

Agenda

Minutes
Physical Planning and Development Committee
Thursday, May 7, 1992

The Physical Planning and Development Committee convened at 1:50 p.m. in Room E280 of the University of Wisconsin-Milwaukee Student Union. Present were Regents Barry and Vice Chair Dreyfus, presiding in the absence of Regent Gundersen who was continuing his recuperation from surgery. Regent Grebe joined the meeting at 2:30 p.m. System Administration staff members present included Vice President Paul L. Brown, Larry Eisenberg, Nancy Ives, James Kennedy, Donald Gerhard, James Albers and Marlene Alsmo.

Approval of Minutes of the Previous Meeting of the Physical Planning and Development Committee

There were no additions, deletions or corrections to the minutes of the April 9, 1992 meeting and they were approved as mailed, on the motion of Regent Barry, second of Regent Dreyfus.

UW-Milwaukee: Campus Development and Space Plan

Agenda Item I.3.B. requested approval of the 1992 Campus Development and Space Plan. The presentation was made by Chancellor John Schroeder, who presented for the record the remarks contained in Attachment A.

There was discussion by the Committee of the Downer Woods and its aesthetic value to the campus with strong encouragement from Regent Dreyfus to Chancellor Schroeder to undertake any activities allowed under the provisions of s. 36.37 of the statutes to enhance its use by members of the university community.

The possible future acquisition of the Hartford School, which is located within the campus boundary, was discussed. The school serves a large number of students, most of whom are bussed in, with the school busses adding to the existing traffic problems. The school continues to be needed by the Milwaukee Public School system since no alternate east side site is available. This situation was expected to continue for the foreseeable future.

Adjustment of the campus boundary to encompass the Christian Science Church was also discussed. The university is interested in acquiring the property but it has not been possible to reach agreement on the purchase price. Discussions will continue and any proposal to purchase would be brought to the Board for consideration and action. In response to Regent Dreyfus' question, Chancellor Schroeder said this represented the only adjacent land which would be available for expanding the campus boundary. He also said that any consideration of expanding the boundaries is a very politically charged issue. At the present time Chancellor Schroeder said the community is very committed to the issue that the campus not expand.

Chancellor Schroeder said the expectation is that, over the next 30 year period, the university's enrollment will be stable, within a range of 1,000 students. This fact contributed to the feeling that it will be possible to meet future needs through remodeling, renovating and adding to existing facilities, instead of constructing new.

In his concluding remarks, Chancellor Schroeder said that the fact the university has reached the point it has reflects the support received from System Administration and from the Regents. "We as administrators, and more importantly, the students, appreciate it."

The Committee thanked Chancellor Schroeder for his presentation. Resolution I.3.B. was adopted by unanimous vote, on motion of Regent Barry, second of Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, the 1992 Campus Development Plan, reflecting updates to the 1979 Campus Development Plan and documenting physical facilities and campus boundaries, be approved.

UW-Eau Claire: Fire Alarm/Smoke Detection Upgrade

Agenda Item I.3.C. requested approval of a Fire Alarm/Smoke Detection Upgrade project at UW-Eau Claire. This \$587,800 project will be funded by \$338,600 of All-Agency Health and Safety Funds and \$249,200 of Program Revenues. In response to Regent Dreyfus' question, the project will replace the existing obsolete, undependable fire alarm systems with new fire alarm systems in seven academic buildings. These buildings are Phillips Hall, Schneider Hall, the Fine Arts Building, Nursing, the Allied Health Center, Hibbard Humanities, and the Brewer Complex. The Program Revenue funds will support work in the Davies Center and Towers Hall. The project will also furnish a central reporting system, with the work recommended by the consultant in the Campus-Wide Fire Protection Study. After discussion, the Committee unanimously adopted Resolution I.3.C., as moved by Regent Barry, seconded by Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Fire Alarm/Smoke Detection Upgrade project for an estimated total project cost of \$587,800 from General Fund Supported Borrowing - Health and Safety Funds (\$338,600) and Program Revenue - Housing Funds (\$249,200).

