REVISED

I.3. Physical Planning and Development Committee - Thursday, May 5, 1994
Room 1511 Van Hise Hall
Time: 1:30 p.m.

a. Approval of the minutes of the April 7, 1994 meeting of the Physical Planning and Development Committee

b. UW-Eau Claire: Authority to construct Phillips Science Hall Electron Microscope Center project, $318,000 WISTAR Funds
[Resolution I.3.b.]

c. UW-Madison: Approval of $481,000 Engineering Mall Budget Increase, from $500,000 to $981,000, and authority to award contracts; Gifts and Gifts-in-Kind
[Resolution I.3.c.]

d. UW-River Falls: Approval of the Design Report and authority to construct the Davee Library Remodeling and Addition project, $7,145,000, General Fund Supported Borrowing
[Resolution I.3.d.]

e. UW-Superior: Approval of the Design Report, of a $907,500 budget increase, from $3,176,500 to $4,084,000, and authority to construct the Barstow Hall Capital Renewal project, from General Fund Supported Borrowing
[Resolution I.3.e.]

f. UW Center-Sheboygan County: Approval of Movable Equipment request for County-Funded Addition and Remodeling Project, $200,000, General Fund Supported Borrowing - Statewide Equipment Allocation
[Resolution I.3.f.]

g. Report of the Vice President

(1) Report on Non-Personnel Actions
(2) Presentation on Program Activities by Commissioners of the WWIAC and WSUC/WC Athletic Conferences
(3) Annual Report on Facility-Related 1994 Budgets of Cities and Counties on Behalf of the UW Centers (Information Only)

h. Additional items which may be presented to the Committee with its approval

(1) UW-Madison: Vilas Hall Exterior Deck Repair Project, $1,590,000, All-Agency Facilities Repair and Renovation Funds

i. Closed session to consider personal histories, as permitted by s. 19.85(1)(f), Wis. Stats., relating to naming a room after a person, UW-Madison

TOURS

Three tours are planned for the Physical Planning and Development Committee members and other interested Regents:

(1) 11:00 a.m. Depart from Van Hise basement for tour of UW-Madison's University Research Park. (Tour participants will return to Van Hise for lunch.)
(2) 2:30 p.m. (or conclusion of Committee meeting) depart from 15th floor elevator lobby for approximate one-hour walking tour of UW-Extension's Radio Hall and UW-Madison's Pharmacy Building.

Phillips Science Hall Electron
Microscope Center, UW-Eau Claire

PHYSICAL PLANNING AND DEVELOPMENT COMMITTEE

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 an Electron Microscope Center in the Phillips Science Hall, at a total estimated cost of $318,000 General Fund Supported Borrowing - WISTAR Funds.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

May 1994

1. Institution: The University of Wisconsin - Eau Claire

2. Request: Requests authority to construct an Electron Microscope Center in the Phillips Science Hall at UW-Eau Claire, at a total estimated cost of $318,000 General Fund Supported Borrowing - WISTAR Non-Matching funds.

3. Description and Scope of Project: This project will remodel approximately 1,900 square feet of office space in Phillips Science Hall to provide classroom and laboratory space needed for the Electron Microscope Center. The work will include:

   a. Relocation of interior partition walls and installation of new lighting, ceilings, and flooring;

   b. Modification of electrical switching and upgrading of electrical service to meet equipment needs

   c. Installation of fixed laboratory and classroom equipment such as cabinetry, sinks and countertops;

   d. Modification of the HVAC system , and installation of new fume hoods and vented storage cabinets to accommodate changed use;

   e. Installation of appropriate plumbing and floor drains.

4. Justification: The Electron Microscope (EM) Center currently occupies a 600 sf lab space in the North wing of Phillips Science Hall. This space is too small to support all the existing equipment, which impairs effective instruction and research. The EM Center is now used primarily for faculty/student collaborative research in Biology, Geology, and Physics. Geology and Biology also use the facility for instruction in many different courses. Both instruction and research are limited by the size of the facility due to conflicting purposes. For example, dirty functions such as trimming of epoxy blocks is housed in the same room as the ultramicrotome equipment used for cutting ultra-thin sections. These sections are typically thinner than the dust particles generated by the conflicting program. Separate spaces need to be developed for sample preparation and sectioning/milling of specimens. Due to the shortage of space in a single location, various other small areas scattered throughout the building are used for similar activities. This causes further inefficiencies. There is no space that is sufficiently large for any kind of group instruction. In addition, the University would like to purchase additional equipment to enhance the Electron Microscope Center. However, there is not sufficient space available in the variety of current locations.

