

**Minutes  
Physical Planning and Funding Committee**

**Thursday, December 10, 1998**

The Physical Planning and Funding Committee was convened by Regent Barry at 2:15 p.m. in Room 1920 of Van Hise Hall. Present were Regents, Barry, James, Mohs and DeBraska.

**I.3.a. Approval of Committee Minutes**

On the motion of Regent James and second of Regent DeBraska, the minutes of the November 5, 1998, meeting of the Physical Planning and Funding Committee were approved as revised.

**I.3.b. Report of Vice President/Assistant Vice President**

- **Report on Building Commission Actions**

Assistant Vice President Nancy Ives reported that 4 UW System projects totaling approximately \$8 M were approved by the State Building Commission at its November meeting:

UW-Rock County - Equipment Funding for Science Laboratories Renovation and Addition Movable and Special Equipment Project

UW-Eau Claire – Towers Residence Hall Elevators Renovation Project

UW-Madison – Conveyance of Land

UW-Stout – Communications Center Replacement Project

- **Landholding Report**

The annual Landholding Report was presented to the committee. Assistant Vice President Ives reported that total land holdings decreased 2.46 acres to 18,011.72 acres.

Assistant Vice President Nancy Ives presented the following Physical Planning requests:

**I.3.c. UW-Washington County: Movable Equipment**

Agenda Item I.3.c. requested authority to seek State funding of \$262,625 to provide Movable and Special Equipment for a Distance Learning Facilities project to be undertaken by Washington County and the City of West Bend. This project will include minor remodeling in the Main Building at UW-Washington County to complete three distance learning facilities. State funding will provide computers, compressed video/distance education equipment and classroom furnishings. Refurbishing will result in an interactive “hands-on” facility for multi

media/distance learning. This will enrich the UW Colleges' curriculum and enable the delivery of courses for additional collaborative programs with other institutions.

Upon the motion of Regent Mohs and second of Regent James, the Committee approved Resolution I.3.c.

Resolution I.3.c.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, approval be granted to seek State funding of \$262,625 to provide Movable and Special Equipment for a Distance Learning Facilities project to be undertaken by Washington County and the City of West Bend.

**I.3.d. UW-Waukesha County: Field Station Classroom Facility**

Agenda item I.3.d. requested authority to enter into a land use agreement with the Friends and Alumni of the University of Wisconsin-Waukesha Foundation, Inc., to enable construction of a Classroom Building at the UW-Waukesha Outdoor Biological Laboratory in Waukesha County for an estimated cost of \$250,000, Sherman Property Trust Fund. Under the agreement, the UW-Waukesha Foundation, Inc. will act as an agent to facilitate construction of a single-story classroom building with a basement, small parking lot, well and septic system at the 99 acre property owned by the Board of Regents. The agreement will terminate when the construction has been completed and the university occupies the new space which will include a classroom, restrooms, office/library and storeroom. Instructional use of this property composed of wooded areas, wetlands, meadows and prairies has grown to the point of supporting use of structure for shelter, instructional use and storage. The Board of Regents will own the building and will be responsible for maintenance and operations.

Upon the motion of Regent DeBraska and second of Regent James, the Committee approved Resolution I.3.d.

Resolution I.3.d.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to enter into a land use agreement with the Friends and Alumni of the University of Waukesha-Foundation, Inc., to enable construction of a Classroom Building at the UW-Waukesha Outdoor Biological Laboratory in Waukesha County. The estimated cost is approximately \$250,000, Sherman Property Trust Fund.

**I.3.e. UW-Extension: Leased Space for Learning Innovations Center**

Agenda Item I.3.e. was not ready for action.

**I.3.f. UW-Green Bay: Academic Building Project**

Agenda Item I.3.f. requested approval of the Design Report and authority to construct the Academic Building at an estimated total project cost of \$17,000,000 (\$15,000,000 1999-01 General Fund Supported Borrowing and \$2,000,000 Gift Funds).

Assistant Chancellor Dean Rodeheaver of UW-Green Bay briefly explained that this project will construct a new classroom building east of the David A. Cofrin Library near the center of the campus. The building's location will serve to connect the library and the student union, creating a new central quad for the campus as well as a new arrival point for visitors.

