

Minutes
Physical Planning and Funding Committee
Thursday, April 10, 2008

Committee Chair Regent Bartell convened the meeting of the Physical Planning and Funding Committee at 1:54 p.m. in Room 332 of the Pyle Center on the UW-Madison campus. Present were Regents Bartell, Vasquez, and Walsh. Regent Falbo was absent.

I.3.a. Approval of the Minutes of the March 6, 2008 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Walsh and the second of Regent Vasquez, the minutes of the March 6, 2008 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.b. Presentation – Maximizing Access through Wisconsin Public Television’s Digital Transition: University Place

Regent Bartell welcomed Malcolm Brett from Wisconsin Public Television. Brett described a multi-year plan to bring the benefits of digital broadcasting to audiences around the State by upgrading the technological capabilities of Wisconsin Public Television, Wisconsin Public Radio, and the Instructional Communications Systems academic support unit within UW-Extension’s Broadcasting and Media Innovations division.

Brett stated that there is an urgent need to upgrade technology in the Pyle Center and replace obsolete, unreliable equipment, such as their 25-year-old remote production truck. A new remote truck would allow them to travel to all regions of the state to cover large scale community events and better fulfill their outreach mission by providing broader public access to the University.

He also described the potential of University Place – a new public television and Internet service that enhances the public's access to University Content. An initiative of public television stations at the University of Wisconsin, Ohio State, and Penn State, University Place will create a digital archive of university sponsored lectures, symposia, and other events and will include a library of video "learning objects" for use in schools. Brett said that content will be available by broadcast, streaming on-line and, in some cases, cable video on demand.

I.3.c. UW-Madison: Approval of the Design Report and Authority to Construct the Chadbourne and Barnard Residence Halls Renovation Project

This item requested approval of the Design Report of the Chadbourne and Barnard Residence Halls Renovation project and authority to (a) substitute \$2,000,000 Program Revenue-Cash for \$2,000,000 Program Revenue Supported Borrowing, and (b) construct the project at a total cost of \$12,373,000 (\$10,373,000 Program Revenue Supported Borrowing and \$2,000,000 Program Revenue-Cash). This project was enumerated as part of the 2007-09 Capital Budget at \$14,627,000 Program Revenue Supported Borrowing.

This project is the second of a two-phased renovation that will significantly improve housing accommodations and services at Chadbourne (83,649 ASF/138,808 GSF) and Barnard Hall (30,517 ASF/58,451 GSF). Renovations will be accomplished in three stages beginning in May 2009 and occupancy will be maintained during the 2009-10 academic year.

The work in Chadbourne Hall encompasses approximately 57,200 GSF and will concentrate on the core area on each of thirteen floors and the entire first floor. Core area work will involve demolition of one large community bathroom to develop three smaller bathrooms. Two existing elevators will be removed, and an elevator tower with three new elevators will be added. Lounge, den, kitchenette, and trash/recycling spaces will be created on each floor. The first floor remodeling will include window replacements, a lobby area with new elevators, building entry space, a resident apartment, and first floor common spaces including offices, meeting spaces, and classrooms. This project will complete the air conditioning system for the building and replace the building's electrical distribution system.

The renovation of 58,451 GSF in Barnard Hall will include the total replacement of the steam radiator system with a hot water baseboard system, the addition of cooling to select common areas, the removal of miscellaneous asbestos and asbestos-containing floor tile, some carpet replacement, accessibility improvements, resident room floor tile, lighting updates, and painting.

The cost for this project is included in the master plan rate schedule developed in 2004-05. Annual room rates for all residence halls are expected to increase between 4.5 percent and 7 percent by 2010. This increase includes adjustments for inflation, new residence hall construction, and planned residence hall maintenance and upgrades.

David Miller asked Director of University Housing Paul Evans to explain the difference in the project's enumerated amount and design report amount. Evans said that when the campus and design consultants began to carefully analyze the items in the original request they were able to find some cost savings such as not replacing the elevator in Barnard Hall that was originally scheduled for replacement but was functional and still met code. He said the campus also decided that the renovation of the bathrooms in Barnard Hall could be delayed since they were renovated in the past and were still in relatively good shape. Evans continued by saying that the campus found additional savings by reducing the amount of air conditioning to be provided in Barnard Hall. He said that reduction allowed them to spend more on resolving accessibility issues in Barnard and Chadbourne halls which resulted in a better renovation project at a lower cost.