The space to be remodeled is currently vacant. It had been occupied by Computing Network Services, which was relocated to the library as part of the recent remodeling and addition project. The space to be vacated by the various Electron Microscope functions will be reassigned to other science functions in Phillips Hall as part of a major Capital Renewal of the building, which is proposed as part of the 1995-97 Capital Budget. Completion of the renovation of space for the Electron Microscope Center ahead of the balance of the work in Phillips Hall will provide the needed space approximately two years sooner, and enable progress to be made in the instructional and student/faculty research programs. The improved, multidisciplinary space will also enable these researchers to support the needs of some of the local businesses in material science applications. The Electron Microscope Center will be a self-contained operation that will not impact upon the Capital Renewal project in the balance of the building. Space to accommodate these enhanced collaborative research activities is an appropriate candidate for funding under Governor Thompson's Wisconsin Initiative for State Technology and Applied Research (WISTAR) program.

5. Budget:

a.	Construction	$261,000
b.	Architect/Engineer	20,900
c.	DFD Supervision	10,000
d.	Contingency	26,100
	Total Estimated Cost	$318,000

6. Previous Action: None

Approval of Budget Increase for
Engineering Mall Project, UW-Madison

PHYSICAL PLANNING AND DEVELOPMENT COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, a $481,000 budget increase be approved and authority granted to award contracts for the Engineering Mall project, at a revised total budget of $981,000 from Gifts and Gifts-in-Kind.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

May 1994

1. Institution: The University of Wisconsin - Madison

2. Request: Requests an increase in the project budget of $481,000 for an Engineering Mall Development project, and authority to award contracts at a cost of $805,000 Gifts, plus Gifts-in-Kind valued at approximately $176,000, for a revised project total of $981,000 Gifts and Gifts-in-Kind.

3. Description and Scope of Project: This project will provide for the development of an "Engineering Mall" that will extend from the south side of University Avenue to the Engineering Hall. The project will consist of site improvements, including a sculpture and fountain, decorative pool, built-in seating, site lighting, and landscaping. The sculpture will be located along the mall's main axis and will be designed to transport water down a flume to a pool at the end of the mall. A fountain in the pool will incorporate air and lasers to display creative patterns of light and color.

   This project will also include demolition of approximately 53 parking stalls in Lot 14 and reconfiguration and restriping of the remaining 66 spaces to provide 10 additional parking stalls. Parking Lot 17 will also be restriped to provide 21 additional parking stalls.

   The budget increase is needed as a result of bids received. There are two main reasons for the increased cost. First, a significant redesign of the structure and supports for the sculpture and water channel was needed to adapt the artist's concept to accepted engineering practices. This involved substantial reinforcement of the structure to accommodate wind loads, temperature changes, and load bearing for the 17-ton stainless steel sculpture. Second, a walk-through tunnel was added for the use of students and faculty in the development and implementation of instructional programs.

4. Justification of the Project: Over the past several years, planning concepts have been examined to determine the optimal use and design concept for parking and green spaces surrounding the Engineering facilities. Those efforts have culminated in the proposed project which will provide for the extension of the visual axis of the existing Henry Mall, on the north side of University Avenue South, directly to the recently completed building addition to Engineering Hall.

   The proposed mall will accomplish two main objectives. First, it will create a student-oriented Engineering Mall on the south side of University Avenue which will complement and extend the green space of Henry Mall to the north. Second, it will provide an artistic centerpiece for the Engineering Campus that will portray an aesthetic image of the engineering profession in the 21st Century. The proposed Engineering Mall will continue the theme of open and natural beauty, and will provide a setting where people can gather.

The added tunnel will provide access to controls and equipment so that students and faculty can conduct instructional and research activities associated with flume operation. Access through the tunnel will facilitate monitoring and varying the flow of water, as well as changing equipment for various experiments.

The sculpture/fountain will be located in front of the new Engineering Hall addition. The displays will be computerized to provide an array of colorful patterns using combinations of air, water and lasers. Operating and maintenance costs are estimated at $4,300 per year and will be funded by College of Engineering's non-GPR operating budget sources.