UW-Madison: Approval to Extend a Lease

Agenda Item I.3.D. requested approval to extend the current lease for 11,316 square feet of space located at 333 North Randall Avenue in Madison, for use by various UW-Madison College of Engineering programs and University Archives. The lease cost will be \$110,035 in year one, which is an increase of approximately 3% over the current annual rental rate. Annual rental costs for the remaining two years will reflect a similar increase over the previous year's rate. These costs are reflected in the resolution. Funding will be from the university's operating budget funds. After discussion, Resolution I.3.D. was adopted by unanimous vote, on the motion of Regent Barry, second of Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to extend the current lease of office and storage space located at 333 North Randall Avenue, Madison, for use by various College of Engineering programs and University Archives:

Lessor: The University of Wisconsin Foundation
P. O. Box 8860
Madison, WI 53708-8860

The current lease for approximately 11,316 square feet (SF) of space located at 333 North Randall Avenue expires on June 30, 1992. The lease will be extended for a three-year period beginning July 1, 1992 through June 30, 1995, and will provide for continued use of 9,617 SF for offices and 1,699 SF for storage by various College of Engineering programs and University Archives.

The annual cost for the first year of the lease will represent an increase of approximately three percent over the current annual rental rate of \$106,824.40 (approximately \$10.62/SF for office space and \$2.77/SF for storage). Annual rental costs for the remaining two years of the lease will reflect a similar increase over the previous year's rate. The following table reflects the proposed lease costs:

<u>Term of Lease</u>	<u>Annual Rental</u>	<u>Annual Increase</u>	<u>Approx. Cost/SF</u>	
			<u>Office</u>	<u>Storage</u>
July 1, 1992 - June 30, 1993	\$110,034.50	2.92%	\$10.94/SF	\$2.85/SF
July 1, 1993 - June 30, 1994	\$113,208.11	2.81%	\$11.27/SF	\$2.94/SF
July 1, 1994 - June 30, 1995	\$116,477.89	2.81%	\$11.60/SF	\$3.03/SF

All other provisions of the base lease contract remain unchanged. The University will continue to fund the costs of electricity, custodial services and supplies, and snow and trash removal. Those expenses amount to approximately \$1.50/SF. Rental payments and other occupancy costs will continue to be funded by UW-Madison's General Purpose Revenue Operating Budget.

UW-Madison: Camp Randall Stadium Structural Repair

Agenda Item I.3.E. requested authority to construct the second phase of a Camp Randall Stadium Structural Repair project at UW-Madison. This \$675,000 project will be funded from \$540,000 of All-Agency Facilities Repair and Renovation Funds and \$135,000 of Program Revenues. The proposed project will consist of three major components. These include: (1) removing the seats, support brackets and approximately one half of the concrete stands below the vomitories in Section A and Section I, stabilizing the soil under these sections, adding a new base consisting of sand and gravel-type materials, adding pilings or foundations as necessary, and forming and pouring new concrete stands; (2) waterproofing the lower portion of the west stands with a multi-part multi-layered polyurethane or rubberized membrane system, and replacing the wood/fiberglass covered seating on the lower deck of the west stands (Sections A through L) and the wood seating on the upper deck (Sections AA through LL); and (3) repairing and/or replacing leaking storm drains that serve the lower portion of the east stands and gutters that are located below the north stands.

After brief discussion of the process by which work would be done, the Committee unanimously adopted Resolution I.3.E., as moved by Regent Barry, seconded by Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Camp Randall Stadium Structural Repair - Phase 2 project, at an estimated total cost of \$675,000 (\$540,000 General Fund Supported Borrowing - Facilities Repair and Renovation) and Program Revenues (\$135,000).

UW-Madison: Approval of a Building Naming

Agenda Item I.3.F. requested approval to name the Molecular Biology and Molecular Virology Building, located at 1525 Linden Drive on the UW-Madison campus, the "Robert M. Bock Laboratories." This naming will recognize the numerous contributions to the university of the late Robert M. Bock who served as Dean of the Graduate School until his retirement in 1989. Following his retirement, Dean Bock served as Director of the University-Industry Research Program. Dean Bock died accidentally in 1991. In accordance with the Board's policy, this naming was considered in closed session at the April meeting. The Committee unanimously adopted Resolution I.3.F., as moved by Regent Barry, seconded by Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to name the Molecular Biology and Molecular Virology Building at 1525 Linden Drive the "Robert M. Bock Laboratories."

UW-Madison: Approval to Construct a Minor Project

Agenda Item I.3.G. requested approval to construct a \$200,000 Engineering Undergraduate Electronic Microfabrication Laboratory at UW-Madison. The approximate 150 students enrolled in the four undergraduate courses in Electrical Computer Engineering who will use this facility will be taught to manufacture computer chips. This is a very specialized laboratory, which will consolidate activities now conducted in four makeshift laboratories in unused storage space and, when available, with borrowed faculty research equipment. Resolution I.3.G. was adopted by unanimous vote, on the motion of Regent Barry, second of Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct an Engineering Undergraduate Electronic Microfabrication Laboratory at an estimated cost of \$200,000 General Fund Supported Borrowing - Facilities Repair and Renovation Funds.

