

I.3. Physical Planning and Funding Committee

Thursday, September 10, 1998
Room 1511, Van Hise Hall
1:30 p.m.

- a. Approval of minutes of the June 4, 1998 meeting of the Physical Planning and Funding Committee
- b. Report of the Vice President/Assistant Vice President
 - Building Commission Actions
 - Update on Facilities Management Database - Brandherm
- c. UW-Eau Claire: Nine Residence Halls Telecommunications Cabling (Design Report)
\$1,209,100 of Program Revenue Supported Borrowing
[Resolution No. I.3.c.]
- d. UW-Madison: Lot 17 Parking Ramp (Design Report)
\$9,147,000 Program Revenue Supported Borrowing
[Resolution No. I.3.d.]
- e. UW-Madison: Conveyance of 5.5 acres of unimproved property at the Ashland Research Station to the Town of Eileen for \$5,525
[Resolution No. I.3.e.]
- f. UW-Madison: Waisman Center Addition and Remodeling Project Budget Increase
\$3,002,000 Gift and Grant Funds
[Resolution No. I.3.f.]
- g. UW-Stevens Point: Residence Halls Renovation - Phase 4 (Design Report)
\$2,428,000 Program Revenue Supported Borrowing - Facilities Repair and Renovation.
[Resolution No. I.3.g.]
- x. Additional items which may be presented to the Committee with its approval

Approval of Design Report and
Authority to Construct a Nine Residence
Halls Telecommunications Cabling
Project, 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 Nine Residence Halls Telecommunications Cabling project at an estimated total project cost of \$1,209,100 of Program Revenue Supported Borrowing.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

September 1998

1. Institution: The University of Wisconsin - Eau Claire
2. Request: Request authority to construct a Nine Residence Halls Telecommunications Cabling project at an estimated total project cost of \$1,209,100 of Program Revenue Supported Borrowing.
3. Description and Scope of Project: This project will install telecommunications cabling in 9 of the campus' 10 residence halls. A total of approximately 3,700 video and data cable outlets will be installed, 3,400 in student rooms and 300 in common areas. (Cabling is being installed in Putnam Hall this summer as a component of a comprehensive electrical systems renovation project.) Coaxial video cable and enhanced category 5 data cabling will be provided in accordance with the State Telecommunication Guidelines for Structured Building Wiring Systems. The vertical risers for cables will originate from new or existing signal and communication rooms or spaces in the basements and terminate in signal closets on selected floors. The new residence hall wiring will connect to the campus-wide fiber optic backbone installed in 1993. The existing category 3 voice cabling installed in 1986 will not be replaced.
4. Justification of the Project: This project will enhance the quality of life and provide greater educational opportunities for students residing in the University Residence Halls. There is an increasing demand for connection to the campus network for access to library materials, computer labs and complete access to the Internet (text, graphics, video and sound), Electronic Mail, World Wide Web, Gopher, and File Transfer Protocol. Approximately 26% of the students have access to or own their own computer that they could use in their residence hall room, this percentage is increasing every year as more students own computers.

In addition, the students will be able to access University Residence Life computer centers for printing and other support services. The in-building wiring proposed in this project will make the campus-wide information system available to all resident students.

Connecting the residence halls to the campus fiber communication network is a high priority for UW-Eau Claire. The residence halls are the only buildings on campus which do not have high capacity category 5 data cable. The project has been endorsed by the Residence Hall Advisory Council.

The current residence hall rates are structured to accept the debt service impact of this project, therefore the rates are not expected to increase.

5. Budget:

1.	Construction:	\$1,013,600
2.	Architect/Engineer:	73,238
3.	DFD Supervision (4%):	43,400
4.	Contingency:	<u>78,862</u>
5.	Estimated Total Project Cost:	\$1,209,100

6. Previous Action: None.

Approval of the Design Report and
Authority to Construct a 1995-97 Lot 17
Parking Ramp 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 1995-97 Lot 17 Parking Ramp project at UW-Madison for an estimated total project cost of \$9,354,300 Program Revenue Supported Borrowing.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

September 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests approval of the Design Report and authority to construct a 1995-97 Lot 17 Parking Ramp project at UW-Madison for an estimated total project cost of \$9,147,000 Program Revenue Supported Borrowing.
3. Description and Scope of Project: This project will construct a 245,000 square foot precast concrete parking structure on the existing Lot 17 at the Engineering Campus, west of Engineering Hall. The ramp will consist of five aboveground levels and provide 800 new parking stalls. The structure will have three bays oriented in a north/south direction with internal ramps. Construction of the ramp will result in a net increase of approximately 350 spaces, which will be used for visitor parking. The main entrance and exit will be located on the east side of the structure, with primary access from Engineering Drive. Additional access and egress will be provided by a drive from the northeast side of Camp Randall Stadium. Pedestrian circulation will be accommodated via four stair towers and two elevators located in the corners of the ramp.