Development of the mall will displace approximately 53 existing parking stalls in Lot 14; however, reconfiguration of the remainder of the lot will reinstate about 10 of the lost stalls. Approximately 21 additional stalls will be provided in the Engineering Campus area by restriping a segment of Lot 17. Accordingly, a net loss of about 22 parking stalls is anticipated. However, there will be no net loss of parking revenues compared to existing revenues because 26 parking spaces in Lot 14 have been unavailable for the past two years due to construction staging for the Engineering Building Addition project. Further, many of the parking spaces in Lot 14 are currently assigned to Biochemistry faculty and staff. It is anticipated that their parking needs, in the long run, will be satisfied as part of the 1993-95 Capital Budget, which includes a new biochemistry facility and 200 parking stalls. The issue of long-term solutions for the overall parking needs of the Engineering area of the campus is being addressed by a study of options for parking structures in various locations, such as Lots 14, 15, 32 and/or 17, etc.

The project involves a variety of gifts-in-kind of materials and services plus cash donations. For example, creation of the sculpture, valued at approximately $80,000, has been donated by its world-renowned artist and UW-Madison alumnus, William Conrad Severson. A donor has also been identified for the stainless steel needed to build the sculpture, and those materials are valued at approximately $25,000. Other gifts-in-kind include steel fabrication and plant materials, valued at approximately $45,000 and $26,000 respectively. All costs related to the project will be funded by gifts.

It is desired that development of the Engineering Mall start as soon as possible with completion anticipated for November 1994, in time for the College's annual Engineering Expo. Due to these timing considerations, Building Commission approval was requested at the Commission's April 20 meeting. The UW Foundation has provided confirmation that sufficient gift funds are available for completion of the entire project, to be offset by donations.

5. Budget: (as a result of bids received)	Contract	Donation Value
1. Materials and Services:		
a. Sculpture Design	Donated	$ 80,000
b. Sculpture Steel	Donated	25,000
c. Sculpture Fabrication	Donated	45,000
d. Construction	539,000	
e. Lighting and elec. utility	73,850	
f. Landscaping	24,373	
g. Utilities (City water relocation, electrical extension, storm sewer)	113,000	
h. Plant Materials	Donated	26,000
2. Subtotal:	$750,223	
3. Contingency:	54,777	
4. Estimated Total Project Cost:	$805,000	$176,000

6. Previous Action:

April 2, 1993:	Approved construction at an estimated cost of $500,000
Resol. 6370	Gifts and Gifts-in-Kind.

Approval of Design Report and
Authority to Construct Davee Library
Remodeling and Addition Project,
UW-River Falls

PHYSICAL PLANNING AND DEVELOPMENT COMMITTEE

Resolution:

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority granted to construct the Davee Library Remodeling and Addition project at a cost of $7,145,000 from General Fund Supported Borrowing.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

May 1994

1. Institution: The University of Wisconsin - River Falls

2. Request: Requests approval of the Design Report and authority to construct the 1993-95 Davee Library Remodeling and Addition Project, on the campus at UW-River Falls, at an estimated total project cost of $7,145,000 General Fund Supported Borrowing.

3. Description and Scope of Project: This project will remodel 111,817 GSF on all three levels of the building. An additional 19,084 GSF of space will be constructed on the southwest side of the building on two levels. Completion of this project will provide a central location for the primary academic service units on campus and greatly improve the functionality and longevity of the building.

   Remodeling work will:
   a. provide necessary stack, study and processing space for the University Library program;
   b. facilitate relocating the Academic Computing department from North Hall to the Davee Library building;
   c. remove and replace most interior walls;
   d. reorient the traffic patterns within the building to resolve current circulation issues;
   e. replace the HVAC, electrical, plumbing, and telecommunications systems;
   f. replace the single-pane glazing with energy efficient glazing; and,
   g. install a sprinkler system and increase floor load capacity to comply with current codes.

   The addition will provide:
   a. additional space for the University Library, Writing Center, and Student Support Services programs;
   b. a new main entrance to the building serving the main vertical circulation needs of the building;
   c. a new elevator to address handicapped accessibility; and,
   d. mechanical equipment space.