Regent Vasquez asked if the renovation work could be done while the students are living in the residence halls. Evans answered by saying that most project work would be done during two summers when the building would be shut down and other work would be done during the academic year when the students are in residence. He mentioned that work such as building a new elevator tower on the outside of the building, and renovations to the basements and common areas could be done when the students are in residence.

Upon the motion of Regent Walsh and the second of Regent Vasquez, 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 of the Chadbourne and Barnard Residence Halls Renovation project be approved and authority be granted to (a) substitute \$2,000,000 Program Revenue-Cash for \$2,000,000 Program Revenue Supported Borrowing and (b) construct the project at a total cost of \$12,373,000 (\$10,373,000 Program Revenue Supported Borrowing and \$2,000,000 Program Revenue-Cash).

I.3.d. UW- Milwaukee: Approval of the Design Report and Authority to Construct the Golda Meir Library Remodeling Project-Phase I

This item requested approval of the Design Report and authority to construct the Golda Meir Library Remodeling Phase I project at an estimated total project cost of \$4,908,000 (\$3,508,000 General Fund Supported Borrowing and \$1,400,000 Gift/Grant Funds). This project was enumerated as part of the 2005-07 Capital Budget at \$4,908,000.

This project will remodel approximately 39,900 ASF / 52,800 GSF of space on the first and second floors of the west wing of the Golda Meir Library to create a Learning Commons. The commons will accommodate a wide variety of collaborative and group learning styles, provide space for complementary academic partners such as the Campus Writing Center and Tutoring Services, consolidate staff areas to streamline operations, increase accessibility for library users with special needs, increase access to technology, and improve building security and access during late hours. Some administrative spaces will be consolidated and relocated from the first floor to the northwest corner of the second floor, and the existing café will be relocated from the east wing to the Learning Commons. Some of the least used library reference and general collections will be relocated to off-site warehouse storage at the UW-Milwaukee University Services Building to provide space for the Learning Commons.

The existing mechanical, electrical, and plumbing general infrastructure is adequate in size but it will be necessary to retrofit the first floor of the west wing with fire sprinklers.

Miller commented that this project, which was enumerated in 2005-07, is going forward because gift funds were recently given for this project. In response to a question from Regent Vasquez asking when the second phase of this project would begin, Miller answered that the second phase of the project would be requested in a future biennium.

UW-Milwaukee Chancellor Carlos Santiago introduced UW-Milwaukee Director of Libraries Ewa Barczyk who spoke about the importance of library services for the entire campus and how this remodeling project will allow the entire first floor to finally provide group study areas for UW-Milwaukee students.

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

Resolution I.3.d.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Golda Meir Library Remodeling Phase I project at an estimated total project cost of \$4,908,000 (\$3,508,000 General Fund Supported Borrowing and \$1,400,000 Gift/Grant Funds).

I.3.e. UW-Oshkosh: Authority to Accept 1.95 Acres of Land from the Department of Military Affairs Through an Inter-Agency Transfer

This item requested authority to accept 1.95 acres of land located at 662 and 663 West Third Avenue in Oshkosh, Wisconsin, from the Department of Military Affairs (DMA) through an inter-agency transfer.

This approximately two-acre parcel is located west of the Fox River in Oshkosh, Wisconsin, at 662 and 663 West Third Avenue and is valued at \$490,333. The property is improved with a 3,998-square foot heated vehicle maintenance building and two 9,016-square foot unheated storage buildings constructed of concrete block with metal roofs. Three independent market appraisals were completed in 2006: \$631,000, \$460,000, and \$380,000. The appraisals established an estimated fair market property value of \$490,333. The property is currently vacant and is offered for transfer by DMA which identified the property as surplus since construction of a larger facility.

An environmental audit was performed and the site conditions were found to be acceptable to the campus, UW System, and the Division of State Facilities staff.

Mr. Miller reported that UW-Oshkosh has a timely need for this property since they are now in the design phase of their new academic building which will be located on the site now occupied by the facility maintenance building. He said that the facility maintenance function will be moved to the former Cub Foods property, which was purchased for that relocation. Miller continued by explaining that although most of the facility maintenance functions will be provided from that location, this new parcel will benefit the campus because it includes improvements of a truck lift and two additional buildings that are suitable for maintenance vehicle storage.