Site work will include reconstruction of the remaining portion of Lot 17 surface parking; a fence and landscape screening along Breese Terrace; modification to Engineering Drive with the addition of an exclusive eastbound right-turn lane onto Randall Avenue; construction of a pedestrian, safety island along Randall Avenue; and an improved access from Engineering Drive north to University Avenue.

4. Justification of Request: The UW-Madison Parking Utility consists of about 11,000 parking spaces to accommodate an approximate parking demand of 16,000 generated by permit holders, visitors, short-term parkers, and departmental service vehicles. The proposed ramp will be constructed in a campus location where parking demand far exceeds capacity. The Lot 17 site will meet demand for visitor parking for key destinations including the College of Engineering, Camp Randall and associated athletic facilities, the College of Agriculture and Life Sciences, and Union South. The ramp will also provide replacement parking for surface spaces that will be lost due to the proposed construction of the new Engineering Centers Building on the southeast corner of University Avenue and Breese Terrace.

The proposal to construct a new parking ramp on Lot 17 is part of a long-term planning effort on the UW-Madison campus to meet a campus-wide shortage of

parking. A 1992 Parking/Demand Study quantified a need for a minimum of 5,000 additional parking spaces for the campus to meet its overall parking demand. The overall shortage was further defined as parking needed for approximately 1,500 visitors, 500 staff and 3,000 students. The parking and transportation studies undertaken in the 1996 Campus Master Plan confirm the critical shortages of available parking and support the proposed construction of a parking structure at the Lot 17 site.

This site meets the broader objectives in the Campus Master Plan to develop visitor parking, locate parking ramps near perimeter arterial roadways to provide easy access and to minimize campus through traffic, and to locate ramps within a ten-minute walk of major destinations. Finally, a 1997 traffic impact study indicates that, with minor road improvements, the proposed net increase in parking spaces can be accommodated by current street capacities.

Visitor parking rates will be consistent with the current rates of \$0.75/hour or \$5.00/day for the 1998-99 fiscal year. Permit rates for Ramp 17 will be the comparable to similar ramps on campus, which currently range from \$535-\$680/year.

5. Budget:

1. Ramp:

a. Construction:	\$6,894,300	
b. A/E Fee:	566,300	
c. DFD Supervision:	284,400	
d. Environmental Impact Study	59,900	
e. Asbestos	5,000	
f. Geotech Analysis & Site Survey	10,500	
g. Telecommunications	10,000	
h. Contingency	<u>206,600</u>	
i. Ramp Subtotal:		\$8,037,000
	(Cost per Stall is \$10,046)	
2. Site Access Development & Road Improvements:		900,000
3. Breese Terrace Fence & Landscape Improvements:		<u>210,000</u>
4. Estimated Total Project Cost:		\$9,147,000

6. Previous Action:

August 19, 1994
Resolution 6735

Recommended enumeration of a Lot 17 Parking Ramp project as part of the 1995-97 Capital Budget at an estimated total project cost of \$14,904,000 Program Revenue Supported Borrowing

Authority to Convey 5.5 Acres of
Unimproved Property, UW-Madison

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to convey 5.5 acres of unimproved property at the Ashland Research Station to the Town of Eileen for \$5,525.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

September 1998

1. Institution: The University of Wisconsin-Madison
2. Request: Requests authority to convey 5.5 acres of the Ashland Agricultural Research Station to the Town of Eileen, and to use the proceeds to support ongoing research at the Ashland facility.
3. Description and Scope of Project: This transaction would convey 5.5 acres of land at the Ashland Agricultural Research Station to the Town of Eileen, Bayfield County, for the average of two appraisals, \$5,525. The University would retain the sale proceeds to support ongoing research at the Research Station.
4. Justification of the Request: The nearly 260-acre farm supports research programs such as animal forages, fruits, and forestry. Forestry research has been strengthened with forestry research conducted jointly by the university and the Department of Natural Resources (DNR). The parcel to be conveyed is on the perimeter of the station and can be sold without affecting the station's research programs. (See map.)

