

I.3. Physical Planning and Funding Committee

Thursday, June 4, 1998
Room 1511, Van Hise Hall
1:30 p.m.

- a. Approval of minutes of the May 7, 1998 meeting of the Physical Planning and Funding Committee
- b. Vice President's Report
- c. Report on Building Commission Actions
- d. UW-Eau Claire: Student Residence Hall Project
\$12,200,000 (\$10,000,000 Program Revenue Borrowing, \$2,000,000 Residual Program Revenue Borrowing and \$200,000 Program Revenue-Cash)
[Resolution No. I.3.d.]
- e. UW-Madison: UW-Medical School Psychiatric Institute and Clinics Remodeling - Phase II (Design Report)
\$700,000 Gift Funds
[Resolution No. I.3.e.]
- f. UW-Madison: Eagle Heights Apartments Renovation
[Resolution No. I.3.f.]
- g. UW-Madison: Lease of Air Rights to CASB to construct Executive Education Center
[Resolution No. I.3.g.]
- h. UW-Madison: Student Radio Tower
\$184,000 Program Revenue Cash,- Student Segregated fees
[Resolution No. I.3.h.]
- i. UW-Madison: Chemistry Building Addition and Remodeling Budget Increase
\$3,000,000 of Gift (Vilas Trust) Funds
[Resolution No. I.3.i.]
- j. UW-Madison: University Ridge Golf Course Clubhouse Addition
\$498,000 Program Revenue Cash - Athletics
[Resolution No. I.3.j.]
- k. UW-Madison: University Ridge Golf Course Clubhouse Remodeling and Exterior Improvements
\$737,000 Program Revenue Cash - Athletics
[Resolution No. I.3.k.]
- x. Additional items which may be presented to the Committee with its approval

Authority to Construct a Student
Residence Hall, UW-Eau Claire

PHYSICAL PLANNING AND FUNDING 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 a Student Residence Hall at an estimated total project budget of \$12,200,000 (\$10,000,000 Program Revenue Borrowing, \$2,000,000 Residual Program Revenue Borrowing and \$200,000 Program Revenue - Cash).

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

June 1998

1. Institution: The University of Wisconsin - Eau Claire
2. Request: Requests authority to construct a Student Residence Hall, at an estimated total project budget of \$12,200,000 (\$10,000,000 Program Revenue Borrowing, \$2,000,000 Residual Program Revenue Borrowing and \$200,000 Program Revenue - Cash).
3. Description and Scope of Project: This project will construct a 133,000 GSF five-story plus partial basement residence hall which will provide apartment/suite-style rooms to accommodate approximately 320 students. Each unit will have four bedrooms, a bathroom, living room and a kitchenette. In addition, the building will include a lounge/study area, multi-purpose room, computer room, laundry facilities, recycling area, restrooms and storage. Upon completion of the project, furnishings, estimated at \$900,000, will be provided by the campus using Program Revenues.
4. Justification of the Project: At its October 30, 1995 meeting, the Student Senate approved a resolution in support of a new residence hall. In December 1995, the Board of Regents directed the University to issue a Request for Proposals (RFP) to thoroughly explore alternatives which would involve private development of the student housing, with the understanding that enumeration to construct or purchase would be pursued in the 1997-99 Capital Budget. Requests for Proposals were issued in early 1996 for a private student housing project which would permit a privately owned and operated facility to be constructed on state-owned land. As envisioned, the project would have provided a 98,100 GSF apartment suite-style residence hall to accommodate approximately 344 students. A request to provide the facility was submitted in the 1997-99 Capital Budget at a project budget of \$11,198,000. In the meantime, analysis of the proposals received through the RFP indicated that student housing needs would be met more economically through state construction. The project was included in the 1997-99 Capital Budget at \$10,000,000. The reduced budget reflected a recommended reduction in the number of apartment style rooms and support spaces.

In July 1997, the Building Commission granted authority to waive s. 16.855(14) of the statutes to permit use of design/build construction. Final negotiations with the design/build contractor have been recently completed. Those negotiations have resulted in an identified need to increase the project budget by \$2.2 million. The increase is a result of a request by campus housing to include larger apartments and additional unfinished storage space in the basement, which has increased the size of the building.

The University of Wisconsin - Eau Claire currently provides housing for 3,384 students in nine residence halls, seven located on the upper campus and two on the lower campus. The two residence halls on the lower campus

were constructed in 1953 and 1956, and have a total design capacity of 378. The remaining seven halls located on the upper campus were constructed in the 1960's and have a total design capacity of 3,006. Residence halls occupancy at UW-Eau Claire has exceeded capacity since 1970. The overflow is accommodated by using the study/lounge areas for sleeping rooms and by renting space in a local hotel. Total residence hall overflow in the fall of 1997 was over 300 students. The proposed residence hall will address the existing shortfall and anticipated future need for housing.

