,800,000 being transferred to the University Square project was a guaranteed maximum price based on the design firm's cost estimates, but that the project would be independently audited and any savings would revert to the university.

Upon the motion of Regent Bartell 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-Madison Chancellor and the President of the University of Wisconsin System, contingent upon enumeration of this project in the 2007-09 Capital Budget, the Design Report be approved and authority be granted to: (a) construct the East Campus Utility Improvements project at an estimated total project cost of \$19,984,000 (\$16,010,000 General Fund Supported Borrowing, and \$3,974,000 Program Revenue Supported Borrowing), and (b) transfer \$2,800,000 (\$2,242,800 GFSB, and \$557,200 PRSB) to the University Square Redevelopment Project for construction of the utility improvements adjacent to that project.

I.3.e. UW-Madison: Approval of the Design Report, Authority to Construct the Arts Relocation Project and Adjust the Project Budget

This item requested approval of the Design Report and authority to: (a) increase the project budget by \$430,000 (\$245,000 General Fund Supported Borrowing-All Agency-Health and Safety and \$185,000 Institutional Funds non-GPR); and (b) construct the Arts Relocation project at an estimated cost of \$9,245,000 (\$2,250,000 General Fund Supported Borrowing-BioStar-Wisconsin Institutes for Discovery, \$245,000 General Fund Supported Borrowing-All Agency-Health and Safety, and \$6,750,000 Gift and Grant Funds).

The increased project cost includes \$245,000 of unanticipated code-required electrical and life safety upgrades in areas of the building which are not otherwise being remodeled. An

additional \$185,000 is necessary to complete the scope of work that was originally identified.

This project will renovate approximately 28,750 ASF/43,675 GSF of existing warehouse space, located at 630 West Mifflin Street, for the Department of Art's ceramics, art metal, and papermaking programs. The project scope includes conceptual design of additional remodeled space and an addition for future Tandem Press occupancy when adequate funds have been raised for that project.

Renovated space will include: a new loading dock; a classroom/exhibition area to showcase works of art; instructional lab spaces for the ceramics and papermaking programs; and teaching studios for faculty and graduate students. The newly remodeled art space will be connected to the glass lab and sculpture/foundry programs, which are currently located in the warehouse. Plumbing, mechanical, and electrical systems will be upgraded to support the new functions.

The project will move art programs currently located in the 700 and 1300 blocks of University Avenue and in the Education Building into the single warehouse site and will provide the Art Department with an improved educational environment for faculty, staff, and students.

Upon the motion of Regent Falbo 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-Madison Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to: (a) increase the project budget by \$430,000 (\$245,000 General Fund Supported Borrowing-All Agency-Health and Safety and \$185,000 Institutional Funds non-GPR); and (b) construct the Arts Relocation project at an estimated cost of \$9,245,000 (\$2,250,000 General Fund Supported Borrowing-BioStar-Wisconsin Institutes for Discovery, \$245,000 General Fund Supported Borrowing-All Agency-Health and Safety, and \$6,750,000 Gift and Grant Funds).

I.3.f. UW-Superior: Approval of the Design Report, Authority to Construct the Rothwell Student Center Project, Adjust the Project Scope and Budget, and Seek a Waiver of s.16.855 to Allow for Single Prime Bidding

This item requested approval of the Design Report and authority to: (a) construct the Rothwell Student Center project, (b) increase the project scope and budget by \$1,177,000 (\$208,000 General Fund Supported Borrowing - Jim Dan Hill Library and \$969,000 General Fund Supported Borrowing - New Academic Building), and (c) seek a waiver of s.16.855 under the provisions of s.13.48 (19) to allow for single prime bidding, for an estimated total project cost of \$22,062,000 (\$208,000 General Fund Supported Borrowing – Jim Dan Hill Library, \$969,000 General Fund Supported Borrowing – New Academic

Building, \$16,885,000 Program Revenue Supported Borrowing and \$4,000,000 Gift and Grant Funds).

An increase to the Rothwell Student Center project scope and budget is requested to construct a district cooling plant that will realize long-term energy and operational savings. Since student segregated fees cannot be used to fund chillers for general purpose revenue facilities, the reallocation of funds from the projects that would be served by the district cooling (the Jim Dan Hill Library, and the new academic building) is necessary. The funding of \$208,000 from the Jim Dan Hill Library project and \$969,000 from the new academic building, would otherwise be used to provide stand-alone chillers in the above projects.