The Research Station has a long-standing cooperative working relationship with the Town of Eileen that began over 60 years ago. As part of the cooperative relationship, the Town has been using the Station's public events building as the Town Hall and polling place. In exchange, the Town assists with snow removal, contributes funds for cleaning, maintaining and improving the facility and recently shared the cost of building a handicap access ramp to the building. Sale of the parcel to the Town of Eileen would enable the Town to develop a new Equipment Center. The Town's equipment is currently stored in a leased pole shed. The parcel is centrally located within the township and has direct access to major paved roadways. The Town has passed a resolution authorizing the acquisition at a cost of \$5,525, plus necessary expenses to complete the purchase.

The land was part of an original gift to the University from Bayfield County to start the research station. Consistent with the intent of the original gift, the University requests the proceeds from the sale be retained by the Ashland Agricultural Research Station to support ongoing research.

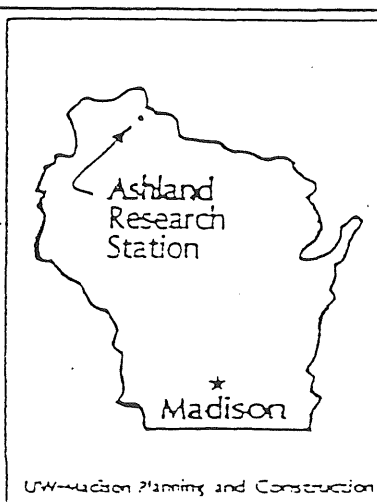
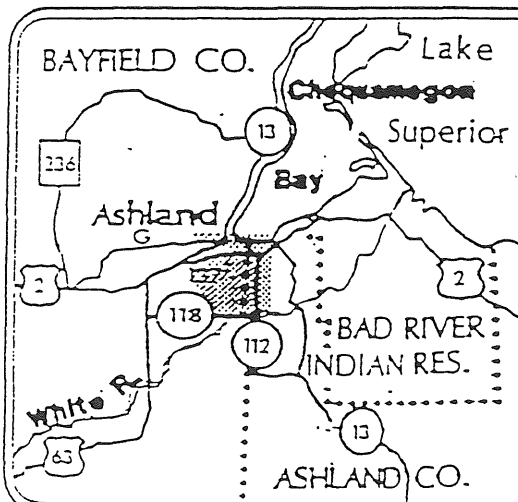
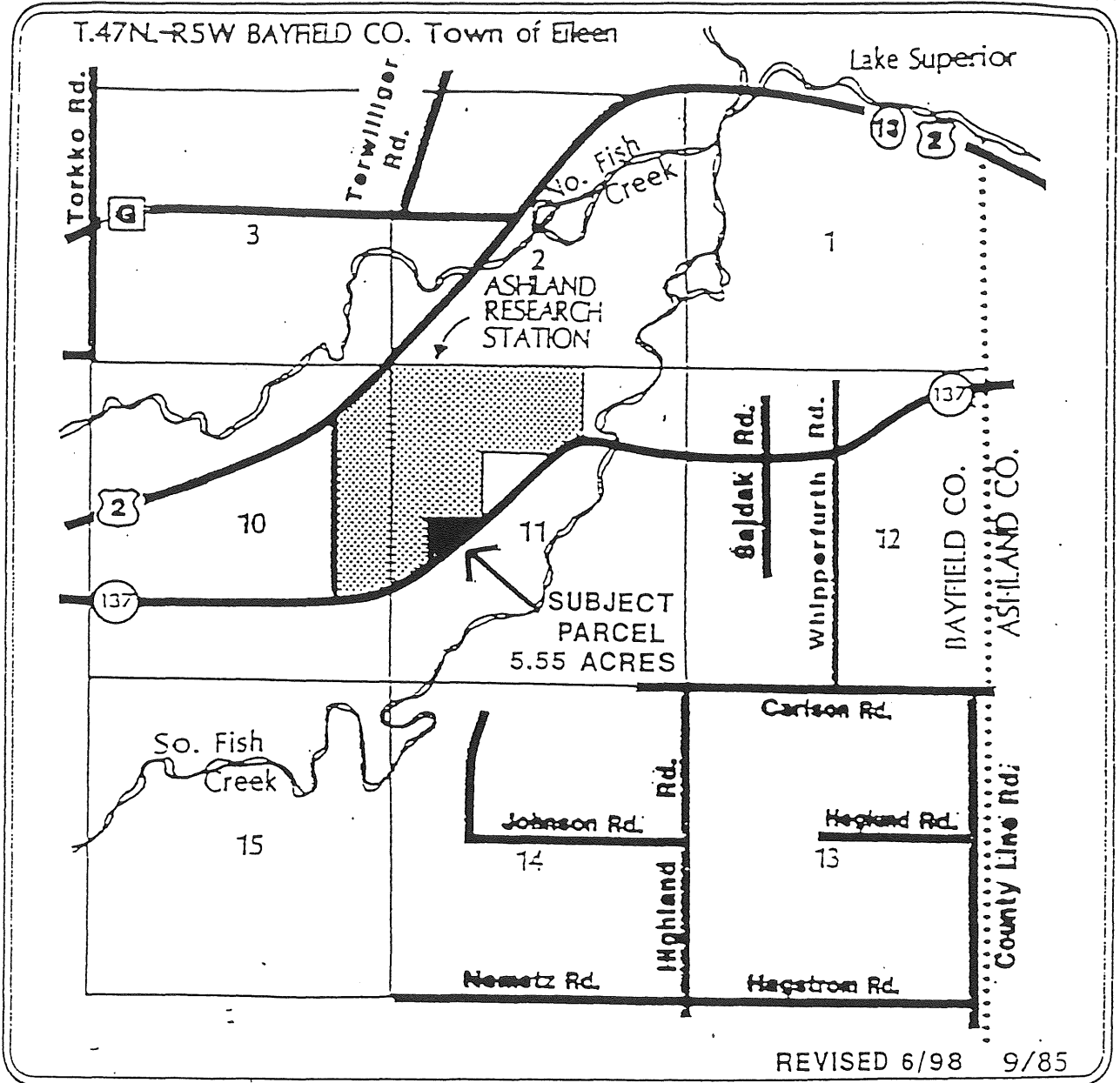
5. Budget: Not applicable.
6. Previous Action: None.