The average student rent in the new building will be approximately \$3,375 per academic year, starting in 2000. It is projected that students living in the other residence halls will be paying about \$1,950 per academic year for a double occupancy room and \$2,650 for a single occupancy room, starting in 2000. This project will not require an additional subsidy in residence hall fees for the new residence hall.

5. Budget: The following is the estimated project budget provided by the Design/Build contractor

1. Design/Building Construction:	\$11,300,000
2. EIS/Survey/Borings, etc.:	83,000
3. DFD Management:	452,000
4. Contingency:	339,000
5. Percent for Art:	<u>26,000</u>
6. Estimated Total Project Cost:	\$12,200,000

6. Previous Action:

December 8, 1995: Granted authority to issue a Request for Proposals for Resolution 7089: private development of student housing to serve approximately 350 students.

February 7, 1997: Received report on the results of the Request for Proposals for Private Sector Development of Student Housing.

Approval of the Design Report and
Authority to Construct a UW-Medical
School Psychiatric Institute and
Clinics Remodeling - Phase II
Project, UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a UW-Medical School Psychiatric Institute and Clinics Remodeling - Phase II project, at an estimated total project cost of \$700,000, using Gift Funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

June 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests approval of the Design Report and authority to construct a UW Medical School Psychiatric Institute and Clinics Remodeling-Phase 2 project, at an estimated total project cost of \$700,000, using Gift Funds.
3. Description and Scope of Project: This project will provide the second and final phase of remodeling to the University of Wisconsin Psychiatric Institute and Clinics (WISPIC), which is located in the former Parkway Hospital facility at the University Research Park. It will complete the conversion into an integrated facility for consolidation of the Department of Psychiatry's teaching, clinical, and research functions.

Work will consist of remodeling three separate areas totaling approximately 6,620 GSF. The first area will involve converting an existing 125 GSF office to a packaged cold room for use as a research lab. The space will include stainless steel countertops and installation of user-provided storage units. Two unused activity rooms and adjacent support spaces, totaling 1,485 GSF, will be remodeled to provide two research laboratory spaces with an equipment room and office support space. An interim floor level will be constructed within the 5,010 GSF former gymnasium to create two levels of office space. The lower level will consist of enclosed offices and support spaces, and the upper level will be developed into an open office environment. An accessible elevator and stairs will provide vertical circulation. New windows will be installed on both floor levels. All areas of the project will include necessary plumbing, fire protection, HVAC and electrical work.

4. Justification of the Request: In 1993, the Board of Regents and State Building Commission approved the purchase of the former Parkway Hospital and initial phase of remodeling to convert the facility for occupancy by the UW Psychiatric Institute and Clinics. Acquisition of the 41,900 ASF/62,800 GSF building occurred in 1994 at a cost of \$3,240,000. The first phase of building improvements was accomplished at a cost of \$1,000,000, and a \$248,900 parking lot expansion was also undertaken. This work enabled the Department of Psychiatry to consolidate teaching, clinical care and research activities which had previously been scattered at six different locations on campus.

The proposed remodeling is enumerated as part of the 1997-99 Capital Budget at a total cost of \$700,000 of Gift Funds. This remodeling will enable the Department of Psychiatry to address the following clinical treatment needs:

- (a) Expansion of the Depression Treatment program;
- (b) Broadening of the Child/Adolescent Division to include family treatment and education;
- (c) Expansion of the Triage/Intake Service to eliminate a long clinic waiting list; and
- (d) Development of other programs such as Transitional Care or Day Treatment for general psychiatric patients.

Outpatient treatment space is needed to expand the capacity of the department to deliver outpatient and day care to a growing number of patients. Additional clinical space will provide offices for additional faculty and staff and will enable the recruitment of seven clinic/research faculty; hiring of Master's level clinicians; provide offices for trainees who now share small offices and search for other spaces to see patients; and pursuit of contracts and other sources of clinical revenue. It is also possible that UW/Physicians Plus physicians will be located in the clinic. Modest estimates project clinic visits could increase 7,000 per year with an associated increase in charges approximating \$1 million annually.

The team-based model evolved in response to a dramatic increase in the range of effective psychosocial and psychopharmacologic treatments available and even more dramatic changes in the funding for mental health care. Central to this evolution has been the Department's ability to develop a number of specialty outpatient clinics targeted at specific psychiatric conditions (anxiety, mood disorders and eating disorders), special populations (children, adolescents) and specific treatment approaches such as psychopharmacology. As these clinics developed, the model of provider activity shifted to a team approach involving faculty, trainees, staff psychologists, social workers, nurses and other professionals. At the same time, reimbursement for treatment shifted from private pay or private insurance to contracts through HMO's and other managed care programs.

