

Minutes
Physical Planning and Funding Committee

Thursday, June 10, 1999

The Physical Planning and Funding Committee meeting was convened by Regent Barry at 1:40 p.m. in Room E-280 of the Union at UW-Milwaukee. Present were Regents, Barry, James and Mohs. Regent DeBraska was absent.

I.3.a. Approval of Committee Minutes

On the motion of Regent Mohs and second of Regent James the minutes of the May 6, 1999 meeting of the Physical Planning and Funding Committee were approved.

I.3. b. Report of the Vice President/Assistant Vice President

1. Last month the Board approved a UW-River Falls land exchange with the River Falls School District. The Committee asked that system staff investigate to determine if an extension of campus utilities to the site of the proposed River Falls School would be economically justified. Assistant Vice President Ives reported that a feasibility study determined that an extension would not be cost effective. Extension of steam and condensate return mains would cost \$2 M. Savings in energy and maintenance costs over 25 years are estimated to be \$325,000.
2. Assistant Vice President Ives reported that 7 UW System projects totaling about \$8 M were approved at the May State Building Commission Meeting.

I.3.c. UW Colleges Annual Report

Chancellor Messner reported that there is an increased level of support from counties for UW Colleges. In 1999 Counties contributed \$6 M of support to UW Colleges, an increase of 28% from their previous year's support. Next year UW Colleges anticipates equal or even greater support than this year.

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

I.3.d. UW-Eau Claire: Phillips Science Hall Renovation (Design Report)

Agenda item I.3.d. requested approval of the Design Report and authority to construct the Phillips Science Hall Renovation project, at an estimated total project budget of \$11,496,500 of 1999-01 General Fund Supported Borrowing – WisBuild Initiative, contingent upon passage of the 1999-01 Capital Budget.

This project will renovate approximately 74,000 of the 183,500 GSF in Phillips Science Hall. This facility serves the departments of Biology, Chemistry, Computer Science, Geography, Geology, and Physics and Astronomy.

This project will involve a partial building update and remodeling of approximately 74,000 of the 183,500 existing gross square feet in the building. 37 laboratories and 15 classroom spaces will be upgraded. Additional research space will be provided and existing research space will be remodeled.

Work will include renovating the building's mechanical systems. The plumbing, heating ventilating and air conditioning, and electrical systems throughout the entire facility will be extensively upgraded. There will be three additions to the existing building, which will house mechanical and electrical equipment.

Upon the motion of Regent James 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, the Design Report be approved and authority be granted to construct the Phillips Science Hall Renovation project, at an estimated total project budget of \$11,496,500 of 1999-01 General Fund Supported Borrowing – WisBuild Initiative, contingent upon passage of the 1999-01 Capital Budget.

I.3.e. UW-Madison: Policy Waiver of Segregated Fees for Student Health Facilities

Agenda item I.3.e. requested to waive the Board of Regents funding policy to allow use of segregated fees to fund improved student health service facilities for UW-Madison.

There has been a long-standing need to provide centralized, accessible student health service space on the campus at UW-Madison. To meet this obligation and student organization space needs, construction of a new University Health Services/Student Organization Facility during the 2001-03 biennium is being contemplated.

Current Regent policy lists GPR as the prescribed source of funds, allows Gifts and Grants, and prohibits the use of segregated fees to fund capital expenditures related to student health and student service facilities. Due to statewide and University priorities for use of state funding and the current focus on renovating existing facilities, it is estimated that the traditional GPR funding route for a new Student Service/Health Facility would significantly delay the project.

In order to facilitate implementation of a plan to provide improved student health and student organization space, both the Student Council and the Student Services Finance Committee of the Associated Students of Madison passed a resolution urging “the Board of Regents to grant a

waiver of the policy prohibiting use of student fees to fund capital expenditures related to Student Health Services.” If the Regents grant the proposed policy waiver, a referendum will be developed for a student vote during fall 1999 to allow the use of segregated fees to improve student health facilities.

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

Resolution I.3.e.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to waive the Board of Regents funding policy to allow use of segregated fees to fund improved student health service facilities for UW-Madison.

I.3.f. UW-Madison: Camp Randall Stadium Improvement and Renovation Feasibility Study

Agenda item I.3.f. was presented as an informative item to the committee, not an action item.

At the May 1999 meeting of the Physical Planning and Funding Committee of the Board of Regents, it was reported that the State Building Commission had initiated a request and authorized the use of \$100,000 State Building Trust Funds (GPR) to conduct a study for renovation and improvements at Camp Randall Stadium. The Physical Planning and Funding Committee asked that the scope of such a study be submitted to the Committee prior to hiring a consultant.