The structure will be a high-performance, predominately day-lit, energy-efficient facility. Construction materials will include environmentally-friendly products and the design will incorporate a variety of energy-efficient features. The new building will be connected to the campus underground concourse (walkway) system and to all campus utilities.

The design process for this project utilized a collaborative design charrette to secure input from faculty, staff, students, and community members. The design also considers needs that are critical to integrating the new facility into the existing campus design: integration of below ground and above ground campus life; integration of indoor and outdoor spaces; improved way-finding; and coordinated architecture. In addition, the design responds to a campus desire to create an inviting place where the public can observe teacher-student interaction.

This project was enumerated in the 1997-99 Capital Budget, with bonding available after July 1, 1999. A detailed justification for the project was provided in the 1997-99 Capital Budget request.

Upon the motion of Regent Mohs and second of Regent DeBraska, the Committee approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW-Green Bay Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Academic Building at an estimated total project cost of \$17,000,000 (\$15,000,000 1999-01 General Fund Supported Borrowing and \$2,000,000 Gift Funds).

**I.3.g. UW-Madison: Approval of Land Exchange (W. Dayton St. property for**

**W. Johnson St. property)**

Agenda Item I.3.g. requested approval to a) exchange two university-owned parcels of land totaling approximately 0.11 acres in the 1000 block of West Dayton Street for a 0.07 acre parcel at 925 West Johnson Street; This exchange would allow a permanent ingress/egress easement across parking Lot 44, on West Dayton Street and grant a temporary construction easement and permanent joint use agreement on an open space situated between the parking lot and land to be transferred.

This transaction will convey two small parcels of university property, grant an ingress/egress easement through a university parking lot, a temporary construction easement, and a joint property use agreement. The University will receive an improved .07 acre parcel and an option to purchase another improved parcel at 202 North Brooks Street in the City of Madison. This land exchange benefits both parties. The university will secure a parcel on W. Johnson Street that is identified in the university's Master Plan as a suitable site for a future academic building. The university plans to acquire other parcels in the block as they become available.

Upon the motion of Regent James and second of Regent Mohs, the Committee approved Resolution I.3.g.

**Resolution I.3.g.**

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the Revised Design Report be approved and authority be granted to construct the Engineering Centers project at an estimated total project cost of \$52,000,000 (\$22,000,000 General Fund Supported Borrowing –WISTAR, \$22,000,000 Existing Gifts and Grants, and \$8,000,000 Future Gifts and Grants).

**I.3.h. UW-Madison: Tantalus Building Remodeling Project**

Agenda Item I.3.h. requested authority to construct a Tantalus Building Remodeling project at the Kegonsa Research Center, at an estimated total project cost of \$194,400, using Graduate School Funds. This project will provide a laboratory for faculty research focusing on the dynamo theory.

The project will remodel approximately 1,350 GSF on the northeast side of the Tantalus Building, located at the Kegonsa Research Center in Stoughton, to provide a laboratory for a Molten Sodium Experiment. Work will include construction of an 8'x 4'x 5' deep concrete pit and installation of a new air handling unit and exhaust system, stainless steel ductwork, and a fixed fume hood. Upgraded electrical service, raceway and power connections will also be provided.

Upon the motion of Regent James and second of Regent Mohs, the Committee approved Resolution I.3.h.

Resolution I.3.h.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Tantalus Building Remodeling project at the Kegonsa Research Center, at an estimated total project cost of \$194,400, using Graduate School Funds.

**I.3.i. UW-Madison: Engineering Centers Project (Revised Design Report)**

Agenda Item I.3.i. requested approval of the revised Design Report and authority to construct the Engineering Centers project at an estimated total project cost of \$52,000,000 (\$22,000,000 General Fund Supported Borrowing–WISTAR, \$22,000,000 Existing Gifts and Grants, and \$8,000,000 Future Gifts and Grants).

The Engineering Centers project was enumerated in 1991-93 as part of the original WISTAR program at a cost of \$48,600,000. Shortly thereafter, the authorized budget for the project was reduced to \$44,000,000 when the electron microscopy laboratories, originally programmed to be part of this building, were created through a separate Materials Science Building Renovation project.