UW-Milwaukee: Fire Alarm Upgrade

Agenda Item I.3.H. requested authority to construct the Golda Meir Library Fire Alarm Upgrade project, at a cost of \$250,000 from All-Agency Health and Safety Funds. The proposed project will replace all detectors and other activation devices with sensing/activation equipment which is reported as a "point" to a new multiplex panel fire alarm system. This will allow testing

of alarm points and facilitate maintenance procedures. The existing fire alarm control panels will be replaced with a single panel with an annunciator at the fire department entrance. The new system will include a voice/enunciation signal which will allow emergency evacuation procedures to be controlled by campus personnel and the fire department. A new strobe signal system will be included to meet ADA requirements. After discussion, the Committee unanimously adopted Resolution I.3.H., as moved by Regent Barry, seconded by Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Golda Meir Library Fire Alarm Upgrade project for an estimated total project cost of \$250,000 of General Fund Supported Borrowing - Health and Safety Funds.

UW-Milwaukee: Transfer of Land to Town of Hubbard

Agenda Item I.3.I. requesting approval to transfer 44 acres of university-owned land to the Town of Hubbard, Dodge County, Wisconsin, was deferred to the June meeting to allow time to resolve a question which had been raised about continued university access to the property.

UW-Platteville: Steam Distribution/Condensate Return Line Replacement

Agenda Item I.3.J. requested approval to construct a Steam Distribution and Condensate Return Line Replacement project at UW-Platteville. The proposed project will provide for the replacement of a total of approximately 1,678 lineal feet (LF) of underground steam distribution/condensate return conduit at six locations on campus. The work proposed for these six areas will involve: (1) excavating to expose the existing conduit systems; (2) removing the high-pressure steam distribution and condensate return lines, and associated encapsulating materials; (3) installing new concrete box conduit systems complete with new high-pressure steam lines, where required; condensate return lines, anchors, guides and support rollers; (4) insulating the steam and condensate return lines with a conventional pipe insulation; (5) sealing the conduits with a concrete slab cap; (6) waterproofing all exposed concrete surfaces; (7) applying insulation on the top and sides of the concrete box conduit; and (8) restoring the site to preconstruction condition. Several sections of the system failed in December 1991, with these sections ranging in age from 28 to 32 years. The lines should be replaced prior to the 1992-93 heating season to assure that the heating plant can maintain an adequate supply of makeup water and sufficient boiler capacity to meet the heating needs of the campus. There are four additional areas in the steam distribution/condensate return line system which range in age from 28 to 51 years which also will be replaced in this project. The estimated value of the steam and condensate lost due to leakage, without considering costs for water treatment, is about \$300 per month. Resolution I.3.J. was adopted by unanimous vote, on the motion of Regent Barry, second of Regent Dreyfus:

Resolution:

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Steam Distribution/Condensate Return Line

Replacement project, at an estimated total project cost of \$523,400 of General Fund Supported Borrowing - Utilities Repair and Renovation Funds.

UW-River Falls and UW-Whitewater: Easements

Agenda Item I.3.K. requested approval for the officers of the Board of Regents to execute two easements for UW-River Falls and one easement for UW-Whitewater. At UW-River Falls, both easements would be granted to Wisconsin Bell. The first is on the Campus Laboratory Farm and will allow installation of a fiber optic cable which will serve as a trunk line linking River Falls with Ellsworth and other cities further south. The second is on the Mann Valley Farm and will allow construction of a fiber optic telecommunications station and an access road across a small portion of the farm to activate a trunk line between Hudson and River Falls. Neither of the easements, for which one-time payments totalling \$8,150 will be made to the university's general funds, will interfere with current or future farm operations.

At UW-Whitewater, the easement across a small portion of university land is to be granted to Wisconsin Natural Gas Company to allow installation of a two-inch natural gas main. The line is needed in support of private development in the vicinity but will not benefit the university now or in the future. The location of the easement, across Lot 43, which is a narrow strip of land on the far northwest corner of the campus, should not detract from the value of the land if it is sold or used in a trade at some future time.