This project demolishes the outdated existing 112,933 GSF Rothwell Student Center and constructs an approximately 55,700 ASF/ 83,100 GSF replacement facility on a site adjacent to the existing site. After demolition of the existing building, a separate project will construct a parking lot and entrance plaza for the new building. The new building will include an area for residential and retail dining; meeting room, lounge, recreation, student organization, and administration space, as well as an art gallery. The building will include space and equipment for a district chiller plant that will serve the Jim Dan Hill Library and the new academic building. Space will also be provided for installation of a future chiller and a cooling tower to serve other campus core buildings.

The waiver of state statute is requested to allow the use of single-prime bidding for this project to encourage competitive bidding by qualified contractors in the Duluth-Superior construction market and to better serve the project's tight construction schedule.

A student referendum held in December of 2004 indicated support for a new student center project and a segregated fee increase of \$513, which would be phased in over five years, to fund the project's debt service.

David Miller commented that the campus foundation has raised \$4 million in gifts for this project to avoid higher segregated fees. In response to a question from Regent Salas as to whether student segregated fees would be increased because of the addition of the district chiller to this project, Mr. Miller answered that they would not.

Upon the motion of Regent Shields and the second of Regent McPike, 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: (a) construct the Rothwell Student Center project, (b) increase the project scope and budget by \$1,177,000 (\$208,000 General Fund Supported Borrowing - Jim Dan Hill Library and \$969,000 General Fund Supported Borrowing - New Academic Building), and (c) seek a waiver of s.16.855 under the provisions of s.13.48 (19) to allow for single prime bidding, for an estimated total project cost of \$22,062,000

(\$208,000 General Fund Supported Borrowing – Jim Dan Hill Library, \$969,000 General Fund Supported Borrowing – New Academic Building, \$16,885,000 Program Revenue Supported Borrowing and \$4,000,000 Gift and Grant Funds).

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 \$6,780,100 (\$1,020,700 General Fund Supported Borrowing, \$2,901,200 Program Revenue Supported Borrowing, and \$2,858,200 Program Revenue-Cash).

Facilities Maintenance and Repair Requests

EXT - Lowell Hall Elevator Replacement (\$829,400): This project replaces all elevator related equipment for two 9-stop traction elevators and one 8-stop traction elevator. Project work will replace all machine room equipment and rebuild all door equipment. A modern microprocessor based control system and a campus access system will be installed and all elevators will be connected to the building automation and monitoring system. Fire Fighter Service operation will be provided, including all fire alarm sensors and fire alarm control panel interfaces.

MIL - Sandburg Commons Roof Replacement (\$640,000): This project replaces 30,000 SF of built-up bituminous roofing with a new extensive and integrated or modular green roofing system.

The green roof will reduce the storm water discharge to the municipal storm sewer system and provide increased energy savings.

MIL - Sandburg Towers Elevator Safety Modifications (\$229,700): This project installs elevator rope brake safety devices interfaced with the elevator control systems for twelve traction elevators located in the north, south, east, and west towers. These devices will activate upon sensing unattended motion in an elevator car and prevent the elevator car from moving from its location. Project work includes all wiring, adjustments, and modifications necessary to connect the braking system to the elevator control system.

PKS - Multi-Building Chilled Water System Maintenance and Repairs (\$182,500): This project modifies the chilled water system in Communication Arts, Greenquist Hall, Molinaro Hall, Ranger Hall, Sports & Activity Center, Tallent Hall, and Wyllie Hall. Project work includes removing abandoned orifice plate flow meters, chilled water pumps, and three-way bypass control valves, and constant flow control valves, and installing new flow measuring devices and chilled water pumps in select facilities.

WTW - Knilans Hall and Tutt Hall Restroom Renovation (\$2,275,000): This project renovates shower rooms/restrooms in Knilans Hall and Tutt Hall. The shower rooms/restrooms on each floor will be expanded and reconfigured to meet current Americans with Disabilities Act (ADA) accessibility standards. One residence room on each of the 1st through 4th floors will be reallocated to provide additional space for the reconfigured shower rooms/restrooms. Project work includes replacing the following

items: leaking shower floor pans, deteriorated plumbing piping, plumbing fixtures, shower room/restroom ventilation, electrical, and lighting systems.

Programmatic Remodeling and Renovation

EXT - Pyle Center Roof Top Renovation (\$341,000 Budget Increase): This project replaces the roof membrane, constructs a room for food service staging and equipment storage in the roof penthouse, and installs new fire protection standpipes in all three egress stairway enclosures.

