

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

The Joint Session of the Physical Planning and Funding Committee and Business and Finance Committee was convened by Regent Jonathan Barry at 1:31 p.m. in Room 1920 of Van Hise Hall. Present were Regents Barry, Brandes, De Braska, De Simone, Grebe, Hempel, James, Marcovich, Mohs, and President Lubar.

**I.3.a. Funding Capital Projects/Bond Program**

Vice President Bromberg discussed a multiple source approach to funding capital projects. She stated that renewal and replacement of existing facilities remains the highest priority. Although state funding for renewal projects has increased over the last 6 biennia through both enumeration and the all-agency fund, it has not kept pace with the needs of UW System. She explained that the university has begun to discuss with state officials the possibility of a fund dedicated to the 60% of state facilities that are part of the UW System. Even with renewal of facilities as the highest priority, there will continue to be a need for new facilities and the System will continue to request a small number of these projects through the enumeration process. The university will also continue to explore possibilities for special collaborative programs with the state such as WISTAR and Healthstar. Bromberg encouraged the Board and the state to consider initiating a UW bond program to fund program revenue or self-amortizing projects. Such a program would allow the system more timely completion of self-amortizing projects and would give the system the same flexibility that every other state system already has.

The joint meeting of the Physical Planning and Funding Committee and Business and Finance Committee ended at 1:52 p.m.

The Physical Planning and Funding Committee was convened by Regent Jonathan Barry at 2:05 p.m. in Room 1511 of Van Hise Hall. Present were Regents Barry, James, and Mohs, and De Braska.

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

On the motion of Regent James and second of Regent Mohs, the minutes of the February 5, 1998 meeting of the Physical Planning and Funding Committee were approved as distributed.

**I.3.c. Vice President's Report (see item I.3.a.)**

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

Assistant Vice President Nancy Ives reported that 5 UW System projects were presented and approved as requested at the February State Building Commission meeting. Those projects were:

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

UW Eau Claire - Putnam Hall Electrical Renovation and Data Cabling

UW La Crosse- Trowbridge Hall Window Replacement

UW-River Falls- Hathorn/Stratton Residence Halls Maintenance

UW-System - Release of \$186,000 Building Trust Funds-Planning to prepare preliminary plans and design reports for Various Infrastructure Projects

The Committee agreed to the presentation of item I.3.i. ahead of other items due to the large number of people at the meeting awaiting its presentation.

**I.3.i. Revisions to Chapter 18, Wisconsin Administrative Code**

Agenda Item I.3.i. was originally presented at the November 1997 Regents meeting. The current proposal would consolidate some of the existing provisions, amend others to create consistency with state criminal statutes and municipal ordinances, and add a number of new sections to address new law enforcement problems. An administrative rule hearing on revisions to Chapter UWS 18 was held on February 5, 1998. At that time students requested that action on this resolution be postponed until this month so they could become more familiar with the proposal. United Council wished to insure that informal educational programming in response to disciplinary issues would continue to be available as an option to campus police and security officers, along with the proposed forfeitures. Senior Legal Counsel Pat Brady explained that in response to that request a footnote would be added to the effect that “nothing in these rules precludes the campus law enforcement officers from pursuing informal educational resolutions in lieu of prosecuting a citation.”

In addition, Regent De Braska suggested an amendment to Section 2 Rule (11) Fire Safety. After discussion, the Committee agreed that it be revised to read “No person may light, build or use or cause another to light, build or use any fires...” The Committee also agreed that data on citations issued will be gathered annually from each campus and brought to the Committee for review to determine how the new rules are working throughout the system .

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

**Resolution I.3.i.**

That, the Secretary of the Board of Regents, pursuant to s.227.19, Wis. Stats., notify the presiding officer of each house of the Legislature that proposed revisions to Chapter UWS 18, Wisconsin Administrative Code, are in final draft form, and cause a statement to appear in the Wisconsin Administrative Register that said proposed rules have been submitted to the presiding officer of each house of the Legislature.

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

**I.3.e. UW-Madison: Agricultural Hall Remodeling for Student Academic Affairs Project**

Agenda Item I.3.e. requested authority to expand the scope and increase the budget by \$110,000 for the Agricultural Hall Remodeling for Academic Student Affairs project for a revised estimated total budget of \$359,000 of Gift Funds.

An increase in scope and budget is being requested to expand the 3,100 GSF renovation project approved for the first floor of the west wing of Agricultural Hall to include the perimeter offices. This will add approximately 1,700 GSF to the scope for a total renovation of 4,800 GSF. A 20-year old air handling unit, which serves the 3,100 GSF central office area, will be replaced with a new air handling unit and ductwork to serve the first floor wing, including the perimeter offices. Ceiling-mounted fan coil units will be removed in each perimeter room, but the existing steam radiators will remain. Work in the perimeter rooms will include new ceilings, light fixtures, carpeting and painting.

Work approved for the 3,100 GSF of core office space will involve removal of existing floor coverings, walls, and ceilings as required to construct a new reception desk and waiting area,

workroom, file room, interview rooms, and open office space for approximately 6 clerical staff, 2 LTE's and several student workers. Ceilings will be replaced and new energy efficient lighting fixtures installed to accommodate the new office configuration. Floors will be refinished, replaced, or carpeted as needed to provide a warm and durable surface. Asbestos floor tiles and floor underlayment will be removed as required by building code. The electrical systems will be expanded to provide lighting and power outlets to operate computers and other office equipment. Installation of voice/data outlets will also be provided.