Regent Walsh asked if there are any issues with property contamination. Miller explained that there is a deed restriction on the property prohibiting the drilling for potable water, but that condition is considered an acceptable risk since the city of Oshkosh already restricts the drilling for potable water at that property's location and there is no need anticipated for such drilling.

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

Resolution I.3.e.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to accept 1.95 acres of land located at 662 and 663 West Third Avenue in Oshkosh, Wisconsin, from the Department of Military Affairs through an inter-agency transfer.

I.3.f. UW-Parkside: Authority to transfer General Fund Supported Borrowing from the Communications Arts Remodeling and Addition Project to the Union Parking Lot Reconstruction Project for the Purpose of Campus Road Construction

This item requested authority to revise the funding for the Union Lot Reconstruction project by an increase of \$1,600,000 General Fund Supported Borrowing-Communication Arts Remodeling and Addition project; and a decrease of \$1,600,000 Program Revenue Supported Borrowing-Utilities Repair and Renovation; for an estimated total project cost of \$3,284,000 (\$1,600,000 General Fund Supported Borrowing-Communication Arts Remodeling and Addition, \$150,000 General Fund Supported Borrowing-UW Infrastructure, and \$1,534,000 Program Revenue Supported Borrowing-Utilities Repair and Renovation).

The UW-Parkside campus has the majority of campus access provided by university-owned road systems. Initially, UW-Parkside intended to use parking funds to accomplish the road reconfiguration. However, when the Communication Arts project was enumerated, additional money was provided to accomplish necessary road changes. This request would transfer money from the Communication Arts project into this project to fund the costs that are associated with the road work.

The Campus Master Plan recommended a solution of linking and redirecting the traffic flow of Inner Loop Road and Outer Loop Road into a single easily-traveled road system. A plan was developed that would implement portions of road work as part of a series of projects that would also reconstruct deteriorated parking lots.

The Union Lot Reconstruction project will reconstruct the existing Union parking lot, widen a section of Inner Loop Road, construct a road segment connecting Inner Loop Road and Outer Loop Road, and remove a section of Outer Loop Road that will no longer be needed when the road changes noted above are completed. The parking lot reconstruction and road work will implement recommendations contained in the Campus Master Plan, and will coordinate with the student union and residence hall projects in that area of the campus. Construction will occur in two phases: the summer of 2008 and the summer of 2009.

UW-Parkside Vice Chancellor Bill Streeter provided the committee with maps to show the campus roadway system and explain the location of this project. When asked by Regent Bartell to discuss the transfer of funds for this project Miller began by explaining that all roads at Parkside and Green Bay are campus roads. He continued by saying that when the Communication Arts project was enumerated, additional money was provided to accomplish necessary road changes at UW-Parkside. Miller said that the funds requested at this time will pay for this first portion of the ongoing campus roadwork construction which is the portion most closely associated to the Union parking lot project.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Parkside Chancellor and the President of the University of Wisconsin System, authority be granted to revise the funding for the Union Lot Reconstruction project by an increase of \$1,600,000 General Fund Supported Borrowing-Communication Arts Remodeling and Addition project; and a decrease of \$1,600,000 Program Revenue Supported Borrowing-Utilities Repair and Renovation; for an estimated total project cost of \$3,284,000 (\$1,600,000 General Fund Supported Borrowing-Communication Arts Remodeling and Addition, \$150,000 General Fund Supported Borrowing-UW Infrastructure, and \$1,534,000 Program Revenue Supported Borrowing-Utilities Repair and Renovation).

I.3.h. UW-Whitewater: Authority to Enter into a Land Use Agreement to Allow the UW-Whitewater Foundation to Construct the Perkins Stadium Turf Replacement Project and Accept the Completed Facility as a Gift-In-Kind

This item requested authority to install artificial turf on the football field at Perkins Stadium under terms of a land use agreement between the Board of Regents and the UW-Whitewater Foundation, and authority to accept the completed project as a gift-in-kind.

