

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, June 8, 2001**

The Physical Planning and Funding Committee met in Room S341 of the School of Business and Finance at UW-Milwaukee. The meeting was convened by Vice Chair Regent Gracz at 3:07 p.m. Present was Regent Schneiders. Regent Alexander was absent.

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

On the motion of Regent Schneiders and second of Regent Gracz the minutes of the May 10, 2001 meeting of the Physical Planning and Funding Committee were approved.

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

- (1) Capital Budget Update - Assistant Vice President Ives updated the Committee regarding the Joint Finance action on the Capital Budget. She mentioned that System is very concerned about a potential reduction in maintenance funding and hopes the legislature will restore those dollars as well as make a long-term commitment to the BioStar program.

Assistant Vice President Ives informed the Committee that the UW-Platteville Greenhouse bids came in about \$190,000 over the original budget of approximately \$1.1M. She is working with the Chancellor to identify funding and will seek Building Commission approval in June. Ives will report on the solution to this problem at the next Committee meeting.

- (2) **UW-Madison: Land Acquisition**

This item requested removal of rezoning contingency on authority to acquire approximately 113 acres of land in the Town of Middleton, Dane County, as authorized by Regent action in December, 2000. The acquisition cost is \$4,416,500 Program Revenue Supported Borrowing plus closing costs and environmental abatement costs, if any (funded from University Research Park Revenues). Acquisition remains contingent upon completion of a favorable environmental assessment.

Approval of this request will permit acquisition of approximately 113-acres of land to permit University Research Park Development. The University has an option to purchase the property for \$4,416,500 which is the average of two appraisals. An environmental audit has been completed.

The parcel is located on the south boundary of the West Madison Agricultural Research Station on the southwest side of the city of Madison, west of Junction Road (County M), north of Valley View Road and south of Mineral Point Road. Research Park at Mineral Point Road and Whitney Way is almost completely developed and will need about 100-120 acres of land to continue its mission. The new development will be used to encourage partnerships between business and university researchers, and to respond to the research needs of established and emerging companies.

Upon the motion of Regent Schneiders and second of Regent Gracz the Committee approved Resolution I.3.b.(2)

Resolution I.3.b.(2)

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the rezoning requirement be removed and authority be granted to acquire approximately 113 acres of land in the Town of Middleton, Dane County, as authorized by Regent action in December, 2000. The acquisition cost is \$4,416,500 Program Revenue Supported Borrowing plus closing costs and environmental abatement costs, if any (funded from University Research Park Revenues). Acquisition will remain contingent upon completion of a favorable environmental assessment.

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

**I.3.c. UW-Madison: SERF Addition (Design Report)**

This item requested approval of the Design Report and authority to construct the Southeast Recreational Facility (SERF) Addition project at an estimated total project cost of \$6,296,000 using Program Revenue Supported Borrowing.

This project will provide a three-level addition to the west end of SERF. The lower and intermediate levels will each contain two gymnasiums, providing a total of four basketball courts. The upper level will provide two large, open aerobics areas.

The project scope incorporates associated mechanical and electrical work, including air conditioning of the aerobics areas, and a new electrical service for the entire building. Other work in the existing building will provide minor remodeling, remedial fire sprinklers and HVAC work to air condition selected areas.

The proposed addition will add needed programming space to a facility which, when constructed in 1983, was designed to serve the recreational needs of nearby students living in campus high-rise dormitories across W. Dayton Street. In reality, SERF became a recreational facility that served the entire campus community. The popularity of this facility has resulted in a lack of adequate activity space to meet the student demand for both organized and unscheduled recreational time, despite a series of building upgrades to maximize every square foot of activity space.

It is anticipated that this project will be bid during fall 2001 for completion by August 2002.

In February 1998, UW-Madison students ratified a \$6,100,000 addition by approving a student segregated fee increase. In addition this fee increase, a portion of the Program Revenue bonds will be repaid through proportional increases in the Faculty/Staff Facility Access Fee.

Regent Schneiders expressed concern about the bulky, largely windowless appearance of the addition. UW-Madison Assistant Vice Chancellor Bruce Braun explained that the number of windows is related to the gymnasium functions. However, he pointed out that the design of the addition incorporates natural, cool-daylighting features to reduce lighting and cooling energy consumption.

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

Resolution I.3.c.

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 the Southeast Recreational Facility Addition project at an estimated total project cost of \$6,296,000 (Program Revenue Supported Borrowing).

**I.3.d. UW-Milwaukee: Englemann Field Lighting**

This item requested authority to construct the Englemann Field Lighting project at an estimated total project cost of \$334,000 Program Revenue-Cash.

Englemann Field, located between the Chemistry Building and Englemann Hall, is the only on-campus soccer field for intercollegiate games for the UW-Milwaukee men's and women's soccer teams. The lack of field lighting limits the ability of the UW-Milwaukee campus to schedule and host regular and post-season games and tournaments, and the ability to recruit quality student athletes and compete at the Division I intercollegiate level.