After discussion, the Committee unanimously adopted Resolution I.3.K., as moved by Regent Grebe, seconded by Regent Barry:

Resolution:

That, upon the recommendation of the UW-River Falls and UW-Whitewater Chancellors and the President of the University of Wisconsin System, authority be granted for the President or Vice President and Secretary or Assistant Secretary of the Board to execute the following described easements across university-owned land:

Report of the Vice President for Physical Planning and Development

(1) Annual Report on Facility-Related 1992 Budgets of City and Counties on Behalf of the UW Centers


This report described the one-time and continuing financial commitment that municipalities across the state are making on behalf of the Centers and the University of Wisconsin System and is presented to the Board annually. The report showed that the municipalities have constructed facilities that have a value of \$126 million and have budgeted city and/or county expenditures for 1992 total in excess of \$4.6 million. Regent Dreyfus asked about the disproportionate amount of debt service reflected for the UW Center-Fox Valley. Associate Vice President Larry Eisenberg explained that the Center had just completed a major new addition to replace space formerly occupied in the Maplewood School, at a cost of between \$12 million and \$13 million. It was this fact which caused the high debt service figure.

(2) Results of the Campus Space Planning Process at UW-Platteville

This was another in a series of presentations relating to campus space planning efforts. Chancellor William Chmurny from the University of Wisconsin-Platteville and James Albers, from System Administration's Division of Capital Budget and Architectural and Engineering Services, described the positive results produced by the intensive campus planning efforts completed at the University of Wisconsin-Platteville. There was also discussion of the impact of those efforts on the System's forthcoming 1993-95 Capital Budget. The Committee expressed its appreciation to Chancellor Chmurny and Mr. Albers for the detailed information provided them and for describing the rationale associated with the various decisions which had been made.

Adjournment

There were no additional items to be considered by the Committee and the meeting was adjourned at 3:15 p.m.


Marlene G. Alsмо, Secretary

**1992 CAMPUS DEVELOPMENT PLAN
PRESENTATION**

BOARD OF REGENTS

Physical Planning and Development Committee

May 7, 1992

**CHANCELLOR JOHN H. SCHROEDER
UNIVERSITY OF WISCONSIN-MILWAUKEE**

Opening -- Welcome to the UW-Milwaukee Campus

I am pleased to have this opportunity to present for acceptance the **UW-MILWAUKEE 1992 CAMPUS PHYSICAL DEVELOPMENT PLAN**. The Board of Regents last approved a Total Campus Plan for Milwaukee in April 1979. The 1992 Plan is a comprehensive document based on the Regent approved Mission Statement and is consistent with UWM's program needs and the enrollment management level of 16,087 FTE for 1994.

The plan specifically addresses various issues including transportation, utilities, open space, site development and land holdings. This plan also updates and recommends one change in the Campus Planning Boundary.

This document includes for the first time an overall Campus Space Use Plan which is significant because past space management plans have concentrated only on specific project requests while space use information has been disbursed in other separate reports. This comprehensive approach consolidates the various issues and alternatives into one space planning document from which a consensus can be reached and recommendations approved.

The space management process at UWM addresses the space needs of over 200 academic departments, 40 administrative units and serves a population of over 30,000 students, faculty and staff. Approximately 90% of the GPR space on campus is functioning at or above an acceptable level. The campus has been able to solve many space problems through internal reassignments without requesting major construction or remodeling funds.

This Space Use Plan, then, focuses on the other 10% of GPR campus space that requires capital budget assistance within the next ten years in order to maintain the current level of facility utilization. The instructional facilities on the Milwaukee campus are some of the most highly utilized spaces in the UW System. During 1990, 176 general classrooms averaged 32.7 hours of weekly scheduled use, a utilization rate of 109%. The 100 Instructional Labs averaged 26.2 hours of scheduled use per week, equivalent to 110% utilization.

In the 1960's, UWM acquired turn-of-the-century buildings from Downer College and occupied substandard space without remodeling because of the immediate needs of growing enrollments. This potpourri of older buildings served as incubation space for programs during the early 1970's. During the 1980's the primary focus turned to building renovations as seven of the eleven Downer College Buildings were remodeled to comply with code specifications and to provide academic facilities from this space.

During this same period UWM grew as an urban research institution. Extramural research funding increased by 250% within the decade to over \$10 million annually, but available space for research increased by only 21%. A space gridlock occurred as no new academic space was added for 10 years while research expanded, new programs were added, and demands on UWM increased.

