

Minutes
Physical Planning and Funding Committee

Thursday, September 9, 1999

The Physical Planning and Funding Committee meeting was convened by Regent Barry at 2:15 p.m. in Room 1511 of Van Hise Hall. Present were Regents, Barry, Gratz, James and Mohs.

I.3.a. Approval of Committee Minutes

On the motion of Regent Mohs and second of Regent James the minutes of the July 7, 1999 meeting of the Physical Planning and Funding Committee were approved.

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

- Vice President Marcia Bromberg reported that bids for many projects for the University System and other state agencies are coming in over the estimates. Generally, this is attributed to the present high level of construction, and it is expected that this trend may continue. Bids for the \$17 million Academic Building at UW-Green Bay are about 10% over the budget. Hopefully, this problem can be solved through aggressive negotiation and supplemented with existing resources. However, if that is not possible, the Committee concurred with the recommendation of Vice President Bromberg that we strive for construction of facilities that meet our academic needs, and that we not sacrifice quality. It may become necessary to review our 99-01 priority list and roll an entire project into the 01-03 biennium.
- Building Commission Actions - Assistant Vice President Nancy Ives reported that UW System projects totaling \$38 M were approved at the August State Building Commission Meeting.

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

I.3.c. UW-La Crosse: Sanford and Baird Residence Halls Window Replacement

This item requested approval to design and construct a 1999-2001 Sanford Hall and Baird Hall Window Replacement Project at an estimated total project cost of \$ 339,000 Program Revenue-Cash.

The project will remove and replace 124 horizontal sliding windows, 52 hopper windows and three combination window units in Sanford Hall, and 123 horizontal sliding windows in Baird Hall. Work will include: removal of existing sash and frames; replacement of sills, application of caulk; and installation of locks and security screens.

Sanford and Baird Halls were constructed in the 1960s. The windows of both these residence halls have exceeded their useful life and replacement is the most cost-effective solution.

It is hoped that this project will be bid early in 2000 and construction will be started by June 2000 to accomplish completion of the Stanford Hall portion of this project by the mid-July 2000 arrival of New Orleans Saints for their summer training camp. Project work in Baird Hall must be completed before the Fall Semester 2000 begins.

Upon the motion of Regent Mohs and second of Regent Gracz the Committee approved Resolution I.3.c.

Resolution I.3.c.

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, authority be granted to design and construct a 1999-2001 Sanford Hall and Baird Hall Window Replacement Project at an estimated total project cost of \$ 339,000 Program Revenue-Cash.

I.3.d. UW-Madison: CSC Patient/Visitor Ramp Addition (Design Report)

This item requested approval of the Design Report and authority to construct a 1997-99 Clinical Science Center Patient/Visitor Parking Ramp Addition at an increased scope and budget of \$2,799,000, for a revised estimated total project cost of \$6,225,000 funded by \$3,426,000 Program Revenue Supported Borrowing—Utilities Repair and Renovation and \$2,799,000 Program Revenue Supported Borrowing—West Campus Ramps (Healthstar) Funds.

This project will construct two additional patient/visitor parking ramp levels at the Clinical Science Center (CSC). The addition will provide 450 new parking spaces of which 75 will be handicapped accessible spaces. (Originally, the project scope proposed a one-level addition.) Repairs to the existing parking ramp included in this project will include repairs of sealant joints, pour strip and topping surfaces.

An additional entry into the ramp from the north side will be added to create separate visitor and employee parking sections. Also, as part of the project site improvements, a new sidewalk along the west side of Highland Avenue will be added.

A recent study by consultants determined a deficit of 245 parking spaces for patients/visitors by 2003 and 442 spaces by 2008. Subsequent engineering studies concluded that the existing structure could be expanded by two levels, rather than only one. Construction of two levels will create 450 new spaces for nearly \$1,000 less per space.

Based upon a six percent interest rate and a 20-year bond, annual debt service payments are calculated at approximately \$543,000. Those costs will be funded by the UW-Madison

Parking Utility and will not impact overall parking rates. This ramp and the proposed addition will be fully supported by revenues generated from the CSC ramp users.

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

Resolution I.3.d.

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 1997-99 Clinical Science Center Patient/Visitor Parking Ramp Addition at the UW-Madison campus, at an increased scope and budget of \$2,799,000, for a revised estimated total project cost of \$6,225,000 funded by \$3,426,000 Program Revenue Supported Borrowing-Utilities Repair and Renovation and \$2,799,000 Program Revenue Supported Borrowing-West Campus Ramps (Healthstar) Funds.