This project will add exterior floodlighting to illuminate the soccer field. Six 80-foot high poles will be provided around the perimeter of the field. Between twelve and twenty 1500 watt metal halide floodlight fixtures will be installed on each pole. The lighting system will provide average levels of illumination. It is anticipated that construction of this project will occur in the Summer of 2002.

Upon the motion of Regent Schneiders and second of Regent Gracz the Committee approved Resolution I.3.d.

**Resolution I.3.d.**

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Englemann Field Lighting project at an estimated total project cost of \$334,000 Program Revenue-Cash.

**I.3.e. UW-Parkside: Conveyance of Land for Highway 31 Expansion**

This item requested authority to convey a 1.42 acre parcel of land at the appraised value of \$10,000 on the south-west corner of the UW-Parkside campus to the Wisconsin Department of Transportation for dedication to the expansion of the State Highway 31 public right-of-way, and to adjust the campus boundary accordingly.

The land to be conveyed is an L-shaped sliver at the south-west corner of the UW-Parkside campus. which the Wisconsin Department of Transportation needs for reconstruction of State Highway 31. The reconstruction project will widen the roadway and add turning lanes at the intersection of Highway 31 and County Trunk E. WisDOT will pay for the land as well as for relocation costs of a major university lighted sign at the intersection and a portion of a cross country running trail located within the proposed right-of-way.

Highway improvements will require the relocation of a small segment of the University's cross-country trail and a subsequent re-certification of the trail for distances, markers, and other features. WisDOT will relocate segments of the trail and will reimburse the university for the approximate cost of \$500 for re-certification.

Upon the motion of Regent Schneiders and second of Regent Gracz the Committee approved Resolution I.3.e.

Resolution I.3.e.

That, upon the recommendation of the UW-Parkside Chancellor and the President of the University of Wisconsin System, authority be granted to convey a 1.42 acre parcel of land at the appraised value of \$10,000 on the south-west corner of the UW-Parkside campus to the Wisconsin Department of Transportation for dedication to the expansion of the State Highway 31 public right-of-way, and to adjust the campus boundary accordingly.

**I.3.f. UW-Superior: Gates Physical Education Addition and Remodeling (Design Report)**

This item requested approval of the Design Report and authority to construct the Gates Physical Education Building Addition & Remodeling project at an estimated total project cost of \$15,700,000 (\$13,350,000 General Fund Supported Borrowing and \$2,350,000 Program Revenue Supported Borrowing), contingent on passage of the 2001-03 Capital Budget.

This project will provide for construction of an 111,400 GSF addition to and remodeling of 28,000 GSF in the existing Gates Physical Education Building. Campus steam/condensate return and city water utilities will be extended from existing mains, and chilled water for cooling various spaces will be extended from the Holden Fine Arts facility.

The addition will be constructed on the west side of the Gates PE facility and will consist of a brick faced concrete structure that incorporates day lighting features. The addition will provide a 48,500 square foot field house with a synthetic playing surface that provides a 200-meter running track as well as basketball, tennis, and volleyball courts; four racquetball/wallyball courts; a free weight room; a fitness center and locker room space; accommodations for intramural and recreational activities; classroom; conference space; and faculty offices.

The remodeling will include building code updates and maintenance backlog items, such as repairs to existing building exterior walls and doors, interior doors, floors and wall finishes; replacement of water heaters, sump pumps, ventilation units; and replacement of existing motor controls. Remodeling will also provide a general access computer lab, a physiology/exercise lab, and a measurement/evaluation lab; a general upgrading of the existing locker room spaces; and a laundry and team equipment room. Remodeling of the existing gymnasium and pool are not included in this project.

The Gates Physical Education Building Addition and Remodeling project was enumerated for planning in the 1999-01 Capital Budget. As a result, a budget estimate of \$15,700,000 has been identified and included in the 2001-03 Capital Budget for construction funding.

The inadequacy of the Gates facility to support quality physical education, athletic, and recreation programs has been long recognized. Though the instructional, recreational and athletic programs have changed dramatically, the facility has not been altered since construction 35 years ago. Construction approval is being requested at this time to enable bidding early next year. Project implementation is anticipated in early spring 2002 for completion of the addition in spring 2003 and the remodeling in December 2003.

UW-Superior students voted to provide \$1.0 million toward construction of this project. To pay the debt service on the \$1.0 million over a 20-year period, a segregated fee of \$7.00/student was initiated

in the fall of 1999, increased to \$14.00 in spring 2000, and set at \$21 for the remaining 19 years. The \$1,350,000 non-GPR balance will be funded through a fund-raising campaign sponsored by UW-Superior's Foundation.