These changes have required the department to integrate additional clinical personnel under one roof. For example, during the past five years, eight new specialty clinics/services have been developed. Twenty new treatment providers have been added to the staff. The department currently has contracts with 70 different insurers. The average UW Health patient is treated in seven visits. While these changes have allowed the department to serve more patients more efficiently, the increased number of patients has put pressure on clinical treatment space.

Funding for this project is in hand, and it is anticipated that this work will be bid in December 1998 with substantial completion in December 1999.

5. Budget:

Construction	\$534,500
A/E Design	51,200
DFD Supervision	22,000
Movable Equipment	68,900
Contingency	22,000
Percent for the Arts	<u>1,400</u>
Total Project Cost	\$700,000

6. Previous Action:

August 23, 1996 Resolution #7260	Authorized System Administration to submit several non-GPR projects to the State Department of Administration and the State Building Commission as part of the 1997-99 Capital Budget, including the \$700,000 Psychiatric Institute/Clinics Remodeling gift-funded project.
November 11, 1994 Resolution #6811	Granted authority to increase the budget by \$160,000 for a revised total cost of \$1,000,000 to remodel the Parkway Hospital facility and authorized expansion of the clinic parking at an estimated total cost of \$248,900, using UW-Madison Parking Utility Funds.
November 15, 1993 Resolution #6563	Amended Resolution #6562 to include \$840,000 for remodeling, for a total cost not to exceed \$4,240,000, and directed that efforts be made to negotiate a further reduction in the purchase price.
November 5, 1993 Resolution #6562	Approved the acquisition of the former Parkway Hospital at a total cost not to exceed \$3,600,000 using Program Revenue funds, for the Department of Psychiatry.

Authority to Complete Eagle Heights
Apartments Remodeling, UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to complete the remodeling of all 298 remaining units in the Eagle Heights Apartment complex. Contracts will be negotiated relative to scope and timing to obtain the most cost effective method of completing the work, to begin in August 1999. The estimate previously identified was \$11,757,000, to be funded by Program Revenue Cash and Borrowing. The results of contract negotiations will be reported to the Board.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

June 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests authority to complete the remodeling of all 298 remaining units in the Eagle Heights Apartment complex. Contracts will be negotiated relative to scope and timing to obtain the most cost effective method of completing the work, to begin in August 1999. The estimate previously identified was \$11,757,000, to be funded by Program Revenue Cash and Borrowing. The results of contract negotiations will be reported to the Board.

The construction for both phases will be funded by a combination of Program Revenue Supported Cash and Borrowing.

3. Description and Scope of Project: Under the proposed project, a total of 298 units will be remodeled including one-, two-, and three-bedroom units. Contracts will be negotiated to account for the fact that not all of the apartment units can be vacated at one time, and to identify any modifications to the basic scope and scheduling that could reduce total project cost, improve the final product, or properly address unforeseen conditions.

Extensive renovation will be done in each unit, including: replacing one-piece compact kitchens with counters, cabinets and appliances; installing new flooring; improving the heating, lighting and electrical services; replacing oversized, low quality windows with smaller units that are better insulated and more energy efficient; repairing/replacing plumbing and bathroom fixtures and surfaces; repairing the exteriors and foundations. In addition, landscaping will be done to improve drainage and repair sidewalks.

4. Justification of the Project: This project will complete the renovations of the Eagle Heights Student Family Apartments as presented in the Family Housing Master Plan of 1988. Overall, there are a total of 1,122 apartments addressed in the Master Plan, including 1,074 at Eagle Heights and 48 at Harvey Street. To date, 634 apartments at Eagle Heights have been remodeled and 46 are in the process of being remodeled. In May 1997, 96 additional units were authorized for remodeling during 1998 and 1999, leaving a balance of 298 unremodeled units at Eagle Heights. Remodeling of the 48 Harvey Street Apartments, estimated at approximately \$1.6 million, is currently scheduled to be undertaken between August and December 2002. However, a review of the future of the Harvey Street apartments will be conducted during the next year. A recommendation to proceed with the planned renovation or to sell the property will be presented to the Board approximately a year from now, in 1999.

In March 1998, a request was submitted to the Board of Regents for remodeling of 92 Eagle Heights units during the 1999-2000 fiscal year.