Upon the motion of Regent James, and second of Regent DeBraska, 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, authority be granted to expand the scope and increase the budget by \$110,000 for the Agricultural Hall Remodeling for Academic Student Affairs project for a revised estimated total budget of \$359,000 of Gift Funds.

**I.3.f. UW- Madison: 1999-2000 Eagle Heights Apartments Remodeling Project**

Agenda Item I.3.f. was deferred by unanimous consent as a result of questions raised by Regent Mohs regarding remodeling costs. He and Bruce Braun will meet to investigate costs per unit of proposed remodeling.

**I.3.g. UW-Madison: (a) Transfer Ownership of Northeast Family Practice Clinic to the Madison Family Medicine Residency Corporation (b) Conceptual Approval to Negotiate a Lease on Behalf of UW-Madison Medical School Department of Family Medicine and Practice**

Agenda Item I.3.g. requested (a) authority to transfer ownership of the Northeast Family Practice Clinic to the Madison Family Medicine Residency Corporation; and (b) conceptual approval for the Department of Administration to negotiate a lease with the Corporation on behalf of the UW-Madison Medical School Department of Family Medicine and Practice based upon results of a Request for Proposal (RFP) for a Northeast Family Practice Clinic Renovation/Expansion or Clinic Replacement project.

Authority is being requested to transfer ownership of the existing Northeast Family Practice Clinic, located at 3209 Dryden Drive in Madison, to the Madison Family Medicine Residency Corporation, a 501c(3) organization. Ownership will enable the Corporation to implement an RFP process to explore the most cost-effective means of substantially improving this deteriorated facility. Use of this 501c(3) corporation has been previously approved by the Board of Regents and State Building Commission for clinic projects at Belleville and Verona.

The Corporation, with the assistance of a consultant, is considering two alternatives. The first would provide a comprehensive renovation and small addition to the existing facility. The second option would replace the current building with a new, slightly larger facility on the existing site. Either alternative would require that the project be phased in such a way that the Department can continue clinic operations during the construction with appropriate patient access to the clinic and ancillary parking.

This proposal also seeks conceptual approval for the University of Wisconsin Medical School Department of Family Medicine to enter into a lease-back agreement that would be negotiated between the Department of Administration and the Corporation for an amount not to exceed the amortized costs of the existing debt service and future costs incurred for the facility improvements.

Lease payments by the Department will be funded from clinic program receipts. When specific terms of the lease agreement are known, a request will be submitted for approval by the Board of Regents and State Building Commission. It is anticipated that final approval will be sought in June 1998 to enable implementation of facility improvements by fall 1998.

Upon the motion of Regent De Braska, and second of Regent James, 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, (a) authority be granted to transfer ownership of the Northeast Family Practice Clinic to the Madison Family Medicine Residency Corporation; and (b) "conceptual" approval be granted for the Department of Administration to negotiate a lease with the Corporation on behalf of the UW-Madison Medical School Department of Family Medicine and Practice based upon results of a Request for Proposal (RFP) for a Northeast Family Practice Clinic Renovation/Expansion or Clinic Replacement project.

**I.3.h. UW-Parkside: Physical Education Addition and Remodeling -Phase 2 Project (Design Report)**

Agenda Item I.3.h. requested Requests approval of the Design Report and authority to construct a Physical Education Building Addition and Remodeling - Phase 2 project, at an estimated total project cost of \$6,013,500 (\$4,813,500 General Fund Supported Borrowing and \$1,200,000 Program Revenue Borrowing).

Phase 2 of the Physical Education Addition and Remodeling project includes construction of a fieldhouse addition which will provide an interior ground level running track, a loading dock and service maintenance storage area, and an equipment issue/laundry room/storage area. This phase also involves remodeling of existing physical education facility space. Work will include minor renovation of two existing racquetball courts, renovation of the existing combative classroom to provide three additional racquetball courts, renovation of the existing equipment issue room into a combatives classroom, and remodeling of a second floor hallway to provide additional student/staff offices and a media room.

Phase 1, authorized for construction in March 1996, includes construction of a two-story addition and remodeling. This phase includes additional space on the ground level for a new main entrance lobby/concession area, two locker rooms, training room, equipment issue room, weight room and some storage; and on the upper floor for classrooms, dance studio, aerobic fitness center and offices. Remodeling involves the existing locker room areas on the ground level and a few offices on the upper floor. Central campus utility extensions are also included in the Phase I project scope. It is intended that both phases of the project be combined and bid as one project in May, 1998.

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

Resolution I.3.h.

That, upon the recommendation of the UW-Parkside Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Physical Education Building Addition and Remodeling - Phase 2 project, at an estimated total project cost of \$6,013,500 (\$4,813,500 General Fund Supported Borrowing and \$1,200,000 Program Revenue Borrowing).

**Adjournment**

The Physical Planning and Funding Committee was adjourned at 2:52 p.m.

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Judy Knoll, Recording Secretary