

Whitewater University Technology Park Board  
University of Wisconsin-Whitewater Campus  
Hyland Hall, Room 4031  
Minutes for August 18, 2009

**1. Call to Order.**

The meeting was called to order at 2:00 PM by President Telfer. Members present: John Chenoweth, Jim Stewart, Kevin Brunner, Richard Telfer, Ronald Gayhart. Absent: Peter Zaballo, Jeff Knight. Others present: Mary Nimm, Jim Caldwell, David Cullen (J. P. Cullen & Sons), Dan Swanson (J.P. Cullen & Sons), Denise Ehlen, David Stone, Cliff Goodhart (Eppstein Uhen), John Mulligan (Eppstein Uhen), Steven Holzauer (Eppstein Uhen), Paul Raislager (Eppstein Uhen).

**2. Approval of Minutes from previous meetings.**

It was moved by Stewart and seconded by Chenoweth to approve the minutes of the July 20<sup>th</sup>, July 16<sup>th</sup>, July 1<sup>st</sup>, June 16<sup>th</sup>, June 8<sup>th</sup>, May 29<sup>th</sup>, May 4<sup>th</sup>, April 23<sup>rd</sup> and April 13, 2009 meetings of the board. Approved.

**3. Review Plans for Whitewater Innovation Center Building project.**

Project architect Cliff Goodhart introduced the J.P. Cullen and Sons team. They have been hired to provide construction management services for this project. David Cullen explained his firm is very excited about this opportunity to work with both University Wisconsin Whitewater and the City of Whitewater on this important regional initiative.

Goodhart then reviewed the schedule for the building with the following noted.

1. Bid package number one (Foundation and Structural Steel) to be bid by October 23, 2009 with construction beginning on November 9<sup>th</sup>.
2. Tentative ground breaking scheduled for October 28<sup>th</sup>.
3. Bid package number two, to be prepared by December 4, 2009.
4. Substantial completion to be completed by September 10, 2010.

Goodhart also explained that the budget currently for the project stands at \$5.827 million. The board expressed a desire to keep the project at or about \$5 million in order to fit within the budget established both through the EDA Grant and with the Community Development Authority.

Other items discussed pertaining to the building including the following:

1. Determined that the high bay area should be eliminated.
2. A 20 foot incubator bay should be included as a bid alternate.
3. While a green roof over the main conference/common area should be considered, this is not essential to construction nor LEED commissioning of the building.
4. Requested Eppstein Uhen to separate the leasable from the common space areas in terms of usable square footage.

Goodhart and Holzauer then lead the board on a brief review of the LEED expectations for this building. Holzauer explained that based upon a preliminary LEED project score card that the project would be border line between the silver and gold LEED certification. Holzauer also

explained the commissioning process as basically being an insurance policy that involves putting the building through a battery of testing to insure that all systems are functioning at highest efficiency (there's a projected \$30-35,000 cost for the LEED commissioning process).

Holzauer further explained that Eppstein Uhen will need an approximate 2-4 hour meeting to review LEED scoring/design/project alternatives. Chenoweth, Gayhart, Nimm and Stewart volunteered to review the LEED scoring/design/project alternatives for the board.

Again the possible ground breaking date discussed for the Innovation Center is Wednesday, October 28<sup>th</sup> at 3 p.m. The ground breaking will be dependent upon final receipt of the EDA Grant as well as meeting possible pre-leasing standards set by the board and CDA.

Brunner indicated that it would be nice to have a ground breaking for the Technology Park itself. A tentative date for this ground breaking was set for Tuesday, September 29<sup>th</sup> at 4 p.m.

**4. Potential Grants – U.S. Department of Energy.**

Gayhart and Ehlen distributed a spread sheet that indicated the possible grants that could be obtained from the U.S. Department of Energy for the Innovation Center. No action was taken on these grants.

**5. UW-Whitewater Foundation – Potential Role.**

Telfer indicated that he had not had an opportunity to discuss involving the UW-Whitewater Foundation in the Innovation Center project, however, he would do so in the near future.

**7. Approval of Articles of Incorporation.**

Moved by Gayhart seconded by Stewart to approve the draft articles incorporated as presented. Approved.

**8. New Business.**

Telfer indicated that UW-Whitewater was working on potential logos for the Technology Park and Innovation Center and he would be circulating those potential design alternatives to the board in the near future.

Nimm indicated the EDA officials were asking questions regarding how the Innovation Center would be managed. After a brief discussion, Nimm was directed to respond by indicating that the CDA would own the building and in all likelihood the Innovation Center would be managed on a contractual basis.

**9. Adjournment.**

Moved by Chenoweth and seconded by Gayhart to adjourn the meeting at 4 p.m. Next meeting of the board is scheduled for August 31<sup>st</sup> at 3 p.m. at the Whitewater Municipal Center.

Respectfully Submitted,

Kevin Brunner, Secretary