The request was deferred by the Physical Planning and Funding Committee at the request of Regent Mohs pending additional discussion of project costs. As a result, the Department of Administration's Division of Facilities Development and University Housing conducted an in-depth review of the project and have made recommendations that should result in total project construction cost savings. For example, in the past, work has been bid once each year for remodeling in two separate groups of apartments (one group in the fall and the second in the spring). It is felt that a savings in construction cost could be realized by negotiating one contract for all remaining work to be completed over time as apartments become vacant. The cost savings will come in several ways: a single contractor will be more familiar with the nature of the work, thereby shortening construction time and eliminating the learning curve associated with different contractors each year; a contractor familiar with the work could make recommendations for changes in the work that will achieve the same results in a more economical manner; actual design fees and supervision fees will be reduced; contractor mobilization costs will be lower; quantity purchases by contractors will be possible, lowering unit costs, etc. Overall, these changes could result in a potential savings of approximately \$1.3 million.

5. Impact of the Change to the Construction Schedule: UW-Madison must meet a demand for student family housing, and must also consider revenue lost as a result of a higher level of vacant apartments. Therefore, the schedule will be carefully revised to take into account the overall financial and service impacts. The completion date targeted in the Master Plan, as revised in 1993, is July 2003. It is felt that this new approach will enable the work at Eagle Heights to be completed six months sooner.

The change in schedule will also:

- Reduce the number of apartments available for students by 12 during 2000-01 and by 28 in 2001-02.
- Increase vacancy loss by an estimated \$200,000.
- Displace up to eight families from three-bedroom apartments during the 99/00 construction phase.
- Change the published moving schedule for 100 student families in 1999-2000 and 110 student families in 2001-2002.
- Increase revenue an estimated total of \$60,000 in Fiscal Year 2003.

6. Budget: Based on the costs of past projects, the total to remodel all remaining units, including Harvey Street, is approximately \$13,337,000. The results of contract negotiations will be reported to the Board of Regents.

7. Previous Action:

March 1998: Deferred to investigate cost saving strategies for remodeling.

December 1993: Accepted the Student Family Housing Revised Master Plan and Continuous Maintenance Plan.

May 1988: Accepted the UW-Madison Student Family Housing Master Plan.

Authority to Execute Air Rights
Lease to Center for Advanced
Studies in Business (CASB),
UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted for the officers of the Board of Regents to execute an Air Rights Lease to the Center for Advanced Studies in Business (CASB) to facilitate construction of a conference center and residence facility (Fluno Center) in the 600 block of University Avenue, Madison.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action
June 1998

1. Institution: The University of Wisconsin-Madison.
2. Request: Requests authority for the officers of the Board of Regents to execute an Air Rights Lease to the Center for Advanced Studies in Business (CASB) to facilitate construction of a conference center and residence facility (Fluno Center) in the 600 block of University Avenue, Madison.
3. Description and Scope of the Lease: An Air Rights Lease will permit CASB, a separate not-for-profit enterprise, to construct and own a conference center and residence facility above an underground parking facility to be owned and operated by the University. A provision in the lease will reserve a portion of the site for CASB to enlarge the center at some future date, should expansion become desirable and fiscally feasible. The lease is required because the University purchased the land at a cost of \$1,166,000 from the City of Madison, and is constructing a 310-stall underground parking facility on the site. The lease revenues will pay 50% of the land costs in return for the air rights, with the university retaining title to the land. CASB will also pay 50% of all exterior development costs for improvements such as landscaping, sidewalks, driveways, curb and gutter. Total improvement costs are estimated to be \$310,000. Lease payments will amortize CASB's costs over a 25-year period.

The lease further provides that CASB and the university will equally share routine maintenance costs, such as snowplowing, mowing, and tree trimming, and future exterior repair and renovation projects. Maintenance costs will be paid when incurred.

Approximately 20% of the site's surface area, located on the Lake Street side (southwest corner) of the site, will not be developed at this time. A provision in the lease reserves this site for future expansion of the Fluno Center by CASB. The area will be landscaped and enclosed for use by the Fluno Center. If CASB decides an expansion of the Fluno Center is not desirable, CASB will be reimbursed an appropriate share of the land's cost if the land is developed for another use by the university.

The lease provides CASB will own and operate the Fluno Center, and that the improvements will revert to the Board of Regents if CASB terminates the lease.

4. Justification of the Request: Approval of the lease is necessary to permit use of the air rights by CASB to construct a Center for Executive Education (The Fluno Center), and to enable the University to recover a portion of the \$1.166 million paid to the City of Madison for the land.

The project is a joint enterprise of the University, CASB and the City of Madison. The Board of Regents and the State Building Commission

approved the project in June 1997. The Division of Facilities Development (DFD) is providing project supervision for the construction of the ramp and coordination with CASB on the Fluno Center.

