

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, February 5, 1998**

The Physical Planning and Funding Committee was convened by Regent Jonathan Barry at 1:15 p.m. in Room 1511 of Van Hise Hall. Present were Regents Barry, De Braska, Mohs, and James.

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

On the motion of Regent Mohs and second of Regent James, the minutes of the December 4, 1997 meeting of the Physical Planning and Funding Committee were approved as distributed.

**I.3.b. Vice President's Report**

Vice President Bromberg and Former Vice-President Paul Brown made a presentation regarding a new approach for providing stewardship of our facilities. The old approach was one of hindsight, focusing on a backlog of deferred maintenance. One of the problems with that approach is that new maintenance and remodeling needs have been accumulating as we attacked a backlog that was identified in 1990. The new approach is more forward looking. It allows for a strategic analysis of resource needs; anticipates the issues of aging buildings and programmatic needs, and wraps past problems into future planning. Through the application of a software program developed by Western Washington University, we will be able to integrate maintenance and programmatic facilities needs, and schedule the work and costs out over time. More importantly, we will be able to keep the data current so that we will always know what lies ahead, as well as the progress that has been made. This will improve our accountability for being good stewards of our facilities resources, and will greatly help our planning both academically and fiscally. It was reported that the state's Division of Facilities Development has shown a high level of interest in this concept, and may be interested in using it as a statewide program for all state facilities. The committee felt that what was proposed is a very positive change in how we plan for these expenditures. We need to be continually looking forward so that we can plan to preserve the facilities we have and to renew them to meet our academic needs.

This subject will be folded into our capital and operating budget discussions for 99-01.

**I.3.c. Report on Building Commission Actions**

Assistant Vice President Nancy Ives reported that 12 UW System projects were presented for approval at the January State Building Commission meeting. Those projects were:

- UW-Green Bay - Residence Life Plumbing Replacement
- UW Madison - Southeast Campus Recreational Fields
- UW Madison - Women's Softball Complex
- UW-Madison - Bascom Hall Remodeling for Student Academic Affairs
- UW-Parkside - Heating & Chilling Plant Chiller Replacement
- UW-Parkside - Campus Automation System Replacement
- UW-Stevens Point - Health Enhancement Center Air Conditioning
- UW-River Falls - South Hall Classrooms Remodeling
- UW-Oshkosh - Chilled Water Distribution
- UW-System - Classroom Renovation/Instructional Technology Improvement
- UW-System - approved planning and design funds for five projects that the Regents had approved for construction in 1997-99, but the Building Commission authorized only for

planning. Those projects include EAU Phillips Hall renovation, LAC Wing Telecommunications Center remodeling, MIL Lapham Hall renewal, RVF Dairy Center replacement, and WTW Physical Education addition. It is expected that these projects, totaling about \$37 million, will be our top priorities for construction funding in 1999-01.

UW-Madison - Observatory Drive Reconfiguration. These are the roads associated with the new School of Pharmacy. Representatives from the campus showed the Committee the design that has been provided by the consultant.

The Commission also approved the lease of space for the UW-Madison Stores facility. Stores needs to move out of its current location on Murray Street to make way for the Environmental Management Center. Last year, the Regents approved a lease of a facility near the airport, but the Building Commission wanted us to move into a consolidated facility that would be constructed at the correctional facility in Oregon. Since zoning problems developed with relocation to the Oregon facility, the Commission has now approved our lease request. Fortunately, the lessor has agreed to construct the facility and lease it to us at nearly the same cost approved a year ago, which was about \$5.75/sf, or \$400,000 per year. It should be ready for occupancy in June or July.

Assistant Vice President Ives also reported some good news. The River Falls Teacher Education Center Project bid in about \$1.2 million over budget last summer. The project was somewhat redesigned and was recently rebid. The new bids are within the authorized \$6.5 million budget.

**Assistant Vice President Ives presented the following Physical Planning requests: The Physical Planning and Funding Committee dealt with request items I.3.d., I.3.e., I.3.f., I.3.g., and I.3.h. as a single unit.**

**I.3.d. UW Colleges-Rock County: Movable and Special Equipment for a Science Laboratory Renovation Project**

Agenda Item I.3.d. requested authority to seek State funding of approximately \$350,000 to provide Movable and Special Equipment for a Science Laboratories Renovation and Addition project that is being funded by Rock County at an estimated total cost of \$3,175,000. All Agency funding for this request is included in the 1997-99 Capital Budget at \$350,000.