The University identified the following scope: A consultant will be retained to examine the potential of increasing the seating capacity at the Camp Randall Stadium and upgrading the supporting infrastructure. The feasibility study will include development of a design concept and cost estimates regarding the type, number, and location of additional seating possible in the Stadium. The study will address facility accessibility and seating for physically challenged patrons. It will also identify needed stadium improvements and renovations with a plan for upgrading the Stadium’s basic infrastructure, including electrical and plumbing systems, and renovating and increasing restroom capacity. The resultant report will provide cost estimates, suggested priorities and timelines for implementation. A critical component of the study will be a market analysis to determine the viability of a pricing structure that will enable the project to be self-sustaining.

I.3.g. UW-Madison: Medical School Three Module Addition at Clinical Science Center - Scope/Budget Increase

Agenda item I.3.g. requested authority to increase the project scope and budget and construct Phase II of the 1995-97 Medical School Office and Research Laboratory Addition at the Clinical Science Center K4 Module, for a revised total project cost of \$17,592,000, Gift funds.

The approved Phase I project is currently under construction and will consist of a 28,700 ASF/48,000 GSF three-story addition, providing a 7th, 8th and 9th floor expansion to the existing K4 module at the Clinical Science Center (CSC). The addition will accommodate the Departments of Surgery, Pathology/Neurosurgery and Medicine/Pediatrics.

The proposed second phase will provide smoke containment, fire detection and suppression systems, and emergency power required to support the existing six floors of the tower and the 7th, 8th and 9th floor expansion. Work will also include minor alterations to provide code-complying exits.

Upon the motion of Regent Mohs 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, authority be granted to increase the project scope and budget and construct Phase II of the 1995-97 Medical School Office and Research Laboratory Addition at the Clinical Science Center K4 Module, at an estimated cost of \$2,592,000, for a revised total project cost of \$17,592,000, Gift funds.

I.3.h. UW-Madison: Northeast Family Practice Lease

Agenda item I.3.h. requested approval of the terms of a lease of space located at 3209 Dryden Drive, Madison, to be constructed for the UW-Madison Medical School Department of Family Medicine Northeast Family Practice Clinic.

Authority was granted in April 1998 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. The Corporation began an RFP process to determine the most cost-effective means of improving the deteriorated facility. Conceptual approval was given to enter into a lease with the Corporation for the improved space.

After consideration of several alternatives, the Corporation decided to replace the current building with a new larger facility on the existing site. Construction is anticipated to begin by September/October 1999 and be completed by June/July 2000.

The lease agreement will provide 27,000 SF of exam rooms, laboratory and x-ray facilities, conference rooms, support areas and office space for residents, faculty physicians and other staff. The lease is for a period of 20 years at an annual rate not to exceed \$362,250 (\$13.42/SF).

Upon the motion of Regent James and second of Regent Mohs, 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, approval be granted for the terms of a lease of space to be constructed for the UW-Madison Medical School Department of Family Medicine Northeast Family Practice Clinic. The space is located at 3209 Dryden Drive in Madison. The lease is for a period of 20 years at an annual rate not to exceed \$362,250 (\$13.42/SF).

I.3.i. UW-Madison: Primate Research Center Animal Housing Addition - Scope/Budget Increase

Item I.3.i. requested authority to increase the scope of work and budget of the Primate Research Center Animal Housing Addition project by \$284,000 of Institutional Funds, for a revised total project cost of \$9,684,000.

This project will construct a 48,864 GSF three story addition to Building 2 of the Wisconsin Regional Primate Research Center (WRPRC). The primary function of the addition will be primate housing and support.

The requested additional funds will provide a number of infrastructure items originally designed but included in the alternates to prepare shelled space for future finishing. It has been recommended by the A/E and DFD to conduct this work now while the addition is under construction and the contractors are on site. These items include installation of plumbing floor drains and pipes; and empty electrical conduits and boxes in block walls in the shelled space; plus installation of a casing for a future elevator. The work will also include expansion of the addition's new security system to the existing building.

The Primate Research Center Addition was enumerated in the 1991-93 Capital Budget as part of the WISTAR program, at a project budget of \$7,900,000. The project was subsequently authorized for construction in July 1997 by the State Building Commission at an increased budget of \$9,400,000, pending receipt of a \$1.5 million federal National Institute of Health (NIH) grant. It was anticipated that the \$1.5 million NIH grant would be used to finish shelled space included in the alternates.

