

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, March 4, 1999**

The Physical Planning and Funding Committee was convened by Regent Barry at 1:55 p.m in room 1511 of Van Hise Hall. Present were Regents, Barry, James and Mohs. Regent DeBraska was absent.

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

On the motion of Regent James and second of Regent Mohs, the minutes of the February 4, 1999, meeting of the Physical Planning and Funding Committee were approved.

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

CAPITAL BUDGET UPDATE: Vice President Bromberg referred the Committee to information they were provided on DFD's capital budget recommendation. She pointed out that they would see some new projects on the list of enumerated new facilities that we had requested as part of our CARE program. (The CARE or Capital Asset Renewal Effort was "Repair/Renewal/Replacement" of existing facilities.) The only project that came off our list to be set aside for planning money was the Milwaukee Physical Education and Parking Structure. We feel comfortable with this recommendation and also suggest moving Chamberlin at Madison, Upham at Whitewater and Ullrich at Plattville to planning. We asked for \$25.3 million in GPR for new facilities and we are receiving \$23.1 million.

Vice President Bromberg drew attention to the Whitewater Physical Education addition. When we asked for the money it was a smaller project. We asked for a split of GPR and PR/Gifts, which would have been the traditional 85-15% funding split. We have been using this for a number of years for physical education facilities. The students and gift giving contribute to a portion of the facility that is used for non-educational purposes, but for the educational purposes we think the state should support the facility. The state is recommending a 70-30% split. Regent Barry asked what the rationale for this was. Assistant Vice President Ives indicated that they did not formally state the reason for this change. Likewise they are saying for the future of funding of PE facilities at Superior and Milwaukee that they too should be funded through greater non-GPR sources. Regent Barry asked what proportion of the Whitewater physical education facility would have been projected to come from student fees. Assistant Vice President Ives stated 15% from fees. There is a \$1 million gift, but it is solely for an endowment for operations. We have not typically asked for or received operating dollars for new facilities and the campus is quite interested in making sure the facility did not become a liability on their GPR budget. Vice President Bromberg indicated that we are very concerned with the proposed DFD funding split and would like to see this shifted back to 85-15%. We feel it is a bad precedent to move to 70-30%. We still have two more PE facilities to go through before we finish this round of bringing them all up to a certain level. We do not want to be compromised. Regent Barry noted that the cost of the

building is higher than originally planned. Assistant Vice President Ives indicated it has gone up from a total of \$9 million to \$13.5 million. She stated that is the case in each of the projects that have been in design over the past two years. Regent Barry asked if it would be possible to get the cost back down to \$9 million. Assistant Vice President Ives indicated it was not.

Vice President Bromberg referred to the CARE program, which was a sum of money to take care of the Renewal/Replacement/Maintenance of facilities. DFD has proposed a new program called WisBuild that would take care of major renovations/renewal projects, including a number from the CARE proposal. The second piece of the DFD recommendation is the traditional All Agency Fund. They are recommending approximately \$180 million for the state All Agency Fund and giving the UW half of that which amounts to \$90 million. The two together (WisBuild and All Agency) come to \$136 million. We had recommended a total for the CARE program of \$160 million. DFD has configured it somewhat differently with somewhat different projects, but it is a good recommendation.

Vice President Bromberg further indicated that once the CARE funds are approved by the Building Commission the Regents will have flexibility of how those funds are used as long as DFD considers the project viable. Assistant Vice President Ives informed the Committee that we would need to go back to the Building Commission with an expenditure plan for those funds. Regent Barry expressed his concern that the institutions come in with the expenditure plan as early as they can and that clear signals be given to the institutions.

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

Resolution I.3.b.

Whereas, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents expresses overall satisfaction with the recommendations of the State Division of Facilities Development on the UW System's 1999-01 Capital Budget request, and

Whereas, the recommendations demonstrate support for cost-effective solutions to a variety of complex facilities issues, and

Whereas, in the interest of protecting the significant investment the state has made in existing facilities, the Board of Regents is committed to developing an expenditure plan for the approximately \$136 million recommended for the University System under the WisBuild program, for subsequent approval by the Building Commission,

Now, therefore, the Board of Regents directs staff to convey the above and following sentiments to the Division of Facilities Development and State Building Commission:

1. Instead of construction funds in 1999-01, the request is changed to PLANNING FUNDS for the following projects:

- a. MSN Chamberlin Hall Remodeling
  - b. WTW Upham Science Remodeling and Addition
  - c. MIL Klotsche Center Remodeling and Addition
  - d. PLV Ullrich Hall Remodeling
2. The Board of Regents affirms its initial request that the UW-Whitewater Physical Education Addition and Remodeling project should be funded by 85% GPR and 15% Non-GPR, similar to all other major physical education addition projects funded since 1987 (UW-Platteville, UW-Stevens Point, and UW-Parkside).
- Building Commission Actions -- Assistant Vice President Nancy Ives reported that 8 UW System projects totaling \$6M were approved by the State Building Commission at its February meeting:

UW-Extension – Learning Innovations Center Lease

UW-Madison – Three Residence Hall Maintenance/Renovation

UW-Madison – University Apartments Fiber Optic Cable Installation

UW-Madison – Camp Randall Sports Center “Hall of Fame” Wall and Terrace Expansion

UW-Madison – Genetics Building Optical Genome Mapping Laboratory

UW-Platteville – North Campus Parking Lot Redevelopment/Expansion

UW-Milwaukee – Fine Arts Complex Capital Renewal-Phase1/Sculpture Court

Enclosure – Budget Increase

UW-Milwaukee – Boundary Adjustment/Gift of Land and Facility for School of Arts

This project was approved contingent upon legal determination of whether this project needs enumeration. If it does need enumeration, DFD will add it to the capital budget.

### **I.3.c. Final Report on WISTAR Program**

The final report on the Wisconsin Initiative for State Technology and Applied Research (WISTAR) was received. The program has been a successful partnership between the state and the University System. Under this program, state funds were put in place in 1991, spread out over 8 years. We were required to provide an even match for the \$75 million earmarked for new construction. Another \$75 was available for remodeling. A total of 40 projects at 10 institutions were funded. The program resulted in the receipt of over \$138 million in outside funding for new construction, which is 85 % more than the \$75 million required. An additional \$28 million in gifts and grants was raised for renovation, although there was no requirement for matching funds. The campuses have also received about \$63 million in additional gift and grant funds to support the academic programs and research activities conducted in the space built under WISTAR. This program demonstrates that outside funding is, indeed, enhanced when the state and University can demonstrate their financial commitment

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

### **I.3.d. UW-Green Bay: Shorewood Golf Course Turf Irrigation Project**

Agenda time I.3.d requested authority to construct a Shorewood Golf Course Turf Irrigation project at an estimated total project cost of \$170,000 Program Revenue Cash Reserves.

This project will install an automated irrigation system on the nine-hole campus golf course. The system will include distribution piping, digital control components, pumping apparatus, and related electrical work. Design work has been completed by campus staff and the construction documents are ready for bidding with installation scheduled for late summer or fall 1999.

Shorewood Golf Course is a popular recreational resource that attracts students, parents, alumni, and the public to the campus. It also serves as a practice facility for the University's intercollegiate golf team. The course is open to the public and is operated as a program revenue auxiliary.

The existing patchwork irrigation system is more than 40 years old. Repairs and replacement parts for the existing system present continuous operational problems. An automated system will substantially reduce maintenance, and significantly improve water utilization and course management.

Regent Barry asked Chancellor Perkins if they had been in touch with the Noer Turfgrass Research Center on the UW-Madison campus. Chancellor Perkins indicated he was not familiar with the research center but would get in touch with them as they proceed with this project.

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-Green Bay Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Shorewood Golf Course Turf Irrigation project at an estimated total project cost of \$170,000 Program Revenue Cash Reserves.

**I.3.e. UW-Madison: Arlington Barn Increase**

Agenda time I.3.e. requests authority to expand the scope and increase the budget of the Arlington Dairy Research Center Barn project by \$120,000, for a revised total project cost of \$300,000, using Institutional Funds.

This project will provide for construction of a 12,000 GSF, four-row, free-stall type conventional barn to house 96 additional lactating dairy cows at the existing Blaine unit of the Arlington Dairy Research Center located in Arlington, Wisconsin. The barn will provide enough capacity to house an additional 96 lactating cows that are needed to enable faculty and research staff in Dairy Science to conduct research trials.

This project was approved for construction by the Board of Regents and State Building Commission in April 1998. The lowest design-bid proposal exceeded the approved \$180,000 project budget. Subsequent negotiations resulted in a construction cost of \$225,700 for the barn.