g:\cpb\capbud\bor98\msn\09ashland.doc



PROPOSED LAND SALE UW-MADISON LAND ATLAS

Ashland Research Station



KEY

- property
- section line
- town line
- county line
- roads
- above map coverage
- north
- 0 miles 1/2

Approval to Increase the Budget for the
Waisman Center 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, authority be granted to increase the project budget by \$3,002,000 Gift and Grant funds, for the Waisman Center Addition and Remodeling project, for a revised total project cost of \$23,560,000, Gift and Grant Funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

September 1998

1. Institution: The University of Wisconsin - Madison
2. Request: Requests authority to increase the project budget by \$3,002,000 Gift and Grant funds, for the Waisman Center Addition and Remodeling project, for a revised total project cost of \$23,560,000, Gift and Grant Funds.
3. Description and Scope of the Project: This project includes a 40,700 ASF/75,800 GSF, seven-story addition to the northeast of the existing tower, connected to the existing building at all levels.

The new space will accommodate the Human Gene Therapy Research Program, an Integrated Neuroimaging Facility, the Early Intervention Program, reception/lobby space, administrative offices and a conference facility with breakout space.

The remodeling portion of the project consists of approximately 14,975 ASF/19,032 GSF of space in the annex building to provide additional space for the Early Childhood Program and interdisciplinary early childhood research and training activities.

The requested increase is needed as a result of bids received in August.

4. Justification of the Request: The 96,808 ASF/166,194 GSF Waisman Center was constructed in 1972 as one of fourteen national centers dedicated to the advancement of knowledge about human development and developmental disabilities through research and practice. The Waisman Center Annex, a one story adjacent and connected facility, houses the Waisman Early Childhood Program, family research programs, and interdisciplinary early childhood research and training activities. Program expansions, research developments, increases in staffing and the need to consolidate programs led to this addition and remodeling project.

The project was enumerated at \$17,500,000 as part of the 1995-97 Capital Budget. In February 1997, the project was approved for construction at a total project cost of \$18,658,000. A \$1.9 million budget increase was approved by the Board of Regents in June 1997 to include shelled-in space for an Integrated Neuroimaging Facility (INF) which will bring together function magnetic

resonance imaging (fMRI) and position emission tomography (PET) with an accelerator in a single setting. At that time, it was anticipated that the INF would be located in basement space. The revised budget authorized by the Regents was approximately \$20.6 million. Subsequent discussions with the Division of Facilities Development and consultant A/E resulted in consensus that the INF should be located in first floor space, and that bids should also be solicited for finishing the space. However, the budget authorized by the Building Commission in October 1997 reflected the estimate to provide unfinished basement space.