Bids received in June 1998 were within the \$9.4 million authorized by the Building Commission, however funding was insufficient to accept the work identified in the alternates. Although the NIH grant was not received, the Graduate School provided \$1.5 million of Institutional Funds to enable the project to proceed. The Primate Center still anticipates that the shelled space will be finished as they obtain more outside funding.

Construction of the requested plumbing, electrical and elevator work now is more economical than later when the shelled spaces are completed. To take advantage of this opportunity, the

Graduate School and Primate Center have elected to fund these items with Institutional Federal Funds.

A security system is being installed as part of the base project. This will add the same level of access control to the existing facility that currently has no such system. Installation of this system as part of the base project assures coordination of devices, cards, and electronics for the entire facility.

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

Resolution I.3.i.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to increase the scope of work and budget of the Primate Research Center Animal Housing Addition project by \$284,000 of Institutional Funds, for a revised total project cost of \$9,684,000 (\$4,500,000 Federal Grant Funds, \$3,400,000 General Fund Supported Borrowing - WISTAR, and \$1,784,000 Institutional Federal Funds).

I.3.j. UW-Milwaukee: Sandburg Residence Hall Addition (Design Report)

Agenda item I.3.j. requested approval of the Design Report and authority to construct the Sandburg Residence Hall Addition and Commons/West Entrance Remodeling project. at an estimated total project cost of \$20,456,000.

The proposed project will construct an 119,110 ASF/143,780 GSF addition to the Sandburg Residence Hall. The addition will consist of a 19-story, plus penthouse tower constructed on the east side of the existing Sandburg Hall. The two lower levels will connect to the parking garage and will house waste recycling, trash removal, mechanical, electrical and storage spaces. The first residential level will connect to the adjacent Sandburg Commons and will house laundry facilities for residents and four apartments for live-in advisors. The upper 16 residential floors of the tower will house 404 students in suite style living quarters. The typical suite will have four 150-square foot bedrooms, a kitchenette and bathroom area.

The existing 20,100 GSF Sandburg Commons will be remodeled to enhance security, improve energy efficiency, and increase circulation space. Remodeling will also provide student lounges, meeting areas, study spaces, residential staff offices, recreational areas, and other general purpose spaces. The 36,000 square foot exterior concrete plaza is deteriorated and will be replaced.

Since the project has been anticipated for more than a decade, the campus has been able to incrementally adjust income to accommodate project costs without an additional increase at this time.

Legislative amendments to Wisconsin statutes 36.37(3)(4) were included in 1997 Wisconsin Act 226 to allow construction of the addition on 0.75 acres of land previously subject to limited modifications as part of the Downer Woods park and woodland area.

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

Resolution I.3.j.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Sandburg Residence Hall Addition and Commons/West Entrance Remodeling project at an estimated total project cost of \$20,456,000 (\$17,300,000 Program Revenue Borrowing and \$3,156,000 Residual Program Revenue Borrowing).

I.3.k. UW-River Falls: Horse Training Barn

Agenda time I.3.k. requested authority to construct a Horse Training Barn at the Campus Laboratory Farm, at an estimated total project cost of \$374,000, using Gift Funds.

This project will provide for construction of a 200' long by 63' wide horse barn, complete with 48 box stalls. The structure will consist of post-frame construction typical of horse barns in the area; accordingly, design-build construction is recommended.

UW-River Falls has offered a horse science option within the Animal Science major since 1972. Currently there are 237 majors enrolled in the program. One of the unique aspects of the horse science discipline is the "colts-in-training" program, which enables 50 students per semester to train and break a colt. It is believed that UW-River Falls is the only institution in the country that has this type of a program, offering this experience to students at the undergraduate level.

The existing barn that houses the colts for this program is uninsulated, unheated, and the stalls are old, worn and out of date. The proposed new barn will provide improved box stalls in a controlled environment for the horses and will complement the Indoor Livestock Educational Facility and the three existing horse barns at the Campus Laboratory Farm. The barn will be connected to the Indoor Livestock Educational Facility, allowing easy access for horses and riders. It is anticipated that the existing colt barn will be reused for hay and bedding storage and to provide temporary quarters to board horses during horse shows.

This project is made possible through a generous donation. The donor wishes to remain anonymous, but has given the money explicitly for construction of this facility.

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

Resolution I.3.k.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Horse Training Barn at the Campus Laboratory Farm, at an estimated total project cost of \$374,000, using Gift Funds.

