

Whitewater University Technology Park Board  
University of Wisconsin-Whitewater Campus  
Hyer Hall, Room 422  
Minutes for July 16, 2009

1. **Call to Order.**

The meeting was called to order at 2:00 PM by President Telfer. Members present: Ronald Gayhart, John Chenoweth, Kevin Brunner, Jeff Knight and Richard Telfer. Absent: Peter Zaballos. Others present: Mary Nimm and Denise Ehlen. Cliff Goodhart, Mike Vanden Bosch, Steve Holzauer, Paul Raislager (all of Eppstein Uhen Architects). Scott Easton (Affiliated Engineers), Jeff Roepsch (Johnson Controls), Attorney Mike Delaney and Ken Matheson.

2. **Review Whitewater Innovation Center project design.**

Goodhart of Eppstein Uhen led a review of the conceptual plans for the Whitewater Innovation Center. In brief, the plans include the following:

- \* **Site Plan.** Includes 63 parking spaces in front of the proposed building and 137 in the rear of the building. The rear parking would be shared with the adjacent Moraine View Park soccer fields.
- \* **First Floor.** First floor would be composed of 27,550 square feet with common areas along with 4,370 square feet of meeting/training area, 5,000 square feet of high bay space, 2,800 square feet for the Crossroads Counseling Center and 6,300 square feet of business incubator space.
- \* **Second Floor.** Second floor would be composed of a total of 17,700 gross square feet including 1,400 square feet of additional meeting space, 5,500 square feet for CESA 2 and 6,200 square feet of business incubator space.

The architects also presented a cutaway of the first floor plan and also reviewed the LEED project score card to date.

Scott Easton of Affiliated Engineers presented three alternatives for the HVAC systems.

The Board requested that Easton provide two to three pricing estimates on alternatives during the schematic design process to assist with various decisions with regard to these HVAC alternatives.

The architects also presented very preliminary construction cost estimates totaling \$6.5 million for this building project based on the schematic plans presented earlier. This equates to approximately \$132 per square foot for the approximate 45,000 square foot building.

The Board discussed various ways of reducing the total cost of the project and reviewed a

number of cost reduction strategies presented by the architects. Brunner indicated that the total budget anticipated for this project was approximately \$5 million and that is what was submitted to the Federal Economic Development Administration. There was general consensus by the Board that this is a number that the Board should be focusing in on for the estimated project cost.

The Board briefly reviewed the RFP process for the construction management services related to the Whitewater Innovation Center. However, due to the fact that the review and approval of this process was not on the agenda, the Board scheduled a special meeting for Monday, July 20 in Hyland Hall, Room 4031 on the UW-Whitewater campus to review and approve the RFP process for construction management services as well as other possible agenda items.

Brunner indicated that he had sent copies of the draft RFP to all Board members and asked that if there were any comments on the draft that they submit them to him as soon as possible. In addition, Eppstein Uhen architects have reviewed the document and have made suggestions for improvements which will be incorporated into the final draft presented on the 20<sup>th</sup>.

3. **Adjournment**

It was then moved by Knight, seconded by Gayhart, to adjourn. Meeting adjourned at 3:55 pm.

Respectfully Submitted,

Kevin Brunner, Secretary