Bids for the project were opened August 6th and 19th. Those bids have been reviewed by the University and Division of Facilities Development. The added cost is primarily due to providing finished space for the INF. Other contributors to the higher costs are design changes needed to address concerns raised in a Good Manufacturing Practices lab validation audit, and technology/telecommunications.

The Integrated Neuroimaging Facility costs reflect the technological complexity of providing adequate shielding for a high-energy 3T magnet to be operated in close proximity to other technologies in the facility. The new design provides a shielded vault to accommodate a particle accelerator to facilitate the use of O-15, a radioactive material with a half-life of only two minutes, for PET neuroimaging. Research support space in the new design includes rooms for appropriate patient preparation, radioisotope processing, radiochemistry and general laboratory support, scanner electronics and shared computer control facilities.

The siting of fMRI and PET technologies together provides many advantages because they share many common requirements as well as support facilities and technical staff. Scientists at UW-Madison have been at the forefront of developing and utilizing these technologies as valuable tools to explore and understand the human brain. This facility will increase collaborations among members of the departments of Psychology, Psychiatry, Medical Physics and Radiology. The new facility will enable the multidisciplinary team to work simultaneously on both technologies, to provide validation for each other, and to have a synergistic effect on gene therapy and other Waisman research programs focusing on the brain and central nervous system.

As was noted in June and October of 1997, PET equipment will be moved from its present location in the Veteran's Administration Hospital. The purchase of a \$1.5 million fMRI has been advanced by gift funding from the Graduate School and a matching outside grant. Non-tax resources will also fund the cost of an accelerator for the INF.

The University has identified sufficient gift and grant funds to be put toward the cost increase.

5. Budget:

Construction:		\$19,502,000
Contract Costs	17,664,118	
Other	1,837,882	
Design & Supervision:		2,589,500
A/E Fees	1,626,000	
DFD Fees	805,500	
Other	158,000	
Contingency:		586,500
Movable Equipment		834,000
Percent for Art		<u>48,000</u>
Total Budget		\$23,560,000

6. Previous Action:

June 1997 Resolution # 7476	Granted authority to expand the scope and increase the budget by \$2,658,000 for a revised total of \$20,558,000 Gift and Grant funds.
February 1997 Resolution #7376	Granted (a) approval of the Design Report; (b) a budget increase of \$400,000; and (c) authority to construct the Waisman Center Addition and Remodeling project, at a revised estimated total project cost of \$17,900,000, Gift and Grant Funds.
December 9, 1994 Resolution #6836	Granted authority to amend UW System's 1995-97 Capital Budget to include a Waisman Center Addition and Remodeling project, estimated at a total cost of \$17.5 million Gifts and Grants.

Approval of a Design Report and Authority
to construct a Residence Halls Renovation -
Phase 4 Project, UW-Stevens Point

PHYSICAL PLANNING AND FUNDING COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a Residence Halls Renovation - Phase 4 project at an estimated total project cost of \$2,428,000 Program Revenue Supported Borrowing - Facilities Repair and Renovation.

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for Board of Regents Action

September 1998

1. Institution: The University of Wisconsin - Stevens Point
2. Request: Requests approval of the Design Report and authority to construct a Residence Halls Renovation - Phase 4 project at an estimated total project cost of \$2,428,000 Program Revenue Supported Borrowing - Facilities Repair and Renovation.
3. Description and Scope of Project: This project will remodel toilet and shower areas in the Smith and South residence halls. Smith Hall is located near the Allen Center residence facility in the northeast section of campus. South Hall is located six city blocks away in the southeast corner of campus. Work will include: replacing old, worn out restroom fixtures; converting group-style showers to private shower stalls; and installing a low-pressure cleaning system. Improvements will be made in the bathroom lighting and ventilating systems and floors, walls, and ceilings will receive new surfaces. Handicapped accessibility to the first floor toilet and shower areas will be improved to accommodate visitors to each building. The renovation will also provide a private bath on each floor, with a shower, sink and toilet to respond to the privacy needs of students who reside in the residence halls. The project will also abate remaining asbestos throughout the buildings, install a recycling chute system in each hall, utilities for future conversion of common areas to kitchenettes and provide materials to upgrade the resident rooms.
4. Justification of the Project: A program to renovate all thirteen residence halls on campus began in Summer, 1991. Bathrooms and plumbing received extensive upgrades, recycling chutes were installed, furnishings and finishes in the resident rooms were repaired or replaced, and the remaining asbestos abated. One project included an elevator to all floors of the building. To date eleven halls have been renovated in this manner within a total authorized Program Revenue expenditure of \$12.7 million. This project will complete the upgrade of the last two halls on campus during Summer, 1999.