4. Justification of the Request: This project was approved by the Board of Regents and State Building Commission as part of the 1993-95 Capital Budget. A detailed justification was submitted at that time. In summary, the original 42,899 GSF/30,288 ASF portion of the Davee Library Building was constructed in 1954. The 1968 addition of 68,918 GSF/51,183 ASF, constructed to the south, was designed to provide primary academic support services for the University. Current occupants include the University Library, the Writing Center, General Services, Career Services, six general assignment classrooms, and the Student Support Services center.

The campus space use plan identified the need for a central academic support facility that maximizes service to the students as the number one space issue. A space needs analysis performed in 1990 illustrated the need to move non-library departments (Career Services, General Services, and general assignment classrooms) out of the Library in order to provide adequate space for the three primary academic support units on campus: University Library; Academic Computing; and the Writing Center. With the recent completion of the South Hall Total Facilities Performance project, these non-library departments can be relocated to other space on campus.

The building has many functional problems due to a very poor traffic pattern within the building, as well as outdated mechanical, electrical, fire alarm, plumbing, and telecommunications systems. Because more than 50% of the building will be retrofitted, current fire code requires adding a sprinkler system. Furthermore, the existing building structure will be brought up to current DILHR floor loading standards for library space of 150 pounds per square foot by adding a 2-inch topcoat of concrete to the middle and upper floor levels of the original building.

An architectural/engineering consultant, working in concert with UW System Administration, UW River Falls and the Division of Facilities Development, established a plan that reorients the building by focusing the main entrance and vertical circulation element on the southwest corner of the building, and reconfigures the circulation pattern through the building in order to make the building function as a library. Additional space will be gained by taking advantage of a building overhang with vacant space beneath, by excavating the area within the footprint of the building exterior, and by constructing only two exterior walls. The design allocates the upper two levels of the building to the University Library, while the lower level is designed for all other programmed space and mechanical equipment rooms.

5. Budget:

1.	Construction	$5,638,300
2.	Design	445,800
3.	Supervision (DFD)	225,500
4.	Contingency	362,000
5.	Movable Equipment	285,000
6.	Telecommunications	75,000
7.	Asbestos Abatement	100,000
8.	SUBTOTAL	$7,131,600
9.	Percent for Art	13,400
	ESTIMATED TOTAL PROJECT COST	$7,145,000

6. Previous Action:

December 1990: Recommended a Davee Library Addition and Remodeling
Resol. # 5679 Project as part of the 1991-93 Capital Budget.

December 1992: Recommended a Davee Library Addition and Remodeling
Resol. # 6291 Project as part of the 1993-95 Capital Budget.

Approval of Design Report with Budget Increase and Authority to Construct the Barstow Hall Capital Renewal Project, UW-Superior

PHYSICAL PLANNING AND DEVELOPMENT COMMITTEE

Resolution:

That, upon the recommendation of the UW-Superior Chancellor and the President of the University of Wisconsin System, the Design Report be approved reflecting a budget increase of $907,500, from $3,176,500 to $4,084,000 and authority granted to construct the Barstow Hall Capital Renewal Project, from General Fund Supported Borrowing.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

May 1994

1. Institution: The University of Wisconsin - Superior

2. Request: Requests approval of the Design Report, authority to increase the budget by $907,500, and construct the 1993-95 Barstow Hall Capital Renewal project, on the campus at UW-Superior, at a revised total estimated cost of $4,084,000 General Fund Supported Borrowing.

3. Description and Scope of Project: This project will provide for a comprehensive Capital Renewal of Barstow Hall Science Building. Exterior work will include repairing foundation drainage and waterproofing; replacing window walls with insulated masonry walls and energy efficient windows; relocating the main entrance and canopy; and constructing a new stairway addition. Interior work will include reconfiguring existing lab equipment layout and new wall configurations; replacing flooring, ceiling tile, and lighting in various areas; and remodeling areas to create restrooms for handicapped accessibility.

   The project will also provide improvements in the mechanical systems such as renovating the building's ventilation system; providing air conditioning; replacing the domestic water heater; replacing the drinking fountains with electric water coolers; and repairing the building drains. The electrical work will include: replacing the electrical substation; upgrading the secondary distribution system; installing an emergency generator and 15 KVA uninterruptable power supply for the instrument laboratory; replacing the fire alarm system, and installing telecommunication wiring within the building for fiber optics backbone interfacing.