I.3.e. UW-Madison: McKay Center Addition/Native Garden Project (Design Report)

Requests approval of the Design Report and authority to construct a McKay Center Addition/Native Garden project at the UW-Madison Arboretum, for an estimated total project cost of \$2,461,000 Gift Funds, contingent upon passage of the 1999-01 Capital Budget.

This item requested authority to construct a two-level addition to the existing McKay Center and remodeling to link the existing building with a new addition.

The first level will consist of a visitor reception area and a multi-purpose room. The reception area will include orientation/exhibit space with interactive displays, a library, gift shop, public restrooms, and horizontal and vertical circulation connections to the existing building including an elevator to the lower level. A multi-purpose room will be designed to meet various instructional, meeting and dining needs with a capacity of 150 for dining and 250 for lectures. The first level will also have a caterer's kitchen, a loading and receiving area, storage and building maintenance spaces.

The lower level will consist of mechanical and unfinished space, useful for a modest future expansion of administrative offices. A new mechanical system will be sized to serve present and future expansions.

This project will include the creation of a four acre Wisconsin Native Plant Garden which will provide a labeled collection and interpretive graphics to introduce students and visitors to the native flora of the state. The 75-car parking lot will also be redesigned to incorporate an increase to 200 parking spaces to meet the needs of additional visitors to the building and gardens.

Upon the motion of Regent Gracz and second of Regent Mohs, 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 McKay Center Addition/Native Garden project at the UW-Arboretum in Madison, for an estimated total project cost of \$2,461,000 Gift Funds, contingent upon passage of the 1999-01 Capital Budget.

I.3.f. UW-Madison: Residence Hall Maintenance

Requests authority to construct the Witte Hall (A&B) and Kronshage Hall (East and West) Maintenance projects, at an estimated total project cost of \$8,170,000, using \$3,270,000 Program Revenue Cash - Housing funds and \$4,900,000 Program Revenue Supported Borrowing – Facilities Repair and Renovation funds. Planning and design will also be undertaken for similar projects at Cole, Sullivan and Ogg Halls. The design work will cost \$472,000, funded by Program Revenue – Cash.

These maintenance projects are the last in a series of a program that was initiated in 1996 to address major maintenance and safety improvements in all 22 single student residence halls. Project work includes installation, maintenance or renewal of building systems, building envelopes and fire safety systems. Witte and Kronshage project work will be designed and bid as a combined project, although the work will be scheduled over two summers (2001 and 2002). Each of the remaining projects will be bid separately, prior to the summer in which the work is to be completed.

Renovation, repair and systems upgrade work will be performed in each hall. These upgrades will include: bathroom shower renovations, HVAC work and electrical improvements such as fire alarm system upgrades.

All four elevators will be renovated in Witt Hall and a fire sprinkler system will be installed throughout the building. Project work for Kronshage East and West will consist of installation of hard-wired local smoke detectors and upgraded electrical service in Mack, Conover and Showerman Houses. Project work for Cole Hall and Sullivan Hall will consist of electrical system replacements and installation of hard-wired local room smoke detectors. Project work for Ogg Hall will consist of elevator renovation, installation of hard-wired local room smoke detectors and installation of a fire sprinkler system.

In December 1995, the Board of Regents approved UW-Madison's Long-Range Plan for Single Student Housing to address maintenance and safety issues in all 22 campus residence halls. Since then, renovation projects have been authorized and completed many UW-Madison

residence halls. Authority to design all the remaining halls is being pursued to provide design continuity during the final phases of this program.

Improvements to the residence halls will make them safer for students, result in more efficient facilities and reduced maintenance costs. The planned renovations must occur while the halls are unoccupied and must be completed during the summer to enable occupancy for the fall semester.

Upon the motion of Regent Gracz 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, authority be granted to construct the Witte Hall (A&B) and Kronshage Hall (East and West) Maintenance projects, at an estimated total project cost of \$8,170,000, using \$3,270,000 Program Revenue Cash - Housing funds and \$4,900,000 Program Revenue Supported Borrowing – Facilities Repair and Renovation funds. Planning and design will also be undertaken for similar projects at Cole, Sullivan and Ogg Halls. The design work will cost \$472,000, funded by Program Revenue – Cash.

I.3.g. UW-Madison: Forest Products Laboratory Occupancy/Use Permit for Department of Preventative Medicine

This item requested authority for the University to renew a five-year “Occupancy and Use Permit” for 37,532 square feet of space at Forest Products Laboratory located at 502 and 504 Walnut Street, Madison, Wisconsin.

