

Whitewater University Technology Park Board
Lakefront Conference Room, City Municipal Building
312 W Whitewater Street
Minutes for September 15, 2009

1. Call to Order.

The meeting was called to order at 10:00 AM by President Telfer. Members present: Jeff Knight, John Chenoweth, Jim Stewart, Kevin Brunner, Richard Telfer, Ronald Gayhart (arrived 11:10 AM). Absent: Peter Zaballos. Others present: Mary Nimm, Dan Swanson (J.P. Cullen & Sons), Jim Caldwell, Denise Ehlen, Cliff Goodhart (Eppstein Uhen Architects).

2. Review: EDA Grant approval and requirements; schedule for project completion.

Telfer acknowledged all the hard work that many have contributed towards the Economic Development Administration (EDA) grant which was announced the previous Friday. The total amount of the grant is a little over \$4.7 million and will be used both towards the construction of the Whitewater Innovation Center as well as for the public improvements to develop the technology park. The extension of Starin Road from its terminus east of N Fremont Street to State Highway 59 is considered an essential component of this project

Nimm and Ehlen are putting together a task list/schedule for the EDA Grant that will be discussed at a future meeting. Telfer also discussed the Research to Jobs initiative that Carl Gulbrandsen and others are developing for the UW System.

3. Review proposed Design Development Contract with Eppstein Uhen Architects for Whitewater Innovation Center.

Brunner presented the design development contract with Eppstein Uhen Architects for the design development and construction administration of the Whitewater Innovation Center. Brunner indicated that this AIA document had been approved the previous evening by the Whitewater Community Development Authority and is scheduled for approval pending the recommendation of the University Technology Park Board at this evening's Common Council Meeting. The board asked to include furniture, furnishings and equipment design for CESA2 as part of the scope of services for the EUA design development contract and also asked that the recommended language submitted by the CDA be included in this agreement as well. After discussion it was moved by Knight, seconded by Brunner to approve the proposed design development contract with Eppstein Uhen Architects for the Whitewater Innovation Center design development and construction administration. AYES: Jeff Knight, John Chenoweth, Jim Stewart, Kevin Brunner, Richard Telfer, Ronald Gayhart. ABSENT: Peter Zaballos.

Brunner indicated that this contract would need to be amended to include the LEED commissioning and LEED related architectural work totaling approximately \$56,000. This would be brought back to the board at a subsequent meeting.

4. Updates.

a. Prospective master tenants. The lease with CESA2 was discussed. Gayhart had a meeting with Gary Albrecht of CESA2 recently and again progress needs to be made on developing this lease agreement as soon as possible.

b. Lease prices. The board reviewed the five-year operating budget projections that Mike

Vanden Bosch of WCEDA had put together. After considerable discussion a subcommittee of Telfer, Knight, Brunner, Gayhart and Ehlen will meet to review the five-year budget projections and bring back a revised document for future board consideration.

c. Community network fiber optic development. Nimm indicated there was nothing new to report on the WISCNET application to the federal government. She noted that there would be a teleconference on September 17 to discuss the WISCNET proposal further.

d. Groundbreaking for the Technology Park. The board confirmed the scheduling of the groundbreaking for September 29th at 4:00 pm. Invitations will be sent out shortly for this event.

e. Potential naming rights. The committee formed a subcommittee of Gayhart, Telfer and Brunner to explore potential naming rights with possible interested parties.

5. New Business.

Dan Swanson presented cost estimates produced by J.P. Cullen and distributed a Conceptual Design Cost Estimate #1. Swanson explained that while the estimate for the Whitewater Innovation Center contained in the report is \$5,725,500 he reviewed a number of possible areas where the budget could be cut to bring the estimated cost to the \$5,000,000 budget. Swanson will continue to work with the board on reducing the cost to the targeted amount.

6. Adjournment.

It was then moved by Knight, seconded by Chenoweth to adjourn. The meeting adjourned at 11:47 am.

Respectfully Submitted,

Kevin Brunner, Secretary