   Significant improvements will be made in the laboratories, such as installing a central distilled water system; replacing fume hoods that do not meet codes; replacing laboratory work station benches; and installing gas and electricity services.

   Approximately 3,368 ASF of basement lab and office space will be remodeled for use by the Center for Lake Superior Environmental Studies. Spaces vacated by the CLSES on other floors of Barstow will be reconfigured and updated to meet the needs of adjacent programs.

4. Justification of the Project: This project was enumerated for construction as part of the 1993-95 Capital Budget. A detailed justification was submitted at that time. In summary, Barstow Hall was constructed in 1958 and provides 49,377 GSF/30,861 ASF of space. This facility is the University's main science building and accommodates the

Departments of Biology, Chemistry and Physics, and offices for the Division of Science and Mathematics.

An intensive Capital Renewal investigation was conducted by a UW-Superior/System Administration facilities team in 1991 to examine the physical condition of the structure, capacity of the utilities, and utilization of the facility. This effort was accomplished in conjunction with the overall campus space plan endeavor which resulted in the determination that Barstow Hall should be retained to meet the long-term needs of the University. The building is heavily utilized and, with some renovation and reconfiguration of areas, the quality of spaces can be improved.

The building has not received major repairs, modifications or renovations since it was constructed 36 years ago. In the late 1960's, some laboratory benches were updated, and later an elevator was added. Very minor remodeling has occurred to help accommodate some program changes.

Barstow Science Building is obsolete in terms of building utilities, fire alarm system, teaching stations, equipment, health and safety (primarily ventilation), handicapped accessibility, and faculty offices. There is no emergency generator to power emergency circuits and other critical loads. Significant deficiencies exist in the laboratories. For example, the physics labs are without gas and electricity at lab benches; there is no central distilled water system. The University has received a DILHR citation for the fume hoods, and changes must be made to bring the facility into compliance.

It is extremely difficult to prepare accurate cost estimates for projects of this nature prior to formal design. The initial estimate prepared by System Administration staff and approved by the Board of Regents in December 1992 as part of the 1993-95 Capital Budget was $4,043,000. That amount was based on an average overall unit cost to update the entire building, rather than on specific budget components. During subsequent discussions between System Administration and the Division of Facilities Development, a more detailed estimate was prepared, which resulted in a revised estimate and subsequent enumeration of the project at $3,176,500.

A consultant was hired in 1993 to design the project, and it became apparent that several items needed to be added to the project. The most significant change is needed to make mechanical space available on all four levels, which requires removal of an existing stairway and construction of a new stair tower and entrance, which adds approximately $500,000 to the project cost. A variety of other items have also been identified. For example: to comply with DILHR codes and fume hood standards, substantial additional renovation is needed in six labs to relocate fume hoods that are currently closer than 10' from doors; the number of fume hoods to be replaced has been increased by five to meet codes and programmatic needs; asbestos was discovered in bench tops and fume hoods, etc. On the other hand, it was determined that less work than initially anticipated will be necessary on few items, such as the extent of tuckpointing and drainage tile, some office remodeling, and refinishing

of doors. Those items, unfortunately, did not result in appreciable cost savings. In the aggregate, the consultant has identified a revised budget of $4,084,000, which is very close to the initial estimate approved by the Board of Regents, but $907,500 more than was enumerated.

Barstow Hall has a replacement value of approximately $8.5 million. It is the primary laboratory building on the UW-Superior Campus. University and System Administration staff concur that the $4 million reinvestment in Barstow will ensure that the building meets the needs of the University for the many more years.

The additional funds for the Barstow project will come from residual bonding authority.

5. Budget:

	Per Program	Per Design
General:	$1,042,700	$1,524,500
Plumbing:	71,000	331,100
HVAC:	1,073,000	1,052,000
Electrical:	253,200	246,500
Construction Subtotal:	$2,439,900	$3,154,100
Design & Misc. Fees:	207,500	278,800
Field Supervision:	97,600	126,200
Contingency:	155,000	222,700
Asbestos Removal:	20,000	30,000
EMS/Alarms:	75,000	75,000
Telecommunications:	45,000	45,000
Lab Equipment:	130,000	130,000
Testing & Balancing:	------	14,000
Percent for Arts:	6500	8,200
Total Project Costs:	$3,176,500	$4,084,000

6. Previous Action:

December 1992: Resolution #6293	Approved by the Board of Regents for inclusion in the University System's 1993-95 Capital Budget at an estimated cost of $4,043,000.

