

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, June 4, 1998**

The Physical Planning and Funding Committee was convened by Regent De Braska at 1:33 p.m. in Room 1511 of Van Hise Hall. Present were Regents, De Braska, , Mohs, and Orr. Regents Barry and James were absent.

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

On the motion of Regent Mohs and second of Regent Orr, the minutes of the May 7, 1998, meeting of the Physical Planning and Funding Committee were approved as distributed.

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

There was no Vice President's Report.

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

Assistant Vice President Nancy Ives reported that the following 5 UW System projects were approved by the State Building Commission at its May 21, 1998 meeting:

- UW-Madison - Babcock Drive Reconstruction (pending railroad Commission decision)
- UW-Madison - Robert and Irwin Goodman Softball Complex Expansion
- UW-Madison - Armory (Red Gym) Renovation Increase
- UW-Whitewater - Union Remodeling Increase
- UW-Madison - Camp Randall/McClain Turf Replacement

Ives noted that the 70/30 funding split was approved, as requested. She explained that the surface of artificial turf will be installed in the summer of 1998. Any cost to improve the surface beyond replacement-in-kind will be paid for by the Athletic Department.

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

**I.3.d. UW Eau Claire: Student Residence Hall Project**

Agenda Item I.3.d. requests authority to construct a Student Residence Hall, at an estimated total project budget of \$12,200,000. 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, multipurpose 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. This project was included in the 1997-99 Capital Budget for typical state bidding. Following an unsuccessful attempt at private development of the facility, a new RFP was issued using the design/build concept. That project is now being advanced for construction authority.

Upon the motion of Regent Orr and second of Regent Mohs, the Committee approved Resolution I.3.d.

Resolution I.3.d.

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).

**I.3.e. UW-Madison: UW-Medical School Psychiatric Institute and Clinics Remodeling Project-Phase II (Design Report)**

Agenda Item I.3.e. requested 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.

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.

Upon the motion of Regent Mohs and second of Regent Orr, the Committee approved Resolution I.3.e.

Resolution I.3.e.

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 2 project, at an estimated total project cost of \$700,000, using Gift Funds.

**I.3.f. UW-Madison: Eagle Heights Apartments Remodeling**

Agenda Item I.3.f. was deferred at the March meeting at the request of Regent Mohs, so that discussions could occur regarding the costs of the work. The project presented at that time was for 92 apartments. As a result of ensuing discussions, the current request is 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.

Under the proposed project, a total of 298 units will be extensively remodeled. Contracts will be negotiated with the consideration that not all units can be vacated at one time. Contracts shall attempt 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. It is anticipated that the overall time to complete the work will be cut by about six months, and that savings of approximately \$1.3 million may be realized by negotiating contracts.

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

Resolution I.3.f.

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.

**I.3.g. UW-Madison: Lease of Air Rights to CASB to Construct Executive Education Center**

Agenda Item I.3.g. requested 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.

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. 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.

Upon the motion of Regent Orr 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, 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.

**I.3.h. UW-Madison: Student Radio Tower**

Agenda Item I.3.h. requested 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.

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. 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.

Upon the motion of Regent Mohs and second of Regent Orr, 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 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.

**I.3.i. UW-Madison: Chemistry Building Addition and Remodeling Budget Increase**

Agenda Item I.3.i. requested approval (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.

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 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. A 5,000 SF auditorium will be constructed at the southeast corner of the Daniels Wing. After completion of the addition, selected spaces totaling approximately 83,900 ASF in the Daniels and Mathews wings will be renovated to address safety, accessibility and programmatic issues.

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.

This request will be presented to the State Building Commission at the July/August meeting to be held on August 6, 1998. July/August SBC action and details of the July bid results for this project will be presented at the next meeting of the Physical Planning and Development Committee in September.

Upon the motion of Regent Mohs and second of Regent Orr, 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, 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).

**I.3.j. UW-Madison: University Ridge Golf Course Clubhouse Expansion Project**

Agenda Item I.3.j. requested authority to construct a University Ridge Golf Course Clubhouse Expansion project, at an estimated cost of \$498,000, using Program Revenue Cash - Athletics.

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.

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

Resolution I.3.j.

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.

**I.3.k. UW-Madison: University Ridge Golf Course Clubhouse Remodeling and Exterior Improvements Project**

Agenda Item I.3.k. requested 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.

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 new kitchen and office areas that will be shelled-in as part of a University Ridge Expansion project will be completed under this project.

Upon the motion of Regent Orr and second of Regent Mohs, the Committee approved Resolution I.3.k.

Resolution I.3.k.

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.

**Adjournment**

The Physical Planning and Funding Committee was adjourned at 2:25 p.m.

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Judy Knoll, Recording Secretary