Between 1980 and 1989, total academic space on the main campus actually decreased because of the demolition of Baker Fieldhouse and temporary facilities. UW-Milwaukee ended the 1980's with less than 1.7 million assignable square feet of GPR space contained in 31 major buildings on the main campus. The severe shortage of campus space was accurately documented in the first Space Management and Utilization Plan jointly completed by UWM and UW System in 1985.

It specifically detailed the need for additional research space and justified the Lapham Hall Science Center Addition, a facility which provides the first major increase in instructional and research space since the Chemistry Building was opened in 1974.

Approval of the new buildings for Architecture and for Business Administration was contingent upon space reallocation plans for the reuse of vacated space, which will be used to solve other space demands through remodeling rather than new construction. This "backfill approach" has become the foundation of the current Campus Space Use Plan. Your support in the past has been greatly appreciated and your future support is critical to provide funds for remodeling this vacated space.

Over the years, necessity dictated that UWM immediately occupy vacant space in its existing condition. This was the pattern established by the Downer Buildings described earlier. These facilities were occupied "as is" because a comprehensive space plan had not been implemented. Departments were allowed to move into substandard space without remodeling. This proved very costly in the long term as improvements had to be accomplished in phases, resulting in duplication of construction activities, delayed occupancy and disruption of instruction and research.

Learning from the past it is obvious that, to the extent possible, vacated space must be made fit for the new occupants, instead of forcing the new occupants to fit into vacated space. This philosophy on space reassignment recognizes that it is more cost effective to remodel space that is vacant rather than when it is occupied. Over 90,000 square feet will be vacated during the next two years as the new facilities are occupied. As a result the remodeling of Bolton, Sabin and Engelmann Halls are high on the campus's priority list for renewal and reprogramming.

The remodeling of this existing space provides a unique opportunity to address several space needs, to address program requirements, and incorporate new technologies. It is also essential that UWM implement the existing space reallocation plans that were developed and approved over the last six years in justifying construction of new space at UWM.

The projects proposed for the next six years meet space needs and demands by remodeling space as it is vacated and requesting the construction of new space only when the special needs of the program cannot be met within existing facilities.

Our top three priorities, then, for 1993-95 are the following remodeling projects:

1. THE REMODELING OF BOLTON HALL
2. THE REMODELING OF SABIN HALL AND THE GREENE MUSEUM
3. THE REMODELING OF ENGELMANN HALL
4. THE REMODELING AND CONSTRUCTION OF AN ADDITION TO THE EMS BUILDING

There is a need to increase Engineering space which has been confirmed by a peer program comparison documenting a 60,000 square foot deficit. The greatest need is for additional research space which is most effectively addressed by construction of new space. Remodeling cannot address the research needs because of the special services and physical conditions required for the Engineering program. Lack of dedicated research space in the EMS Building has resulted in the split use of instructional labs which are 20 years old and require modernization.

There are also a number of other issues which are addressed in this Plan. First, the university's Parking and Transportation Plan uses a multi-faceted approach to address very complex and difficult parking and traffic congestion problems. New building projects include replacement parking for the surface parking that has been eliminated and will eventually reach a campus total of 2024. A previously enumerated, separate parking structure has been postponed and will be based on a campus parking evaluation study. UWM will also continue to operate and expand its three satellite parking lots that currently have 1,200 parking spaces. In addition, the UWM UBUS system includes 6 direct routes to UWM and 3 park and ride freeway flyer routes which accommodates 12% of all commuter trips to campus. UWM is also working with student government to increase bus riders by providing an unlimited bus pass for all UWM students. UWM is also participating in the Light Rail Transportation study for Metropolitan Milwaukee which would provide an additional mass transit option if implemented in the future.



Second, in regard to utility capacity, the central heating and chilling facility has adequate capacity for existing and future facilities. However, specific components and delivery systems will require upgrading or replacement. A new energy management system will be installed to replace the existing 15 year old computer system. Required utility improvement will be achieved by upgrading the primary electrical system, once a second substation is completed. This will permit expanded capacity but also provide circuit backup capability in case of emergency or maintenance.

Finally, with respect to site development, greater attention must be given to exterior development between sites to achieve an integrated physical environment for the campus. Building projects usually have few funds available at the end of construction to provide planned site development. UWM has a limited amount of open space available, and every effort is necessary to make these courtyards and plazas an aesthetic amenity to students, staff and the neighboring community.

Thank you very much for your support.