Approval for Sheboygan County to Undertake an Addition and Remodeling Project and for the Center to Purchase Movable Equipment, UW Center-Sheboygan County

PHYSICAL PLANNING AND DEVELOPMENT COMMITTEE

Resolution:

That, upon the recommendation of the UW Centers Chancellor and the President of the University of Wisconsin System, the following approvals be granted on behalf of the University of Wisconsin Center-Sheboygan County:

(1) for Sheboygan County to undertake a project to add new student services and computer laboratory space, remodel various existing administrative spaces, and to address several handicapped access issues at an estimated total cost of $1.6 million of Sheboygan County funds; and

(2) for the Center to purchase movable equipment at an estimated cost of approximately $200,000 from the Building Commission's Statewide Equipment funds - General Fund Supported Borrowing. The actual cost of equipment will be based on a list of specific items to be developed by UW Centers and reviewed by System Administration.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

May 1994

1. Institution: University of Wisconsin Center-Sheboygan County

2. Request: Requests: (1) approval for Sheboygan County to undertake a project to add new student services and computer laboratory space, remodel various existing administrative spaces, and to address several handicapped access issues at an estimated total cost of $1.6 million of Sheboygan County funds; and (2) approval for the Center to purchase movable equipment at an estimated cost of approximately $200,000 from the Building Commission's Statewide Equipment funds - General Fund Supported Borrowing. The actual cost of equipment will be based on a list of specific items to be developed by UW Centers, and reviewed by System Administration.

3. Description and Scope of Project: This project consists of constructing approximately 12,700 square feet of new space in a two-story addition that will link the Learning Resources and Main buildings, and remodeling of approximately 12,000 square feet of existing space.

   New Space: The two-story addition will provide student/staff dining/recreational space, food preparation space, a campus bookstore, and student government offices on the first level. The second level will house new computer laboratory facilities which are presently located in standard classrooms.

   Remodeling: Most of the remodeling will occur in the Main Building. The vacated existing cafeteria and dining area will be remodeled into administrative offices for the Dean, Business, and Public Information Offices and also provide for reception/clerical support space for the entire campus. The present administrative offices will be remodeled to accommodate the Student Services offices and provide space for functions such as counseling, advising, and testing. The present Student Services offices will be remodeled to accommodate the Continuing Education/Outreach Office. An interior corridor will be ramped to provide handicapped accessibility to the upper level of the new space. Remodeling will also provide a new shipping/receiving area, mail room, and handicapped entrance. The basement area, presently an inaccessible student recreational space, will be vacated and returned to its original use as storage.

   In the Learning Resources Building (on the other side of the new addition) the three classrooms that presently house the computer lab will be remodeled into two classrooms of standard size and returned to general classroom use.

   State statutes require the Building Commission to equip facilities that are provided by the municipalities for the UW Centers.

4. Justification of the Request: Facilities at the UW Center-Sheboygan County campus consist of four major buildings: the Learning Resources, Fine Arts, Physical Education, and Main buildings. Those facilities were largely constructed by the County between 1963 and 1969, when enrollment at the Center was approximately 500. Enrollment has stabilized since 1983, and remains at approximately 700 students.

   A consultant has been working with the Sheboygan County Board since 1984 to address cost-effective solutions to the ongoing and long range space needs of the UW Center-Sheboygan County campus. The space issues identified included a variety of academic, administrative and support programs. A decision was made in 1985 to address the needs incrementally, to ensure that the most cost-effective solutions had been identified, and to spread out costs over time.

   The first phase was approved by the Board of Regents in 1986, which involved construction of a 9,600 square foot addition to the Fine Arts building and remodeling of various areas. Sheboygan County spent approximately $553,000 for the construction, and the state provided $48,060 for movable equipment.

   In 1988, a second phase was implemented which focused on remodeling various areas in the Learning Resources Building. Sheboygan County spent $139,850 on the project and the state provided $45,740 for movable equipment.