The project will provide a modern conference center to be operated by CASB, a 100-room residence facility to be used by conference participants, and a 310 stall underground parking facility (owned and operated by the university). The project is consistent with the university's Master Campus Plan, has received the endorsement and approval of the Madison Community Development Authority as a suitable use and density for the block, and will significantly improve a property considered to be one of the major entrances to the campus.

A full justification of this project was provided in June 1997, as part of the agency request for expanding the campus boundary, parcel acquisition, air rights conveyance, and construction authority.

5. Budget: Not applicable.

6. Previous Action:

June 6, 1997
Resol # 7479

Approved: 1) The UW-Madison Chancellor and the Center for Advanced Studies in Business (CASB) to enter into a cooperative venture with a private developer to construct a Center for Executive Education, at an estimated cost of \$22,500,000 (financed by CASB and Gifts), 2) to convey air rights above the north half of the 600 block of University Avenue from the University to CASB, 3) to request the State Building Commission to exercise authority under ss. 13.48(19), Wis. Stats., permitting use of innovative design and construction techniques, and, 4) authority to construct on this site a university-owned parking facility of approximately 300 stalls, estimated at a cost of \$8,176,000, using Program Revenue Support Borrowing-Campus Parking Utility funds.

Dec. 5, 1997
Resol: # 7604

Granted authority to name the planned Executive Education Center the Fluno Executive Education Center after Jere and Anne Fluno, in recognition of their \$3 million gift toward construction of the \$22.5 million facility.

Authority to Construct a Student
Radio Station, Tower and
Transmitter Building, UW-Madison

PHYSICAL PLANNING AND FUNDING 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 University of Wisconsin-Madison student radio station tower and transmitter building in the Town of Montrose, County of Dane, Wisconsin, at a cost of \$184,000, to be paid by program revenue cash, student segregated fees.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action
June 1998

1. Institution: The University of Wisconsin-Madison.
2. Request: Requests authority to construct a student radio station tower and transmitter building in the Town of Montrose, County of Dane, Wisconsin, at a cost of \$184,000, to be paid by program revenue cash, student segregated fees.
3. Description and Scope of the Project: This project will construct an FM broadcast tower and transmission building for the newly formed UW-Madison Student Radio station on 4.8 acres of leased land on a private farm in the Town of Montrose, County of Dane, Wisconsin. The farm's existing driveway will be extended approximately 500 feet to provide access to the tower and transmission building. A permit to construct an FM Broadcast Station has been issued to the University of Wisconsin Board of Regents.

The 403-foot radio tower will support a 5.6-kilowatt (KW) directional antenna for the new student radio broadcast station, WSUM, to operate on a frequency of 91.7 megahertz (MHz). The tower will be a 3 foot wide skeletal steel structure supported by guy wires. A 180 square foot steel structural frame building will be constructed next to the tower to house the transmitter and accessory equipment. Programming will be sent to the transmitter by signal from the station's studio located at 602 State Street.

4. Request Justification: The Town of Montrose location for the Student Radio Tower is required because it is the only available site for the University's assigned FM broadcast frequency transmitter. The FCC's technical rules and regulations require a station's transmitter be located to protect other existing broadcast stations from interference. When applying this criteria to the proposed operating frequency (91.7 MHz), the only frequency available, it has been determined the transmitter must be located within a four square mile area in the Town of Montrose.

UW-Madison student radio began operating in March 1952, in the Lakeshore residence halls under the auspices of UW Housing. A separate station operated from Ogg and Sellery Halls from 1967 until the mid-1980's. The Lakeshore halls' station initially broadcast on the low end of the AM dial, but in the mid 1970's switched to an FM low-wattage frequency. The FCC disallowed operation of low-wattage stations in 1978, and the station was shut down by FCC order in 1993.

On July 14, 1995, the Board of Regents approved applying to the FCC, on behalf of UW-Madison, to construct and operate a student broadcast radio station. The station is supported by the Associated Students of Madison (ASM). The School of Journalism and Mass Communications is committed to overseeing the station's operation, and is responsible for appointing the station's general manager. The WSUM Mission Statement includes: 1) to act in a service and outreach capacity for the students and people of Madison

and surrounding communities; 2) to provide an educational environment and hands-on experience for students and to use the station as a teaching and learning tool for students; and, 3) to provide an alternative source of music entertainment to the campus and community.