Smith Hall was constructed in 1963-64 and South Hall in 1957-58. Each building is four stories high. South Hall has 93 resident rooms and Smith Hall 153. The 246 total rooms have a capacity of approximately 492 residents or 15% of the 3,340 student campus-wide housing capacity. Residence halls receive heavy use during the academic year, and through the 1990's were increasingly used to house participants in various

summer sessions and camps. This intensive use has resulted in worn out toilet/shower facilities.

Bathroom floor, wall and ceiling finishes will be upgraded to provide facilities that can be easily maintained in an attractive and sanitary manner. Over the years, the porcelain lavatories have become porous and increasingly hard to keep clean. Toilets and lavatories are cracked and chipped and toilet flush valves frequently fail. Lavatory faucets and handles are worn through to the brass beneath the chrome plating. Replacement parts are no longer available. The renovation will include a redesigned lavatory arrangement to accommodate residents with ample room for toiletry articles and additional outlets for electrical appliances such as hair dryers, shavers, toothbrushes, etc. Plumbing located behind the walls and deteriorated shower pans will be replaced. A low-pressure cleaning system will be installed to maintain a safe, sanitary bathroom/shower facility.

The current bathroom lighting and ventilation is not adequate. Energy-efficient, fluorescent lights will replace the present incandescent lighting. The present exhaust and ventilation system does not sufficiently remove moisture from the bathroom/shower areas. As moisture builds up, mold forms on the ceiling and walls creating unsightly and unsanitary conditions which are costly to maintain. Increasing the ventilation in these areas will curtail this problem.

The hot water circulation pumps, located in the basement mechanical rooms, will be replaced. The pumps are worn and replacement parts are no longer available. There are no valves to shut down separate floor areas of the buildings, consequently, when plumbing repairs are made, the entire building must be shut down. All insulation containing asbestos on the existing plumbing system will be removed and replaced with new insulation.

The scope of work includes remodeling the first floor restrooms in both halls to accommodate physically disabled residents and visitors to the buildings. The upper three floors will not be provided with accessible toilet facilities since there are no plans to provide elevators in these residence halls. Pray-Sims Hall has an elevator to enable accessibility to all floors and accommodates the housing needs of disabled students of both sexes. South Hall is currently accessible at a rear entrance adjoining a parking lot. A minor grade change would provide an exterior ramp directly into the main lobby level at the front entrance to the building.

The recycling chute system to be installed will be located on each floor to provide access and disposal of recyclables generated by students. The recycling system will provide separate chutes to accept metal cans, plastics, mixed glass, and paper. Each chute will empty into a movable receptacle located in the basement in each hall. The system will also include state-of-the-art fire suppression equipment.

A utility chase will be provided parallel to the recycling chute system in each building and enable future conversion of adjacent commons areas into kitchenettes on each floor. The utilities will include hot and cold water lines and drain pipes for kitchen sinks, ventilation for range hoods and room fans, and electrical lines for ranges, range hoods, microwaves, refrigerators and outlets. The kitchenette equipment will be purchased using operating funds and state contract competitive bidding opportunities. Asbestos containing floor tile and mastic will be removed and resident rooms will also be upgraded with new drapes, paint and carpet.

Student surveys obtained before the start of this major renovation initiative indicated that the condition of the toilet/shower rooms in the residence halls was a leading concern of students. Student response to the halls renovated to date has been most favorable. The Residence Hall Association (RHA) has approved these continued renovations as part of the annual budget development process.

To complete this renovation, the room rate established by the Board of Regents in June 1998 included an increase of approximately \$70 per year.

5. Budget:

1. Construction:	\$1,562,000
2. Asbestos Abatement:	236,000
3. Fire Alarm & DDC:	30,000
4. Resident Room Renovation:	265,000
5. A/E and other fees:	142,000
6. DFD Management:	84,000
7. Contingency (7%):	104,000
8. Percent for Art:	<u>5,000</u>
9. Estimated Total Project Cost:	\$2,428,000

6. Previous Action: None.