



Facilities Planning & Management

UNIVERSITY OF WISCONSIN-MADISON

MEETING MINUTES – FINAL *(approved March 28, 2019)*

Campus Planning Committee

November 29, 2018

Red Gym – 716 Langdon Street

On Wisconsin Room (1st Floor)

8:30am to 10:00am

1. CALL TO ORDER

Present: Ken Cameron; Joel Gerrits; Yevgenya Grinblat; Mike Kinderman; Jim LaGro; Sarah Mangelsdorf; Mark Markel; Lesley Moyo; Kurt Paulsen; Doug Reindl; Ian Robertson; Bret Shaw; Julie Zachman

Absent: Teresa Adams; Agalia Ardvasa; Aaron Crandall; Mark Eriksson; Aristotle Georgiades; Liz Sadowski; John Karl Scholz; Leon Shohet

FP&M: David Darling; Gary Brown; Paul Umbeck; Kip McMahan; Jay Bieszke; Brent Lloyd; Aaron Williams

Guests: Chris Bruhn; Maura Donnelly; Dick Straub; Dan Schaefer; Doug Sabatke; Lindsey Honeyager; Jeff Hardin

- a. Mangelsdorf, committee chair, called the meeting to order at 8:36am.
- b. Committee charge & responsibility was stated in the interest of new committee members:
The Campus Planning Committee is a joint governance committee established in conjunction with the faculty, academic staff and/or student government to address issues of common concern. The committee advises the Chancellor and Provost concerning issues affecting the physical facilities of the university, including long-range development planning, building and major remodeling priorities, site selection, circulation, land use, and related planning matters. Its main role is the formulation of the university's biennial capital budget and six-year development plan.

2. OLD BUSINESS

- a. Meeting Minutes from May 3, 2018.
 - **A motion by Markel, seconded by LaGro, to approve minutes as drafted.**

3. NEW BUSINESS

- a. 2019-2021 Capital Budget status report (David Darling)
 - Slides 4-6 in 18_1129-CPC Presentation
 - CPC reviewed, ranked, and recommended that UW Madison submit a number of projects. The final UWSA and Board of Regents Ranking is as follows (entire system):
 - #4 Bascom Hill/Lathrop Drive Utility Replacement, Phase II
 - #8 Sellery Hall Addition & Renovation
 - #10 Veterinary Medicine Addition & Renovation
 - #15 Gym/Nat Replacement

- #17 Kohl Center Addition & Renovation
 - #19 Camp Randall Stadium Renovation/Field House Repairs
 - GFSB – General Fund Supported Bonding (may have gift component)
 - PRSB – Program Revenue Supported Bonding (may have a gift component)
 - FP&M is currently vetting projects for the 2021-23 biennium budget which will come to this committee in late 2019. FP&M is in listening and responding mode currently.
 - Moyo: What is the large sum of instructional space dollars for?
 - Darling: UW-Madison will get a portion of this for Ag Hall and Bascom Hall classroom renovations.
 - b. Fall 2018 Campus Master Plan & Current Projects status reports (Kip McMahan, Gary Brown)
 - Brown updated that the master plan is approved and officially goes into effect 1-1-2019.
 - McMahan presented the present and future capital projects
 - Refer to slides 10-13
 - IN CONSTRUCTION:
 - Chemistry Addition & Renovation: Complex project with instruction occurring throughout process. Came in under budget.
 - Nicholas Recreation Facility (formerly SERF): Steel up, on schedule.
 - Hamel Music Performance Center: One month behind schedule.
 - Witte Hall Renovation & Addition: On schedule, occupied through construction.
 - Meat Science & Animal Biologics Discovery Building: Spring delivery.
 - Babcock Hall & Center for Dairy Research: On schedule.
 - WIMR: On schedule.
 - Hoofers Dock & Deck Replacement: Beginning construction.
 - Engineering Hall Structures Lab: Currently back on track.
 - IN DESIGN:
 - Lathrop/Bascom Utilities, Phase 1:
 - Linden Drive Parking Garage: Portion of Lot 62
 - FORTH COMING:
 - Gym/Natatorium Replacement Project*
 - Sellery Hall Addition & Renovation*
 - Kohl Center Addition & Renovation*
 - Vet Med Addition & Renovation*
 - Camp Randall Stadium Renovation*
- c. 2021-2023 Capital Budget planning process (David Darling)
 - Maximize the use and reuse of existing facilities
 - UW is less dense than its peers for a number of reasons – repurposing spaces is and will continue to be a priority.
 - 25M GSF of existing buildings, it is much less costly to repurpose/refurbish an existing building over constructing a new facility. Pending bones are sufficient.
 - Markel: I’ve heard the opposite?
 - i. Darling: Functional obsolescence is the curse of an adaptable building, and we need to construct new facilities with that in mind. Humanities is impractical to retrofit, but we have some amazing old buildings with great structural potential to support renovation in the \$100-200/sf price range. New buildings could be as high as \$700-800/sf. Best example, MSC currently has 117,000 sf of vacant space. It’s not an aversion to new facilities, it’s a balance of 25% new to 75% repurposed...this has historically been flipped.
 - Design adaptable, efficient and easily maintainable buildings
 - Energy AND space efficiency – our buildings currently have a very low efficient when you compare GSF to ASF. We have some 55% efficient buildings – this needs to be better while ensuring adaptable space.