This project will enable the UW-Whitewater Foundation to replace the natural turf at Perkins Stadium football field (~90,000 SF) on the campus of the University of Wisconsin-Whitewater with a modern synthetic turf. The cost of the turf replacement is estimated at \$1,100,000. This upgrade will match turf technology of other fields in the NCAA Division III conference. Project work will include site preparation, stripping existing soil, regrading, application of geo-textile fabric, installation of a flat panel drainage system, application of a 6-inch layer of clear stone, application of a 3-inch layer of engineered fill, and installation of synthetic turf anchored to concrete perimeter curbing.

The work will be accomplished under terms of a use agreement between the foundation and the Board of Regents. In accordance with Section 16.85(12), Wisconsin Statutes, the Division of State Facilities will have an opportunity to review the plans and oversee construction of the project. All costs will be borne by the foundation. At the completion of the project, the university will own the field turf installed by this project.

The installation of an artificial turf will reduce the operational maintenance costs for the repair, mowing, and fertilizing of the turf and field striping. It will allow the field to be used for 50 events per year, including football practice and games, high school football games, marching band practice and events, and intramural and recreational use. This increase in the number and types of events the facility can host will increase potential facility use revenues.

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

Resolution I.3.g.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, authority be granted to install artificial turf on the football field at Perkins Stadium under terms of a land use agreement between the Board of Regents and the UW-Whitewater Foundation, and authority to accept the completed project as a gift-in-kind.

I.3.i. UW- System: Authority to Construct Various Classroom Renovation/Instructional Technology Improvement Projects

This item requested approval of the allocation of the Classroom Renovation/Instructional Technology Improvement project funds and the construction of the related projects at an estimated total cost of \$3,817,120 (\$3,500,000 General Fund Supported Borrowing and \$317,120 Institutional Funds). The Board of Regents requested \$6.5 million as part of its 2007-09 Capital Budget request but the project was subsequently enumerated at \$3,500,000 General Fund Supported Borrowing.

The purpose of the Classroom Renovation/Instructional Technology Improvements Program is to provide appropriate environments to utilize contemporary learning and teaching methodologies. Targeted allotments to the institutions are based upon each institution's percentage of the total assignable square feet of systemwide general assignment classrooms. Slight adjustments in the targets were made to correlate with the estimated project costs and for rounding purposes.

The funding provided will involve approximately 77,700 assignable square feet, resulting in 74 updated classrooms with appropriate technology. The scope of projects will vary from campus to campus. Instructional technology will include equipment such as video projectors, audio playback, multi-media computers, VCR's, laser disks, and audio visual controls. Various maintenance needs and improvements in the learning environment will be undertaken such as lighting, flooring, HVAC, acoustics, and seating. Work may include reconfiguration to improve sight lines, support a variety of teaching models, and/or modify the space to meet class size needs.

The program allows institutions to submit high-priority projects proposed for implementation under this program during the 2007-09 Biennium. A proposal form which includes a movable and special equipment list, a floor plan, and outline of the purpose and scope, estimated budget, funding source(s) and anticipated construction timeline for each project is submitted to the Division of State Facilities. Some institutions opted to provide supplemental funding to address additional unmet, high-priority classroom needs. The \$317,120 of other funds will be used on an as-needed basis.

Based upon the foregoing, 2007-09 Classroom Renovation/Instructional Technology Improvements proposals for each institution will be funded as shown below:

Institution	Institutional Allotments		Total
	Classroom/IT GFSB	Other Funds	
Eau Claire	\$ 290,000		\$290,000
Extension	130,000		130,000
Green Bay	144,200		144,200
La Crosse	175,000		175,000
Madison	1,000,000	\$193,000	1,193,000
Milwaukee	360,000	110,000	470,000
Oshkosh	236,600		236,600
Parkside	115,300		115,300
Platteville	169,800		169,800
River Falls	144,000		144,000
Stevens Point	230,000		230,000
Stout	194,600		194,600
Superior	80,500	7,122	87,622
Whitewater	<u>230,000</u>	<u>6,998</u>	<u>236,998</u>
Total	\$3,500,000	\$317,120	\$3,817,120

Miller commented that in each Capital Budget, there are funds set aside for Classroom/IT upgrades that are smaller short-term projects.

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

Resolution I.3.i.

That, upon the recommendation of the President of the University of Wisconsin System, the allocation of the Classroom Renovation/Instructional Technology Improvement project funds be approved and authority be granted for the construction of the related projects at an estimated total cost of \$3,817,120 (\$3,500,000 2007-09 General Fund Supported Borrowing and \$317,120 Institutional Funds).