The site of the barn was changed to create a better passageway for cows between the new barn and the existing milking parlor. As a result, the project scope will be expanded to include construction of a concrete manure storage pit, at an estimated construction cost of \$50,000.

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 UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to expand the scope and increase the budget by \$120,000 for the Arlington Dairy Research Center Barn project, for a revised total project cost of \$300,000, using Institutional Funds.

**I.3.f. UW-Madison: Kemp Natural Resources Station – Acceptance of Gift-in-Kind**

Agenda Item I.3.f. requested authority to accept a gift-in-kind from the University of Wisconsin Foundation of 99.5 acres of land in the Town of Woodruff, Oneida County to enlarge the Kemp Natural Resources Station in support of ongoing instruction and research.

Edward Kemp donated the original 160-acre site for the Kemp Station in 1960. His granddaughter, Susan S. Small, is donating this property through the University of Wisconsin Foundation. The property includes a 64.5-acre parcel adjacent to State Highway 47 and a 35-acre parcel on the north shore of Lake Tomahawk. Both parcels are located near the Kemp Natural Resources Station.

Frank Kooistra, Associate Dean for Administration from the College of Agricultural and Life Sciences explained to the Committee that the property had already been designated as a conservancy district prior to being donated to the UW Foundation. By virtue of it being a conservancy the restriction that it be kept as a natural area apply. No structures, mobile homes or campers can be placed on this property.

The Kemp Natural Resources Station is dedicated to research, instruction and outreach programs in the management, conservation and preservation of northern Wisconsin's natural resources. Research activities are varied focusing on forest and wildlife ecology and the wise management of natural resources. Instructional programs teach students to become tomorrow's natural resource managers.

They will offer scientists the opportunity to conduct research and observations on a wider scale than that available at the existing station. The lake shore property will help protect the area from further development.

Upon the motion of Regent James and second of Regent Mohs, 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, approval be granted for acceptance of a gift-in-kind from the University of Wisconsin Foundation of 99.5 acres of land in the Town of Woodruff, Oneida County to enlarge the Kemp Natural Resources Station in support of ongoing instruction and research.

**I.3.g. Physical Planning Principles**

The committee continued discussion of Campus Physical Planning Principles. Assistant Vice President Ives noted the changes that were made.

- New first paragraph was inserted to emphasize that all involved in the planning and construction process will be expected to apply these principles.
- A new principle 1 was added stating that each university should establish guidelines that will address the unique character and needs of the campus.
- Principle 5 was broadened to address the needs of a diverse student population. The previous language was narrowly focused on younger and older students.

Regent Mohs stated that this has been useful. One thing he noted is that it has alerted everyone to put their thinking cap on before they start building and pay attention to these principles, use of space and the design.

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 President of the University of Wisconsin System, the Board of Regents adopt the following principles to guide physical planning of the UW System campuses:

1. To plan physical development within the context of planning guidelines specific to each institution.
2. To create a physical environment that contributes aesthetically and physically to the overall educational experience.
3. To plan facilities on the basis of student enrollment and other population levels and distributions which may reasonably be projected.
4. To plan facilities that are responsive to programs and the way they are delivered.
5. To recognize the increasingly diverse student population, and to provide for the needs of these students.
6. To maintain an ongoing comprehensive building space management function and a comprehensive space use plan specific to the university.
7. To make optimal use of all existing UW System facilities through renovation, conversion, and remodeling wherever possible.
8. To protect the large investments already made by students and the state in the physical plant and equipment.
9. To encourage collaboration, partnerships and innovation in planning.
10. To ensure facility development is compatible with the existing positive features of campus and neighborhood environs through joint university/community planning, addressing economic and environmental impact.
11. To include students in the planning process whenever feasible, but always in the case of planning for student fee-supported projects.
12. To provide for the transportation system needs of the university community.
13. To plan development at the UW Colleges in concert with the county and/or city in which the UW College is located.
14. To join in Wisconsin's commitment to the recognition of the state's heritage through historic preservation of buildings and other facilities.

Before they adjourned Regent Mohs reported on the status of the Eagle Heights renovation. You may recall that concerns had been raised on the overall cost and time for completing the renovation. Staff have been working with DFD on a new procedure that will shorten the time by about a year and hopefully save about 8% on the remaining units. The first round of prices should be available in May 1999.

## **Adjournment**

The Physical Planning and Funding Committee adjourned at 2:45 p.m.

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J. Montgomery, Recording Secretary