The proposed project will provide for renovation of approximately 17,900 GSF and construction of an 8,100 GSF addition to replace existing instructional science space and to provide four new labs. This scheme, which was approved in September 1997 by the Rock County Board of Supervisors, will provide for optimal lab area, layout, student gathering and study area, and will correct all code compliance issues.

State funding will be sought to provide science lab, audio-visual, computer, and maintenance equipment as well as furnishings for new and remodeled spaces.

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 seek State funding of approximately \$350,000 to provide Movable and Special Equipment for a Science Laboratories Renovation and Addition project that is being funded by Rock County at an estimated total cost of \$3,175,000.

**I.3.e. UW-La Crosse: Trowbridge Hall Window Replacement**

Agenda Item I.3.e. requested authority to construct a Trowbridge Hall Window Replacement project, at an estimated total project cost of \$152,000, using Program Revenue - Cash.

This project will provide for the removal and replacement of all 140+ windows in Trowbridge Hall. This is a residence hall built in 1960, and the windows are maintenance and energy problems.

Resolution I.3.e.

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Trowbridge Hall Window Replacement project, at an estimated total project cost of \$152,000, using Program Revenue - Cash.

**I.3.f. UW-La Crosse: Parking Lot C7 Improvement Project (Design Report)**

Agenda Item I.3.f. requested (1) approval of the Design Report; (2) an increase in scope and budget of \$26,300; and (3) authority to construct a Parking Lot C7 Improvement project, at a revised estimated total project cost of \$504,300, using Program Revenue Supported Borrowing-Parking Utility funds..

This project will improve an existing, recycled asphalt parking lot that is located south of La Crosse Street and north of a vacated segment of Farwell Street between 15<sup>th</sup> Place and 16<sup>th</sup> Street North. A total of 439 parking stalls will be provided including 12 accessible spaces for persons with disabilities. This is an increase of 57 parking stalls from the 382 stalls originally envisioned and budgeted. Approximately 178 stalls will be reserved for resident student parking and the remaining 261 stalls will be reserved for commuters.

This project will reduce the deficit in developed parking to about 1,200 spaces.

Resolution I.3.f.

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, the Design Report be approved, an increase in scope and budget of \$26,300 be approved and authority be granted to construct a Parking Lot C7 Improvement project, at a revised estimated total project cost of \$504,300, using Program Revenue Supported Borrowing-Parking Utility funds.

**I.3.g. UW-River Falls: Hathorn and Stratton Residence Halls Maintenance Project**

Agenda Item I.3.g. requested authority to construct a Hathorn/Stratton Residence Halls Maintenance project, at an estimated total project cost of \$1,377,000, using Program Revenue - Cash.

This project will provide for a major renewal of the electrical service and restrooms in Hathorn and Stratton Residence Halls: These residence halls are 40 to 50 years old. In 1996, the Board approved a major remodeling of all of Stratton Hall. The project was estimated at \$2.4 million, but bid in much higher. Since then, the university and student groups have assessed the renewal needs of all nine residence halls and have developed a long range plan. One of the problems they have is that occupancy is so high, the scope of work needs to be accomplished during summer months. That led to the current plan, which will spread the work over a longer timeframe, and do the highest priority work first in each building.

Resolution I.3.g.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Hathorn/Stratton Residence Halls Maintenance project, at an estimated total project cost of \$1,377,000, using Program Revenue - Cash.

**I.3.h. UW-Whitewater: Hyer Hall Parking and University Center Access Project (Design Report)**

Agenda Item I.3.h.. requested approval of the Design Report and authority to construct a Hyer Hall Parking and University Center Access project at an estimated project cost of \$442,500 using \$158,100 Program Revenue-Parking, \$274,400 Program Revenue-Cash Reserves, and \$10,000 GFSB-Roads/Walks Maintenance funds.