The university has received the required FCC, Federal Aviation Authority (FAA), and Dane County zoning approvals. An Environmental Impact Assessment was conducted for the proposed tower and found the project had sufficiently addressed the environmental impacts as required by Wisconsin Statutes and Board of Regent guidelines. The university is negotiating a renewable lease for land in an agricultural district, with terms to coincide with the tower's 25-year useful life. A Conditional Use Permit has been issued by the Dane County Zoning and Natural Resources Committee. The Conditional Use Permit requirements are:

1. The university will remove the tower, if it can reasonably do so at some future date, by relocating the antenna to another tower or securing a different broadcast frequency.
2. The tower can be constructed to accept up to two additional antennae arrays, installation subject to county and town approval.
3. Each additional antennae is limited to one transmitter building.
4. The tower and transmission building will be constructed pursuant to the approved site plan.
5. If permitted in the future, the tower will be painted a neutral color.
6. UW-Madison Student Radio shall conduct a two-week summer course for Belleville and Verona Middle School and High School students each year as well as periodic events during the school year.
7. The university shall invest up to \$10,000 in landscaping the tower site.
8. The effects of tower lighting on the ground will be mitigated through the use of lenses which can be directed toward the sky instead of ground.
9. The university will remove the tower at any time it ceases to be used for a continuous period of 12 months.
10. The university is prohibited from selling, leasing or renting the tower for commercial purposes.
11. Failure to comply with the stated conditions is grounds for revocation of the conditional use permit.

5. Budget:

Construction Cost	\$155,000
Design and other fees	11,000
DFD Management fees	7,000
Construction contingency	<u>11,000</u>
Total Project Cost:	\$184,000

6. Previous Action:

July 14, 1995 Approved applying to FCC for a FM broadcast license on
Resolution #6993 behalf of UW-Madison to construct and operate a student
radio station.

Approval to Increase Budget for the
Chemistry Building Addition and
Remodeling Project, UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, approval be granted to increase the project budget for the Chemistry Building Addition and Remodeling project by \$3,000,000 Vilas Trust Funds, plus additional Gift/Grant funds which are currently being negotiated. The currently authorized budget is \$31,400,000 (\$17,000,000 General Fund Supported Borrowing - WISTAR and \$14,400,000 Gifts/Grants).

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

June 1998

1. Institution: The University of Wisconsin - Madison
2. Request: If necessary as a result of bids to be received June 30, requests approval to increase the project budget for the Chemistry Building Addition and Remodeling project by \$3,000,000 Vilas Trust Funds, plus additional Gift/Grant funds which are currently being negotiated. The currently authorized budget is \$31,400,000 (\$17,000,000 General Fund Supported Borrowing - WISTAR and \$14,400,000 Gifts/Grants).
3. Project Description and Scope: This project will construct a 48,244 ASF/91,027 GSF, seven-story plus basement addition immediately west of the Chemistry Building's Mathews wing. The site of the addition, on the corner of Johnson and Charter Streets, will form a new west entrance to the Chemistry Complex. The facade material will be curtainwall, precast concrete and metal panel, compatible with the existing Chemistry Complex. The 138-foot high structure will include roof-level mechanical screening which will allow for discharge of building exhaust above surrounding campus buildings.

The addition will provide space for administrative functions on the ground floor, a chemistry instrument facility on the second floor, mechanical space on the third and basement floors, and four floors of synthetic chemistry research laboratories. The addition will be linked to the existing building on four levels.

After completion of the addition, selected spaces in the Daniels and Mathews wings, totaling approximately 31,700 ASF, will be renovated to address safety and accessibility issues.

Also included in the project are nine bid alternates. Eight of the alternates will provide approximately 52,200 ASF of remodeling in selected areas of both buildings. The ninth alternate will provide construction of a 5,000 GSF addition at the southeast corner of the Daniels Wing. The number of these alternates to be funded will depend upon the outcome of both the bids and the gift/grant funding negotiations.

4. Project Justification: The 311,715 GSF Chemistry Complex, located on the corner of Johnson and Charter streets, consists of a Mathews Building, built in 1960, and a Daniels Addition constructed in 1965. The Mathews wing consists of six floors above ground and two below. The Daniels wing consists of nine floors above ground and two floors below, and adjoins the Mathews wing on floors B through 6. The entire Chemistry Complex provides approximately 180,700 ASF of space including research and instructional labs, classrooms, administrative and support spaces.

The Chemistry Addition and Remodeling project was enumerated in 1991-93 as part of the WISTAR - program at a total budget of \$31.4 million, using pre-

design estimates prepared in 1990. The time span between enumeration and construction can largely be attributed to the availability of funding. A significant amount of non-state funding had to be identified, and the project had to be scheduled into the WISTAR program which has biennial releases of funding.

In December 1996, with only preliminary plans available, the project was approved for construction of the addition and renovation of approximately 56,250 ASF of research and office spaces in the Daniels and Mathews wings. As final plans and specifications were developed, inflationary costs, refinement of work and complexity of construction on a constrained site have added an estimated \$5,000,000 to the likely cost of the new facility. To accommodate the anticipated increased costs without compromising the scope of the new building, items have been removed from the base project and added to the list of alternate bids, to be accepted if funds are available.

