

In light of recent developments by the State, I feel I must address the situation at the UW campus. The City of Baraboo and the County have invested a substantial amount of money and resources in this facility. It's important that we do everything possible to protect that investment. Several of the buildings are nearly fifty years old. Some of the roofs are nearing a point where they will require replacement. We have 15 large air conditioning units, some of which are nearing thirty years old. We have a number of windows that need replacement now, a number of which we have budgeted for this year. We have been spending more and more on the parking lot. I see this as a major expense in the near future. Carpeting has been a major part of our budget, but should taper off as we have money in the budget to do the library. We recently added two new facilities to the Campus. Even though the Dorm is privately owned, it still has an impact on our Maintenance Personal. The point I'm trying to make here is that at a time we should be adding more maintenance people, we are cutting it. Maintenance is a 24/7 operation that requires qualified full time people and supervision. To do otherwise, is ludicrous. In light of this, I am proposing we form a maintenance committee to handle all Capital Projects. I further propose the committee consist of the Acting Commission Chair, the City Engineer, the County Head Maintenance Supervisor and the UW maintenance Supervisor. I believe this would require an endorsement from the County Board Chair, the Mayor and the Commission.

One of the first requirements of this committee would be to adopt a 5-7 Year maintenance plan to address all future capital projects to include priorities and estimated costs. They would be responsible to recommend to the commission projects to be done. Write and Submit RFPs for those projects. Receive the proposals and make recommendations to the commission for action. The Committee would act as the oversight committee for those Projects. I feel it is important that full time people be available to respond to questions contractors may have prior to submitting a proposal.

We know this is going to cost money. I propose we start a Dedicated Capital fund, by which the County and City contribute a certain amount each year to be used for major projects. This would give us the ability to spread the cost of large projects over a period of time.

I also propose a \$25.00 Semester Student Parking Fee. The cost of maintaining the Parking Lot continues to rise. A good portion of the Lot will require replacement in the not to distant future. Considering the cost of replacement, this is not out of line. The Baraboo High School charges \$25.00 a semester or \$50.00 a year. The money generated would be placed in a dedicated fund to cover Parking Lot and Associated Projects.

By adopting these proposals, we would take some of the load off of the overloaded maintenance crew on campus and insure the future maintenance of our facilities.

This is only a proposal and I would cherish any additions, subtractions or ideas you folks may have. I feel we have to do something and the sooner the better. Thank you for your time and consideration.

Phil Wedekind
Chairman