The proposed “Occupancy and Use Permit” renewal covers 37,532 leasable square feet (SF) of laboratory and office space plus 85 parking stalls, for a five-year period, beginning October 1, 1999 and provides for three, one-year, renewal options. The University is responsible for utility and custodial costs, and any maintenance and repairs that cost less than \$500 each. The rental rate will increase 3% for each subsequent year of the agreement. Funding for the costs associated with this permit will be provided by the Medical School’s Operating Budget.

Upon the motion of Regent Gracz 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 to renew a five-year “Occupancy and

Use Permit” for 37,532 square feet of space at Forest Products Laboratory located at 502 and 504 Walnut Street, Madison, Wisconsin.

I.3.h. UW-Milwaukee: Lapham Hall South Wing Renovation (Design Report)

This item requested approval of the Design Report and authority to construct the Lapham Hall South Wing Remodeling project at an estimated total project cost of \$10,950,000 of General Fund Supported Borrowing, contingent upon passage of the 1999-01 Capital Budget.

The South Wing is a six-story structure that houses 11 instructional labs, 21 research labs, support space, office facilities for the Department of Biological Sciences and two lecture halls. This project will renovate laboratories, two lecture halls, and the mechanical spaces of the South Wing as well as address repair and system improvement items.

This project was approved for planning by the State Building Commission as part of the 1997-99 Capital Budget and later approved for construction as part of the 1999-01 Capital Budget.

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

Resolution I.3.h.

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 a Lapham Hall South Wing Remodeling project at an estimated total project cost of \$10,950,000 of General Fund Supported Borrowing, contingent upon passage of the 1999-01 Capital Budget.

I.3.i. UW-River Falls: Five Residence Hall Telecommunications Upgrade (Design Report)

This item requested approval of the Design Report and authority to construct the Telecommunications Plant Replacement for Five Residence Halls project for an estimated total project cost of \$687,000 Program Revenue - Cash.

This project will replace the voice, video and data telecommunications plants in five 30 to 40 year old residence halls on campus: Stratton, Prucha, Hathorn, Grimm and Parker Halls. 800 resident rooms will receive upgraded voice/data/video cabling. Main Distribution Frame (MDF) rooms in each building will be upgraded with new equipment racks and terminal boards.

Replacing all three systems at this time will complete the installation of contemporary telecommunication services to all residence hall buildings. (Four other campus residence halls were rewired this Summer.)

This project will have no additional fee impact since it will be funded by an infrastructure renewal reserve account created three years ago, which set aside approximately \$300,000 for the express purpose of decayed infrastructure renewal.

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

Resolution I.3.i.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a Telecommunications Plant Replacement for Five Residence Halls project for an estimated total project cost of \$687,000 Program Revenue - Cash.

I.3.j. UW-Stevens Point: Relocation of Housing Administration Project (Design Report)

This item requested approval of the Design Report and authority to construct a 601 Division Street Building Remodeling Project for Residential Living Administration at an estimated total project cost of \$508,400 of Program Revenue Supported Borrowing - Facilities Repair and Renovation.

This project will remodel vacant space in the 601 Division Street Building which will allow the relocation of administrative functions for the Residential Living from Delzell Hall. The project will provide office space, reception space, conference, computer and media rooms, storage areas, exterior improvements and a handicapped accessible entrance. Asbestos abatement will occur on existing vinyl floor tile and mastic

To complete this renovation, the UW-Stevens Point room rate will increase by approximately \$14 per year (068%) on a 1999 base annual room rate of \$2,076 to cover the debt retirement.

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

Resolution I.3.j.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct a 601 Division Street Building Remodeling Project for Residential Living Administration at an estimated total project cost of \$508,400 of Program Revenue Supported Borrowing - Facilities Repair and Renovation.

I.3.k. UW-Whitewater: West Campus Site Development (Design Report)

This item requested approval of the Design Report and authority to construct the West Campus Development project at an estimated total project cost of \$4,821,000 Program Revenue Supported Borrowing (\$4,091,000 Program Revenue Supported Borrowing and \$730,000 Program Revenue Supported Borrowing–Utility Repair and Renovation), contingent upon passage of the 1999-01 Capital Budget.

This project continues the development of the 1994 Campus Exterior Development Master Plan providing improved pedestrian and vehicular circulation throughout the west campus area. The project is comprised of several components that provide an economy of scale in bidding and constructing the interrelated sites.