Based on Regent authority received in February 1994 (\$10 million) and April 1998 (\$3 million), the University has been awarded Vilas Trust funds totaling \$13,000,000 for this project. These funds will go toward the cost of the new facility, in addition to the other \$1.4 million of gifts/grants already raised. The Department is also actively seeking additional gift/grant funds to add to the \$14.4 million currently available. Pending the outcome of bids and fundraising, those monies will be used to fund as many alternates as possible.

Approval of the proposed increase before the June 17 and June 30, 1998 bid dates, rather than at the next regularly scheduled Regent meeting in September, will avoid delays in the construction schedule. The University will report back to the Board in September as to the outcome of the bids.

5. Budget: A revised project budget will not be available until after bids are received on June 17 and June 30, 1998.
6. Previous Action:

The Chemistry Building Addition and Remodeling project was enumerated in the 1991-93 State Building Program as a part of the original WISTAR program, at a combined total project budget of \$31,400,000 (\$15,700,000 General Fund Supported Borrowing - WISTAR Matching funds and \$15,700,000 Gifts/Grants).

February 11, 1994: Authority was granted to request that the William F. Resolution 6591: Vilas Trust Estate set aside all of the available net income of the trust estate not appropriated for endowments in a special fund to provide the UW-Madison with financial assistance for the construction of a Chemistry Building Addition and Remodeling project, and to continue accumulating such net income until the special fund reaches \$10,000,000.

December 6, 1996: Authority was granted to construct the Chemistry Resolution 7354: Building Addition and Remodeling project at a cost of \$31,400,000 using \$17,000,000 WISTAR funds and \$14,400,000 Gift and Grant Funds.

April 3, 1998: Authority was granted to submit a request to the

Resolution 7666: Trustees of the William F. Vilas Trust Estate for
\$6,043,630 for various purposes, including \$3 million
for the Chemistry Building Addition.

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Authority to Construct a University
Ridge Golf Course Clubhouse
Expansion Project, UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, approval be granted to construct a University Ridge Golf Course Clubhouse Expansion project, at an estimated cost of \$498,000, using Program Revenue Cash-Athletics.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

June 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests authority to construct a University Ridge Golf Course Clubhouse Expansion project, at an estimated cost of \$498,000, using Program Revenue Cash - Athletics.
3. Description and Scope of Project: This project will provide for construction of a 4,950 GSF addition to the existing University Ridge Golf Course Clubhouse. The combined new and existing space will provide a total building area of approximately 7,150 GSF. A new front entrance for the existing Clubhouse and the Addition will also be constructed.

The new space will replace the existing small kitchen, offices and restrooms, and will provide a new dining area, as follows:

	<u>Assignable Square Feet</u>
Dining Area to Seat 90	2,106
Kitchen	1,070
Offices	448
Food Preparation and Service	<u>216</u>
TOTAL ASF:	3,840

The kitchen and office spaces will be shelled-in as part of this project and completed under a proposed University Ridge Clubhouse Remodeling project.

4. Justification of the Request: This project will address recognized Clubhouse deficiencies. The existing facility is severely cramped and inadequate. The retail and check-in area is undersized and often crowded, indoor seating can only accommodate nine people, staff offices are located in inaccessible basement spaces, and the restrooms do not meet ADA requirements.

The proposed addition will address user needs. Numerous complaints from guests have been received regarding overcrowded conditions, lack of proper restroom facilities and lack of space for informal gatherings. When special events are hosted at the course, guests congregate in outdoor tents after their rounds. Indoor facilities will permit the course to schedule special events earlier and later in the season than is now possible.

This project is being proposed at this time to enable construction of the new space to begin immediately following the fall golfing season, for completion in spring 1999. Timing is critical to ensure that the majority of the work can occur during the off-season so that University Ridge facilities are operable to accommodate the public at the start of the spring season.

This project is one in a series of projects toward realization of the University Ridge Golf Course Master Development Plan. The additional space will address non-compliance issues and customer demands and will enable the golf course operation to position itself financially to pursue a sequence of projects that are planned for 1999-2005. Those proposed endeavors include a final Clubhouse expansion, parking lot relocation and landscaping, a second 18-hole championship golf course, and an Instructional Learning Center.

The proposed addition will enable staff to relocate to new space and allow for remodeling and upgrading of the existing Clubhouse. The remodeling work is being proposed separately and will be accomplished in tandem with the addition. Remodeling will convert the main floor level of the Clubhouse into a Pro Shop; correct building code deficiencies; modify existing basement office spaces for storage; and address pressing exterior parking, driveway and delivery issues.

The original Environmental Impact Statement for the University Ridge Golf Course and Recreational Facility anticipated the type and extent of potential course improvements being proposed.