I.3.j. 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 \$5,111,700 (\$435,000 General Fund Supported Borrowing, \$3,979,600 Program Revenue Supported Borrowing, and \$697,100 Program Revenue-Cash).

Energy Conservation

MSN - Chamberlin Hall Energy Conservation (\$3,745,000): This project will implement energy conservation opportunities based on a recently completed comprehensive energy study. The debt service will be paid from the annual energy cost savings from the fuel and utilities appropriation. The project will replace air handling units and update controls to allow scheduling; convert constant volume air handling units into variable air volume (VAV) units with direct digital controls; reduce supply, return, and exhaust airflows; update light fixtures; and install new occupancy sensors.

Health, Safety, and Environmental Protection

LAX - Multi-Residence Hall Fire Alarm and Smoke Detection System Replacement (\$476,100): This project will replace fire alarm and smoke detection systems in three residence hall facilities - Sandford Hall, Wentz Hall, and White Hall - and upgrade current fire alarm and smoke detection system capabilities to meet applicable building codes and ADA guidelines.

SUP - Multi-Building Fire Alarm and Smoke Detection System Networking (\$362,700): This project will network the fire alarm panels in all buildings to allow central reporting of fire alarms and voice communication announcements in the event of a perceived life safety concern.

Health, Safety, and Environmental Protection

MSN - Herrick Drive Asphalt Repairs (\$51,000 increase for a total project cost of \$200,688): This request will increase the project budget to match recent bid results for the project scope that was approved under the Small Projects Program. The budget increase is needed to complete the originally approved project scope and intent.

OSH - Woodland Avenue Parking Lot Construction (\$234,600 increase for a total project cost of \$627,000): This request will increase the project budget to match recent consultant estimates for the project scope previously approved by the State Building Commission. The budget increase is needed to complete the originally approved project scope and intent.

SUP - Utility Pit Sump Pump and Electric Service Replacement (\$242,300 increase for a total project cost of \$1,173,300): This request will increase the project scope and budget to include replacing the local utility's transformer with a newer, larger capacity, state-owned transformer to accommodate pending and projected electrical power load demands.

David Miller commented about the UW-Madison Chamberlain Hall Energy Conservation project by saying that it is exciting to be able to reduce the energy draw in a large facility on the UW-Madison campus. Miller noted that the debt service will be paid from the annual energy cost savings from the fuel and utilities appropriation. He continued by saying that the capital budget included 30 million dollars of PRSB for energy conservation projects that have a pay back of ten years or less. Miller noted that this project has a pay back of four to five years payback which makes it a highly qualified project. He said that normally, when program revenue supported borrowing is used for a project of this type, UW System would get a bill for the debt service. Miller continued by explaining that this is the first program of its kind in which the program revenue debt service will come from an existing state appropriation, namely our utility bill account. He explained that even though it's called program revenue it will actually consist of funds from our general fund supported utility account (109).

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

Resolution I.3.j.

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 \$5,111,700 (\$435,000 General Fund Supported Borrowing, \$3,979,600 Program Revenue Supported Borrowing, and \$697,100 Program Revenue-Cash).

I.3.k. Report of the Associate Vice President

1. Building Commission Actions - Associate Vice President David Miller reported that the Building Commission approved about \$37.4 million of Program Revenue for projects at its March meeting.

Miller stated that he is seeking guidance on preparing the Capital Budget that will be presented for approval by the Board of Regents in August. Regent Walsh asked what the committee has done in the past. Miller explained that, in the past, the committee was presented with a single recommendation of a group of projects proposed by UW System staff. Regent Vasquez inquired what the guiding principles for the committee are. Miller explained that each campus submits a list of priority projects and that the Office of Capital Planning and Budget compiles all those submissions and ranks the projects to determine which ones will be submitted as part of the capital budget. According to board approved criteria.

After discussion, the committee decided that Miller would prepare a recommendation to bring forward at the June committee meeting which would include a focus on two or three policy issues to discuss further at that time.

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

No additional items were presented to the Committee.

Upon the motion of Regent Vasquez and the second of Regent Walsh the Physical Planning and Funding Committee adjourned at 3:38 p.m.