- Mangelsdorf: Remember the importance of third spaces...these areas are very necessary and should not be considered non-efficient.
 - Markel: Security should also be high on this list of priorities.
 - Reduce deferred maintenance
 - UW needs to find opportunities to combine the need for a renovation with that idea of removing or incorporating deferred maintenance reduction into a building. Currently we have \$1.5B in deferred maintenance.
 - Deferred maintenance is taking more and more FP&M resources.
 - Reindl: Does FP&M have strategies to deal with this?
 - Darling: We do. We are currently working on perfecting the budget analysis of our new facilities. Is the building sufficiently funded for the level of maintenance required? This is typical analysis FP&M is doing. On that topic FP&M budget for maintenance cannot remain flat.
 - Robertson: Is UW thinking about the life cycle cost? Are we just going to build beautiful buildings, or purely functional buildings to address the issue?
 - Darling: This is exactly why the idea of ‘easily maintainable’ is a priority for FP&M. We either dilute the maintenance/other work we do, or right-size budgets. Need to be practical which comes back to overall effective use of our existing facilities. Optimization.
 - Paulsen: \$1.5 in deferred maintenance, what is the split between PR and GFSB projects? Narrative focus should be on the research lost.
 - Darling: Most of the deferred maintenance is in GFSB constructed projects, around \$1.1B.
 - More than 50% of UW buildings are in ‘poor’ condition based on industry standards (Sightlines Consultant).
 - Mangelsdorf: How does this compare to peer institutions?
 - Darling: Sightlines has indicated that we are behind the BIG peers and substantially behind our peer research facilities, about \$60M short in FP&M maintenance budget.
 - Strategic alignment to optimize use of limited resources.
 - S/C/D alignment so CPC can help optimize limited resources
 - UW is ‘competing’ with other system schools and our strategic alliances and presentations need to be top notch...UW aligned as an institution.
 - Markel: Political headwind that we are well ‘gifted’ as an institution.
- Reduce project lead time & increase delivery efficiency.
 - 6% construction inflation per year. This is incentive to deliver projects quicker. Currently we average 8 years to deliver a new project.
 - Cameron: Is climate change being considered?
 - Darling: Climate change is occurring. It is measurable. Frequency and intensity are up. FP&M is focused on resiliency. MEP systems...our plants are in good condition, our distribution systems are not.
 - LaGro: Other campuses are looking at climate mitigation – reducing fossil fuels, Cornell is going geothermal. Is UW considering these options? There should be the objective to work toward. Not on a project by project basis.
 - Darling: Gordon hall PV system currently in process. At .03 cents per kW that we pay...20megawatts field is the break-even point. Also have looked conceptually at Lake Mendota to incorporate into the energy system.
 - Zachman: Cars and AV considerations
 - Darling: We are investigating this, Gary Brown has been researching and giving presentations on just this topic.

- Cameron: FYI, there has been a 2050 carbon neutral and sustainability plan recommendation adopted by the Shared Governance committees on campus.

d. Building naming for the Meat Science Facility (Dan Schaefer)

- Proposed new name: Meat Science & Animal Biologics Discovery Building
- “Meat” is a necessary word in this name because it speaks to the core subject matter of this program and building, and because the meat industry (corporations and individuals) stepped up to the challenge of the State Building Commission to fund 50% or more of this construction project.
- “Science” speaks to the scientific method which is used to discern and teach the properties of muscle foods, which is meat.
- “Biologics” are molecules or tissues that are typically not eaten as specific foods by Western cultures. Instead, this program seeks to add value to these molecules and tissues by conceiving ideas and processes whereby these molecules and tissues, which are solely available from animals, can enhance animal and/or human health.
- “Animal” identifies the programmatic focus to be on molecules from animals not plants.
- “Discovery” is the generation of new knowledge. It precedes innovation, which is the application of new knowledge. Animal Biologics is a new frontier of modern biological science where intellectual property will be created. “Animal Biologics Discovery” seeks to enrich the value to society that occurs when these animals give their lives to feed us.
 - Cameraon: Forest products laboratory...any consideration for the generic term of products?
 - Coproducts became bio products which became biologics
 - Markel: having renamed a department, and having no opinion in the proposed name, I’d like to say it’s the people and not purely the building name to drive your future excellence.
 - Expectations exist from academic and private communities.
 - Robertson: Meat Science and Muscle Biology Building...just don’t call it the meat lab...advocate to call it Meat Science building or MSABD.
 - Shaw: stakeholders are on board with the new name...as a scientific person the term biologics means something...is it sufficiently accessible to the people who will use it?
 - Hasn’t been tested outside the advisory committee, but that group includes a broad spectrum of industry and academic folks. It has not been tested with a vaccine or horticulture industry and they may have a different perspective on the word. Animals make things not available in plants.
- **A motion by Markel, seconded by Robertson, to approve building naming.**

e. Building re-naming for Noland Zoology and Zoology Research (Jeff Hardin)

- Refer to supporting letter on CPC website.
- Proposed new names: Zoology Research Building >>>> Integrative Biology Research Building
- Proposed new name for Lowell E. Noland Zoology Building >>>> Lowell E. Noland Hall
 - The family has been notified and is supportive of the changes.
 - Zoology has lost currency in our current culture. Names have meaning.
 - **A motion by Markel, seconded by Paulsen, to approve the name changes.**

4. ANNOUNCEMENTS

- a. Next meeting tentatively January 24, 2019 – School of Education Room 159
- b. Meeting minutes and materials will be added to the Campus Planning & Landscape Architecture website at the following address: cpla.fpm.wisc.edu/planning/campus-planning-committee-cpc/

5. MEETING ADJOURNMENT

- a. Mangelsdorf adjourned the meeting at 9:49am