I.3.1. UW-Stout: Recreation Center (Design Report)

Agenda time I.3.1. requested approval of the Design Report and authority to construct a Recreation Complex project, contingent upon passage of the 1999-01 Capital Budget, at an estimated total project cost of \$7,000,000 using \$1,480,000 Program Revenue, \$2,520,000 Residual Program Revenue Borrowing, and \$3,000,000 - Program Revenue Supported Borrowing.

In 1996, the Stout Student Association approved a \$1.67 per credit segregated fee, beginning in 1996-97 fiscal year, to generate \$3,000,000 as part of the twenty year bond to support construction and maintenance of the Recreation Complex..

This project is jointly funded by Program Revenue Supported Borrowing, Program Revenue - Cash, Residual Program Revenue Borrowing, UW-Stout Foundation fundraising contributions and \$850,000 of commitments from Dunn County, the City of Menomonie and Menomonie Public Schools. The UW-Stout Foundation has agreed to provide debt service because the arrival of fundraising pledges will span a number of years.

This project includes a 17,800 gross square foot addition to the Physical Education Building for an aerobics center, a climbing wall, other student fitness areas, and a trip planning office. It also includes the redevelopment of approximately 30 acres of land for recreation that would provide a new lighted, 4,500-seat stadium including press box, concession stands, ticket booths, restrooms, and an elevator; an artificial turf multi-use field; construction of and improvements to existing multi-purpose athletic and recreation fields.

The proposed Recreation Complex project was submitted by the Board of Regents and recommended for enumeration by the State Building Commission at \$7.0 million as part of the 1999-01 Capital Budget.

Adequate and suitable outdoor space is needed to allow safe participation in summer and winter recreational activities. The expanded interest in fitness and recreational sports has led to a growth in demand for facilities.

Upon the motion of Regent James and second of Regent Mohs, the Committee approved Resolution I.3.1. as revised.

Resolution I.3.1.- Revised

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 Recreation Complex project, contingent upon passage of the 1999-01 Capital Budget, at an estimated total project cost of \$7,000,000 using \$1,480,000 Program Revenue, \$2,520,000 Residual Program Revenue Borrowing, and \$3,000,000 - Program Revenue Supported Borrowing.

I.3.m. UW-Stout: Communication Center Replacement Project Budget Increase

Agenda item I.3.m. requested authority to increase the budget of the Communications Center Replacement project by \$1,067,000, with the increase funded as follows:

\$795,800 Residual General Fund Supported Borrowing
 \$121,200 Building Trust Funds (demolition of existing building)
 \$150,000 Program Revenue Borrowing – Parking

The authorized budget is currently \$7,532,000 General Fund Supported Borrowing. With the requested increase, the revised project total is \$8,599,000.

Bids for this project exceeded the budget by approximately \$1.7 million. The campus, UW System, DFD and the A/E consultant evaluated some 30 cost reduction items, and were successful in negotiating cost reductions exceeding \$300,000. Reductions were made in the following general areas: postponed some of the landscaping; changed to jumbo brick to save labor costs; changed the roof structure from concrete to steel; modified stairway design; reduced some window areas and related sun screens; and amended various electrical and mechanical items.

Careful consideration was given to assure that the accepted reductions would not significantly impact the integrity of program delivery or appearance of the building.

Various funding sources were reviewed. It was determined that the parking utility would be able to fund \$150,000 for parking lot reconstruction. State Building Trust Funds (cash) will be sought for the \$121,100 cost to demolish the existing building upon completion of the new facility. \$250,000 in special equipment costs were removed from this project and will be funded by the campus.

The alternative to increasing the budget at this time is to redesign and rebid the project next year. However, there is no assurance that a redesign or rebid would result in any appreciable savings. Therefore, it is recommended that the budget be increased as outlined above.

Upon the motion of Regent Mohs and second of Regent James, the Committee approved Resolution I.3.m.

Resolution I.3.m.

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Communications Center Replacement project by \$1,067,000, with the increase funded as follows:

\$795,800 Residual General Fund Supported Borrowing.
 \$121,200 Building Trust Funds (demolition of existing building)
 \$150,000 Program Revenue Borrowing – Parking

I.3.n. UW-Whitewater: Williams Center Fieldhouse Addition - (Design Report)

Agenda time I.3.n. requested approval of the Design Report, authority to increase the budget by \$500,000 Gifts and authority to construct a Williams Center Fieldhouse Addition project at a revised estimated total project cost of \$14,000,000, contingent upon passage of the 1999-01 Capital Budget.