The project includes: an interior campus road to provide access from Starin Road to Stadium Drive; a Carter Pedestrian Mall development to provide safe pedestrian access from Starin Road to Carlson and McCutchen Halls as well as the Center of the Arts; a University Center Service Drive redevelopment to provide improved service access to the University Center; the renovation, relocation and expansion of five existing parking lots and the development of one new parking lot to provide approximately 540 additional parking spaces on campus. Intramural fields west of the Williams Center Addition will be redeveloped to increase safety and access to the fields. All areas of the project will include storm sewer systems, lighting and landscaping.

During design development, the project scope was increased to include additional roadway and parking lot development, which resulted in an increased total project cost.

This project was recommended for enumeration in the 1999-01 Capital Budget by the Board of Regents and State Building Commission. A detailed justification was provided at that time.

UW-Whitewater currently has approximately 4,190 developed parking spaces on campus. The redeveloped, expanded and new parking facilities in this project will provide approximately 540 additional parking spaces, nearly eliminating the parking deficit on campus.

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

Resolution I.3.k.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the West Campus Development project at an estimated total project cost of \$4,821,000 Program Revenue Supported Borrowing (\$4,091,000 Program Revenue Supported Borrowing and \$730,000 Program Revenue Supported Borrowing –Utility Repair and Renovation), contingent upon passage of the 1999-01 Capital Budget.

I.3.l. UW-Milwaukee: Lease of Space in Plankinton Building for WUWM Radio Station

Requests authority to enter into a lease with the Grand Avenue Corporation for 9,896 square feet of space for the WUWM Milwaukee Public Radio station in the Plankinton Building at the Grand Avenue Mall at an annual cost of \$116,773 plus an estimated annual electrical charge of \$9,896. The cost of this lease will be totally supported by fund-raising gifts.

This lease will consolidate operations and enhance the both the station and the campus in a highly visible downtown Milwaukee location. The lease is for an initial term of five years at a cost of \$116,773 per year (\$11.80/SF) commencing December 1, 1999. All operating costs are included in the rent except electricity which will be separately metered and billed at an anticipated rate of \$1/SF annually. There will also be an additional charge for operating costs if those costs exceed the current level of \$4.53/SF. Eleven unreserved parking spaces are provided in the Grand Avenue parking structure at the current market rate of \$90/month. The lease includes one five-year renewal option at \$12.80/SF. Improvements in the space to suit the station's needs are estimated to cost \$280,000 and are included in the lease cost. The university will spend approximately \$100,000 for additional equipment, moving, and startup expenses. The lease-payments and related expenses will be totally funded by the station's fund-raising efforts.

Despite adding office space in 1985, the existing facilities are not able to support the station's growth. Over the last five years staff has increased 50%. UW-Milwaukee seeks to provide adequate facilities for the station as well as promote a more visible presence in the metropolitan area consistent with the community outreach initiatives of the university's Milwaukee Idea.

The new location for the radio station will be on the lower level of the central rotunda. The main broadcast studio will be glass-enclosed so that passers-by may watch the station's live broadcasts. This new off-campus location will also provide students with an environment that will simulate their future work in broadcasting, and it will also place the station's journalism staff and many community leaders in closer proximity.

WUWM's Community Advisory Board, which includes 26 prominent Milwaukee citizens and station supporters, helped the station raise more than \$600,000 to purchase state-of-the-art broadcast equipment and supports the relocation plan to the Grand Avenue Mall.

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

Resolution I.3.1.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to enter into a lease with the Grand Avenue Corporation for 9,896 square feet of space for the WUWM Milwaukee Public Radio station in the Plankinton Building at the Grand Avenue Mall at an annual cost of \$116,773 plus an estimated annual electrical charge of \$9,896. The cost of this lease will be totally supported by fund-raising gifts.

I.3.m. Report on Eagle Heights Apartment Remodeling

Regent Mohs reported to the committee on the cost savings accomplished during the remodeling of UW-Madison Eagle Heights Apartments. He made the following points:

- After touring the facilities, rehabilitation costs for Eagle Heights units were examined to determine where cost savings might occur.
- Division of Facilities Development assisted by allowing a more flexible approach to the Eagle Heights remodeling process.
- Contractors suggested ideas for cost savings, refining their efforts as work progressed.
- \$300,000 of savings resulted.
- The approach used to create substantial cost savings during the remodeling of these units should serve as a good basis to discover more cost efficient remodeling methods in the future.

I.3.z. Closed Session

The committee adjourned to close session at 3:15 p.m. for purposes of considering personal histories as permitted by s.19.85(1)(f), Wis Stats., related to possible naming of a facility. The committee arose from closed session with no report.

Adjournment

The committee adjourned at 3:42 p.m.

Judy Knoll, Recording Secretary