5. Budget:

Construction	\$413,000
A/E Design	37,000
DFD Management	18,000
Contingency	29,000
Percent for the Arts	<u>1,000</u>
Total Project Cost	\$498,000

6. Previous Action: None.

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Authority to Construct a University
Ridge Golf Course - Clubhouse
Remodeling and Exterior
Improvements Project, UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, approval be granted to construct a University Ridge Golf Course Clubhouse Remodeling and Exterior Improvements project, at an estimated cost of \$737,000, using Program Revenue Cash - Athletics.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
Board of Regents Action

June 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests authority to construct a University Ridge Golf Course - Clubhouse Remodeling and Exterior Improvements project, at an estimated cost of \$737,000, using Program Revenue Cash - Athletics.
3. Description and Scope of the Project: It is proposed that this project follow a Clubhouse Addition project that will provide a new and enlarged kitchen, counter areas, dining area, women's and men's restrooms with shower and locker facilities, and a loading dock. This project will provide for remodeling of approximately 2,200 GSF in the existing University Ridge Clubhouse, completing shelled-in office and kitchen areas in the Clubhouse Expansion; extending the golf course driveway to the Clubhouse, and constructing a new parking lot for 60 vehicles.

The existing Clubhouse will be converted into a Pro Shop. Work will include removing the non-ADA compliant restrooms and enlarging the existing 850 ASF Pro Shop on the first floor of the Clubhouse to provide a 1,152 ASF counter/desk area and retail space. Adjacent spaces will provide an ADA accessible fitting room and an office for the golf pro. The counter area will accommodate both golfer check-in and retail sales. Removal of the four basement offices to provide an open storage area and upgrading of the building's electrical and HVAC systems will also be accomplished.

The new kitchen and office areas that will be shelled-in as part of a University Ridge Expansion project will be completed under this project. Work will include completing the installation of ceilings, walls, flooring, lighting and electrical, cabinetry, and other interior finishes. Movable equipment and furnishings will be acquired separate from this project.

Exterior improvements will include modifying the existing parking area to extend the driveway from the parking lot to the Clubhouse; constructing a new, 60-stall, parking lot to the north of the Clubhouse, and minor landscaping around the building.

4. Justification of the Request: This project, coupled with the Clubhouse Expansion project, will address numerous facility and exterior deficiencies at the University Ridge Golf Course facility. For minimal disruption in golfing activities and generation of revenues, it is anticipated that construction of the expansion project will be started in Fall 1998 and immediately followed by the proposed remodeling for completion of both projects during Spring 1999. Approval from the State Building Commission will be sought later this month and will include a request to combine the two projects for design, bidding, construction and cost efficiencies and to expedite implementation of the projects.

The existing Clubhouse is severely cramped and inadequate. Restrooms are not ADA-compliant, and the electrical and HVAC systems do not comply with current codes. Staff offices are located in inaccessible basement spaces. The retail and check-in area is undersized and often overcrowded, and the pro shop lacks a fitting room.

Access to the Clubhouse is a major customer service related concern. The current parking lot is located over 500 yards from the Clubhouse and registration desk. Patrons must park their cars and either walk or be shuttled by University Ridge employees to and from the Clubhouse. The cart path, which serves as the main thoroughfare for pedestrians and shuttle carts, also doubles as the access drive for all delivery vehicles. The resultant traffic congestion and associated liability risks are a constant concern for safe guest and staff circulation.

The proposed driveway extension will enable University Ridge managers to restrict traffic on the Clubhouse golf path to pedestrians and golf carts. Guests will be able to drop off passengers and clubs near the main entrance of the Clubhouse. The driveway will also be used as a service drive for deliveries to the Clubhouse loading dock.

The new parking area to the north of the clubhouse is needed to provide more convenient parking for golf course guests. It will significantly reduce cart shuttle service to the current parking lot. The University Ridge Golf Course Master Development Plan calls for relocation of all the course parking from the current parking lot to an area north of, and more convenient to, the Clubhouse.

The existing parking lot will be demolished and the area restored, as part of a series of projects, beginning with the 1999-2001 biennium. Other proposed improvements over the next five years include a final Clubhouse expansion, expanded parking and landscaping, a second 18-hole championship golf course, and an Instructional Learning Center.

The original Environmental Impact Statement for the University Ridge Golf Course and Recreational Facility anticipated the type and extent of potential course improvements proposed here.

6. Budget:

Construction	\$601,000
A/E Design and Other Fees	52,000
DFD Management	26,000
Contingency	43,000
Equipment and Telecommunications	<u>15,000</u>
Estimated Total Project Cost:	\$737,000

6. Previous Action: None.