MIL - Klotsche Center Physical Activity Room Remodeling (\$197,400): This project remodels a storage room into a physical activity room. Project work includes demolition, construction; extension of the HVAC, fire alarm and smoke detection systems into the project area; installation of new room finishes, new mechanical equipment, new lighting fixtures and controls, and electrical power and telecommunication outlets.

Utilities Repair and Renovation Requests

MSN - Bradley Hall Electrical Service (\$383,000): This project constructs a new concrete electrical vault and installs new electrical equipment next to Bradley Hall.

MSN - Campus Drive Bike Path, Phase I (\$695,100 Budget Increase): This request increases the project budget to provide for several unforeseen conditions that have surfaced during the design process of the approved project scope. The proposed bike path, the ramp, the Walnut Street bridge, and associated retaining wall locations had to be shifted significantly to avoid conflict with an electrical line. The shift of the bike path required the installation of a stairway east of the bridge.

PLT - Hickory Street Parking Lot (\$252,000): This project constructs a new 80-stall parking lot and 0.3 acre green space on university owned property. Project work includes demolition and removal of two houses, foundation backfill, tree removal, site grading, installation of a new storm sewer system, base and asphalt pavement, concrete curb and gutter, paved pedestrian walkway(s), parking lot and pedestrian walkway lighting, ADA stall signage, pavement striping and markings, and landscaping.

STO - Williams Stadium Turf Replacement (\$755,000): This project replaces 75,000 SF of synthetic turf at the Williams Stadium football field with a modern synthetic turf. Project work includes removal of existing turf surface, repairs and reconditioning existing base as required, and repairs and augmentation of subsurface drainage system as required.

In response to a question from Regent Salas, David Miller explained that projects involving work on the exterior areas outside of a building are included in the Division of State Facilities' funding category of utility repair and renovation projects.

Upon the motion of Regent Bartell and the second of Regent Falbo, 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 \$6,780,100 (\$1,020,700 General Fund Supported Borrowing; \$2,901,200 Program Revenue Supported Borrowing; and \$2,858,200 Program Revenue-Cash).

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

- 2007-09 Capital Budget Update: Regent Salas thanked Assistant Vice President David Miller for the report he sent to the regents about the legislature's action on the 2007-09 Capital Budget. Assistant Vice President David Miller updated the committee on the progress of the capital budget by saying that all general fund supported projects, gift-funded projects, and smaller program revenue projects were unanimously approved by the Legislature's Joint Finance committee in May. Miller continued by saying that two student union projects at UW-Eau Claire and UW-Madison, along with six new residence halls at UW-Madison, UW-Oshkosh, UW-Parkside, UW-River Falls, UW-Stevens Point, and UW-Whitewater were not included in the capital budget on a tie vote. Miller assured the committee that campuses have already begun discussions with legislators to restore those projects. None of the eliminated projects are supported by taxpayer funds.
- Building Commission Actions – Mr. Miller reported that the Building Commission approved \$2.6M for a gift funded project at their May meeting.
- Minority Business Enterprise Participation: Mr. Miller reminded the committee that the Minority Business Enterprise (MBE) program is managed by the Department of Administration and the data reported is for all state design and construction contracts. Miller reported that MBE companies received 5.4 % of the value of the architecture and engineering contracts and 8.3% of the construction contracts for the first three quarters of this fiscal year. Miller continued by saying that only 14 MBE firms bid on those 758 construction contracts. Regent Bartell requested that the report more clearly indicate that the building projects of all state agencies are reflected in this report and not just those of the universities.

In response to a request from Regent Salas, Alan Fish spoke about the Charter Street heating plant controversy. Fish explained that there was a recent problem with the containment of coal dust at the site of the plant and the Department of Natural Resources had issued a directive to control the coal dust. The campus has changed their operational practices and is preparing for an enforcement conference about the coal dust problem. Fish explained that there is a second issue that the campus is addressing regarding whether a maintenance project should have triggered an air permit review. The campus is providing information on the scope of that project and expects to participate in an enforcement conference on the issue later this summer. Fish also discussed the importance of the diversification of campus fuel sources.

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

No additional items were presented to the Committee.

Resolutions I.3.c., I.3.d., I.3.e., I.3.f., and I.3.g. were referred as consent agenda items to the full session of the Board of Regents at its Friday, June 8, 2007 meeting.

The meeting adjourned at 4:45 p.m..