   Since that time, all of the remaining space needs have been reviewed in light of emerging needs, new ADA requirements, and various alternative uses of existing space. The project to be implemented by the County at this time involves a combination of new construction and remodeling of existing space as described in the Scope section of this document. This solution is the result of a careful evaluation of the most cost-effective method of addressing a variety of space needs.

   The County plans to bid the work this spring. The movable equipment to be provided by the State will include such items as computers, workstations, chairs, tables, bookshelves, desks, audio/visual equipment, etc.

5. Budget:

   The anticipated Sheboygan County Costs are:

Remodeling	$319,000
Addition	971,600
Site Work/General	101,000
Ramp	37,400
Contingency	112,000
Fee (Construction Mgt.)	59,000
Total	$1,600,000

Movable Equipment Costs (to be funded by the state)	approximately $200,000

6. Previous Action:

April 1986: Resol. 3507 — Authority was granted for Sheboygan County to construct a 9,600 square foot addition to the Fine Arts Building at an estimated cost to the County of approximately $553,150, and to seek $48,060 in funding from the Building Commission to equip the facility.

April 1988: Resol. 4030 — Authority was granted for Sheboygan County to remodel and improve various spaces at an estimated cost to the County of approximately $139,850, and to seek $45,740 in funding from the Building Commission to equip the remodeled spaces.

Authority to Construct
Vilas Hall Exterior Deck
Repair Project,
UW-Madison

PHYSICAL PLANNING AND DEVELOPMENT COMMITTEE

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 Vilas Hall Exterior Deck Repair project, for a total estimated project cost of $1,590,000 General Fund Supported Borrowing - Facilities Repair and Renovation Funds.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

May 1994

1. Institution: The University of Wisconsin- Madison.

2. Request: Requests authority to construct a Vilas Hall Exterior Deck Repair project, on the campus at UW-Madison, for a total estimated project cost of $1,590,000 General Fund Supported Borrowing - Facilities Repair/Renovation funds.

3. Description and Scope of Project: This project will replace and/or repair approximately 60,000 square feet of the plaza deck surface, staircases, and ramps that are above occupied spaces at Vilas Hall. The existing concrete decks, waterproof membranes, drains and flashings will be removed and replaced with all new materials.

   In addition, this project will repair damage to the building that is the result of the leaking decks. This will include masonry repairs to the building's brick veneer and deteriorated structural concrete; and the replacement and/or repair of interior light fixtures, cabinets, ceilings, walls, and flooring.

   The project also includes repair to the south pier of the University Avenue pedestrian bridge, connecting Vilas Hall and the Humanities building.

4. Justification of the Request: Vilas Communication Hall, a 142,460 ASF/251,236 GSF academic facility, was constructed in 1969. An inspection of the original plaza decks has been conducted by campus and Division of Facilities Development personnel. It has been determined that repair/replacement of the plaza decks is a high priority.

   Water infiltration is evident in many locations, both inside and outside. Ceilings and walls continue to be exposed to leaks; and in two elevator towers, the curtain wall window system is allowing water into the building at five of the seven floors. Outside, it is evident that water has penetrated behind the brick veneer and is damaging mortar joints. Effective repairs to this damage cannot be made until the leaking deck is replaced.

   In 1991, a project was undertaken to repair three pedestrian bridges on the UW-Madison campus. A budget shortfall was identified prior to receipt of bids; and, therefore, decision was made to completely repair the Park Street bridge, repair only critical components of the University Avenue bridge, and eliminate the Gordon Commons bridge. Work undertaken on the University Avenue bridge included caulking expansion joints, repouring the

walking surface from Vilas Hall north to Humanities, and repairing the north (Humanities) pier. Due to the nature of the work on the Vilas Hall deck, repair of the south (Vilas) pier of the bridge is included with this project.

5. Budget:

1) Construction:		
a) Plaza Deck Replace/Repairs:	$1,100,000	
b) Masonry/Concrete Repairs:	125,000	
c) Interior Repairs:	65,000	
d) University Avenue Bridge:	15,000	
e) Total Construction:		$1,305,000
2) Architect/Engineer (8%):		103,000
3) DFD Supervision (4%):		52,000
4) Contingency (10%):		130,000
5) Estimated Project Cost:		$1,590,000

6. Previous Action: None.