The project will construct a 111,474 GSF addition to the existing Williams Center physical education and recreation facility. The addition will include a 57,590 ASF fieldhouse with multi-purpose overlapping courts to accommodate 6 tennis and 6 volleyball courts, 4 basketball courts and a 200-meter indoor track. The project will also remodel approximately 43,300 GSF of the existing facility to correct deficiencies in the existing facility; expand needed space for instruction, wellness training, intramurals, recreation, and intercollegiate athletics; and respond to Title IX and gender equity requirements. The campus will use \$500,000 of Gift funds to provide the estimated additional costs associated with construction of a “barrel vault” type roof for the fieldhouse in lieu of a flat roof.

This project is recommended for construction as part of the 1999-01 Capital Budget. The Segregated University Fee Allocations Committee (SUFAC) and the Whitewater Student Association unanimously approved a resolution in December 1993 to provide a 15% Program Revenue contribution through student fee support. The Building Commission supported keeping the non-GPR contribution at 15%. As design proceeded, the consultant presented a design alternative for a curved roof which presents a stronger visual image to the campus, creates a more pleasing interior space with additional day-lighting potential, and will have a longer life with less maintenance than a typical “flat” roof. The University has agreed to fund the increased cost from gifts.

Upon the motion of Regent Mohs and second of Regent James, the Committee approved Resolution I.3.n.

Resolution I.3.n.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, the following authorizations be granted relating to the Williams Center Fieldhouse Addition project:

- (1) approval of the Design Report
- (2) authority to increase the project budget by \$500,000 Gifts
- (3) authority to construct a Williams Center Fieldhouse Addition project at a revised estimated total project cost of \$14,000,000 (\$9,450,000 General Fund Supported Borrowing, \$2,025,000 Existing General Fund Supported Borrowing, \$2,025,000 of Program Revenue Supported Borrowing and \$500,000 Gift Funds), contingent upon passage of the 1999-01 Capital Budget.

I.3.o. UW-Madison: Sale of Property Previously Used as UW-Medical School Verona Family Practice Clinic

Agenda item I.3.o. requested authority to sell the property formerly known as the Family Medicine and Practice Clinic located at 524 W. Verona Avenue, Verona, WI for \$200,000, and apply the proceeds of the sale to outstanding debt on this and other Family Practice Clinics. The offer to purchase the property is contingent upon a change in the zoning from residential to commercial.

The 5,303 ASF/8, 114 GSF, two story Verona Family Practice Clinic was constructed in 1976. It is owned by the Board of Regents and financed by Program Revenue Bonds. Annual debt service payments for principal and interest are \$16,000 per year. The bonds will be fully amortized in 2006. The current principal balance is approximately \$90,000.

In June 1993, the Board of Regents and State Building Commission approved the sale of this property at or above the appraised value of \$419,500, and authorized the Department of Administration to enter into a lease for 21,075 square feet of new, expanded clinic space at 700 West Verona Avenue, Verona, WI for the UW-Madison Medical School Department of Family Medicine and Practice.

Proceeds from the sale of the existing clinic will be used to retire the debt on the current building with the excess revenue applied toward debt on other Family Practice Clinics.

The property has been for sale since 1993 and is currently listed for \$263,250. The current offer of \$200,000 is the only offer received since 1993. The Department of Family Medicine concurs with the recommendation of the Department of Administration to accept the offer.

Upon the motion of Regent Barry and second of Regent Mohs, the Committee approved Resolution I.3.o.

Resolution I.3.o.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority is granted to sell the property formerly known as the Family Medicine and Practice Clinic located at 524 W. Verona Avenue, Verona, WI for \$200,000, and apply the proceeds of the sale to outstanding debt on this and other Family Practice Clinics.

I.3.p. UW-Madison: Appointment of John A. Harrington to the Architectural Control Committee for University Hill Farms and the Design Review Board for University Research Park

Agenda time I.3.p. requested approval to appoint John A. Harrington, ASLA to fill a vacancy on the University Hill Farms Architectural Control Committee and the Design Review Board for University Research Park.

Professor Harrington has been the Chair of the Department of Landscape Architecture at the UW-Madison since 1996. The proposed appointment has been recommended by the current members of the Design Review Board. UW-Madison Chancellor David Ward has endorsed this nomination.

Upon the motion of Regent Mohs and second of Regent James, the Committee approved Resolution I.3.p.

Resolution I.3.p.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, approval be granted to appoint John A. Harrington to serve on the Architectural Control Committee for the University Hill Farms and the Design Review Board for the University Research Park.

Adjournment

The meeting concluded at 3:15 p.m.

Judy Knoll, Recording Secretary