This project includes the construction of improved service vehicle access and disabled parking for Hyer Hall and improved pedestrian circulation adjacent to Hyer Hall and the James R. Connor University Center. The total project involves removing existing sidewalk and access drive paving, regrading to meet ADA access standards, new sidewalks and stairs, service access drives, parking redevelopment including spaces for the disabled, lighting, storm sewer connections, signage, bike racks, and landscape development.

Resolution I.3.h.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Hyer Hall Parking and University Center Access project at an estimated project cost of \$442,500 using \$158,100 Program Revenue-Parking, \$274,400 Program Revenue-Cash Reserves, and \$10,000 GFSB-Roads/Walks Maintenance funds.

Upon the motion of Regent James, and second of Regent Mohs, the Committee unanimously approved Resolutions I.3.d., I.3.e., I.3.f., I.3.g., and I.3.h.

**I.3.i. UW-Madison: Naming of the Robert and Irwin Goodman Softball Complex**

Agenda Item I.3.i. requested authority to (1) name the softball field and complex the “Robert and Irwin Goodman Softball Complex” and (2) perpetuate the current Guy Loman Field name.

Naming of the new softball facility acknowledges the philanthropy of Robert and Irwin Goodman, who have been very generous benefactors to UW-Madison, and who donated \$500,000 toward the development of the \$1.6 million women’s softball facility. The new facility will be built on what is now known as Guy Loman Field. It is believed that the original men’s baseball field, located in an area that is now recreation fields, was dedicated to Guy Loman in 1952. The name was transferred to the current site when baseball moved to that location. A permanent plaque honoring the Guy Loman name will be located within the women’s softball area.

Upon the motion of Regent Mohs, and second of Regent De Braska, 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, authority be granted to (1) name the softball field and complex the “Robert and Irwin Goodman Softball Complex” and (2) perpetuate the current Guy Loman Field name.

### **I.3.j. UW-Milwaukee: Report on Downer Woods Discussion**

The Regents supported construction of an additional residence hall tower as part of the 1987-89 Capital budget. That request was approved by the Building Commission and Legislature with the condition that a market study be conducted to verify the need for an on-campus facility. That report was made and approved in 1993. A consultant was hired and several design alternatives have been reviewed. The original design of Sandburg provided for expansion of the facility. In 1973, the legislature passed laws to promote the permanent conservation of the 18-acre area known as Downer Woods. Eleven acres are protected as a permanent conservation area; 3 acres are designated as woodland, and about 5 acres are designated as park and woodland. Due to legislative restrictions on use of the Downer Woods, the only site available for expansion of the residence hall complex was a 2.6-acre area south of Sandburg that is heavily used by students and one of the most beautiful areas on campus. Numerous meetings have been held in the community. Concerns were voiced about disruption to the proposed site. A new alternative was identified which would use about 0.75 acres east of the Sandburg complex. This is part of the Downer Woods designated as woodland. In exchange, it is proposed that the 2.6 acres of land located south of Sandburg (the original site proposed for the addition) would be protected from future development, and a management plan would be developed for the Downer Woods Conservancy. This concept is supported by the university's Physical Environment Committee and local legislators. This seems like an acceptable compromise, if we are to provide the needed expansion of residence hall space at UW-Milwaukee, and preserve Downer Woods and open space on the campus. .

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

#### Resolution I.3.j.

That, upon recommendation of the President of the University of Wisconsin System and the Chancellor of the University of Wisconsin-Milwaukee, reaffirm the Board of Regents' commitment to preserving the Downer Woods and expanding the reserved woodland area as follows:

- site relief of .75 acres of reserved woodland east of Sandburg Hall for a dormitory addition
- environmental protection of the 2.687 acres south of Sandburg Hall the development and implementation of a Management Plan for the Downer Woods Conservancy

### **Other Business**

Regent Mohs asked for information regarding proposed development at UW-Madison on the corner of Breese Terrace and University Avenue, in response to some inquiries he had received. Assistant Vice Chancellor Bruce Braun discussed plans to construct a major Engineering Centers research facility and a parking ramp in that area. He discussed the timetables for both projects and the opportunities that will be provided for citizen input.

### **Adjournment**

The Physical Planning and Funding Committee was adjourned at 2:20 p.m.

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Judy Knoll, Recording Secretary