This project will provide a multidisciplinary facility for engineering education and research activities. The approximately 135,800 ASF/204,000 GSF building will consist of a three-story structure plus a mechanical penthouse and a below-grade level for mechanical equipment and student project activities. The first floor will provide student offices and faculty meeting rooms, an auditorium, student organization areas and learning spaces. Additional offices and computer lab spaces will be gained through the use of mezzanine spaces over a portion of this floor. The second and third floors will contain modular laboratories for research, including clean room laboratories on the third floor. Perimeter faculty offices will be adjacent to these labs. A central atrium will link the first floor to the two upper floors.

Since engineering research activities and funding have nearly quadrupled over the past ten years, severe space shortages have occurred in nearly every department and major program. This project will co-locate research units that are currently scattered in several campus buildings and relieve space deficiencies. In addition, the new facility will provide flexible, shared space required for interdisciplinary instruction and research.

A preliminary design was presented to the Board of Regents in October 1998. The Physical Planning and Funding Committee expressed concerns about some elements of the design and

asked that alternatives be developed to improve the relationship of this facility to nearby buildings and neighborhood.

As a result of those concerns, the following modifications have been made:

1. The curve of the northeast corner of the University Avenue facade has been eliminated, bringing the corner of the building in line with the Mechanical Engineering building. This has the effect of “softening” or reducing the apparent curvature of the whole University Avenue facade, yet retains visibility of the nearby church.
2. The window design on the building has been revised to incorporate windows that are closer in appearance to those on the other engineering facilities, such as the Mechanical Engineering building. This change affects the entire building, but is most visible on the University Avenue and Breese Terrace elevations.
3. The design of the roof edge on the Breese Terrace side has been revised. The slender columns that supported the roof edge have been eliminated, and the roof edge itself has been pulled closer to the building. In addition, the roof edge detailing has been developed to eliminate any concerns about rain, snow, and ice coming off the roof.

Upon the motion of Regent Mohs and second of Regent DeBraska, the Committee approved Resolution I.3.i.

Resolution I.3.i.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the revised Design Report be approved and authority be granted to construct the Engineering Centers project at an estimated total project cost of \$52,000,000 (\$22,000,000 General Fund Supported Borrowing –WISTAR, \$22,000,000 Existing Gifts and Grants, and \$8,000,000 Future Gifts and Grants).

**I.3.j. UW-Milwaukee: Sabin Hall Remodeling (Design Report)**

Agenda Item I.3.j. requested approval of the Design Report and authority to construct a Sabin Hall Remodeling project at an estimated total project cost of \$6,662,000 of General Fund Supported Borrowing.

This project will renovate and remodel approximately 33,403ASF/65,027 GSF in Sabin Hall to provide consolidated space for the Department of Anthropology, the Division of Information and Media Technologies (I&MT), and general assignment classrooms. Work will include: replacing outdated mechanical systems; upgrading electrical and telecommunication systems; providing new energy-conserving windows and doors; providing air conditioning; repairing the roof; remodeling restroom facilities; removing asbestos containing materials; providing

accessibility modifications; replacing the elevator; and renovating the lecture hall and classroom spaces. All renovation work will be sensitive to the historic character of the original building.

The Sabin Hall Remodeling project was enumerated in the 1997-99 Capital Budget. Planning funds were released in September 1997 to prepare plans and a Design Report. This project is the next in a series of scheduled projects to relocate and consolidate programs and remodel spaces, as they became vacant, as a result of new construction for the School of Business and the School of Architecture.

Upon the motion of Regent Mohs and second of Regent James, the Committee approved Resolution I.3.j.

Resolution I.3.j.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a Sabin Hall Remodeling project at an estimated total project cost of \$6,662,000 of General Fund Supported Borrowing

**I.3.k. First Reading: Physical Planning Principles**

The committee discussed the first draft of Physical Planning Principles, a document which is intended to provide guidance to the campuses as they continue planning. Regent Barry suggested that updated guidelines are needed to more clearly reflect the sentiments of the Board of Regents that planning for new and renovated facilities should seek cost effective solutions, encourage flexible designs for varying uses, and provide a positive interface with local communities. The committee will seek input on the draft from all Regents and Chancellors. All comments and revisions should be sent to Assistant Vice President Nancy Ives. The committee will have a mark-up session of this draft their next meeting in February.

**Adjournment**

The Physical Planning and Funding Committee was adjourned at 2:56 p.m.

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Judy Knoll, Recording Secretary