Upon the motion of Regent Schneiders and second of Regent Gracz the Committee approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW-Superior Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Gates Physical Education Building Addition & Remodeling project at an estimated total project cost of \$15,700,000 (\$13,350,000 General Fund Supported Borrowing and \$2,350,000 Program Revenue Supported Borrowing), contingent on passage of the 2001-03 Capital Budget Bill.

**I.3.g. UW Colleges: UW-Fox Valley - Release of Land for Private Development of Residence Hall**

This item requested authority to release leased property rights for approximately two acres of the 43-acre UW-Fox Valley campus land back to Outagamie and Winnebago Counties, to enable private development of housing for UW-Fox Valley students.

The parcel is located at the extreme northwest corner of the campus, adjacent to University Drive in the city of Menasha, and is owned jointly by the Winnebago and Outagamie Counties. The release of property rights will enable the counties to solicit proposals for construction of a privately owned and operated campus housing facility for 100 students in apartment-style living units. Land ownership will remain with the counties. The cost of the proposed facility is estimated at approximately \$3,250,000. It is desirable that the housing be available in Fall 2002.

In 2000, UW-Fox Valley set an all-time record enrollment. The campus continues to attract an increasing number of students who desire to complete the first two years of their university education on a campus that has the qualities of a small liberal arts private institution, but with the name recognition, respect, and economy of the University of Wisconsin.

Recruiting and admission personnel have determined that there is a demand for on-campus residential housing. Distances within Outagamie and Winnebago Counties as well as the increasing cost of commuting suggest that the UW-Fox Valley campus housing will be attractive to students on a financial basis. The residential learning community and other program aspects of the campus housing should ensure its attractiveness from many other perspectives in addition to the financial one. The existence of on-campus housing could also enable UW-Fox Valley to offer adult programming during the summer by providing accommodations for participants.

After researching several options to provide residential accommodations for students at UW-Fox Valley, private development under a long-term land lease with the counties emerged as the best alternative. This approach eliminates the need for municipal investment, and provides an opportunity for development of another private, tax-paying enterprise in the Fox Valley region.

The Outagamie and Winnebago County Executives have formally expressed enthusiasm and support for student housing at UW-Fox Valley. In addition, the Outagamie and Winnebago Trustees and the Outagamie County Property Committee have approved this venture.

The proposed campus housing will be privately constructed, owned, and operated by a developer who will contract with the counties. Student fees for housing will be reviewed for viability as part of the RFP evaluation. While fees will be under the control of the selected developer, it is anticipated that they will be within the range of other UW System campus fees for similar housing facilities and that they will be competitive with local community housing costs.

Upon the motion of Regent Schneiders and second of Regent Gracz the Committee approved Resolution I.3.g.

Resolution I.3.g.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to release leased property rights to approximately two acres of the 43-acre UW-Fox Valley campus land back to Outagamie and Winnebago Counties. The release of land is contingent upon the Counties' subsequent lease of the land to a private developer for construction of campus housing facilities for UW-Fox Valley students.

**I.3.h. UW-Stevens Point: Lease of Space for Business Education Center**

This item requested authority to enter into a lease with the Portage County Business Council Foundation for 50% of a new 5,000 square foot Business Education and Training Center. The Mid-State Technical College (MSTC) will lease the remaining 50% to enable the University and MSTC to cooperatively use the Center. UW-Stevens Point will pre-pay ten years of lease costs, \$175,000, upon occupancy November 1, 2001 from program revenue reserves. User fee revenues will support repayment of reserves and annual operating expenses. The initial term of the lease is ten years with a five-year renewal option.

This lease will enable UW-Stevens Point and the MSTC to jointly serve the workforce of business and industry throughout Central Wisconsin more effectively. Portage County will provide the land valued at \$104,000 for the new facility. The Business Council Foundation is facilitating construction of the facility and paying one-third of construction costs. The University and MSTC will each pay one third of construction costs with a pre-paid \$175,000 lease payment. The Foundation will operate the facility and charge back to the university and MSTC actual operating expenses on a prorated basis. The university will recover the lease and operating costs from fees to users of the services provided through the Center.

The facility will provide a distance education classroom, two computer labs, lobby, reception and registration areas, technical support space, an instructor preparation area, and a lounge and vending area

Approximately three years ago, UW-Stevens Point completed a survey of businesses throughout Central Wisconsin to determine their interest in increased involvement with the University. The results of the survey indicated they felt a need additional education and training for their workforce. The University has established successful collaborative degree programs with the two-year colleges in Marshfield and Wausau. The leasing of this additional facility in the Portage County Business Park will give the University another location to deliver the instruction included in UW-Stevens Point's Collaborative Degree Program, and a better opportunity to provide other educational opportunities for the currently employed workforce of Central Wisconsin.

The training center is part of UW-Stevens Point's "Central Wisconsin Idea" and will facilitate delivery of educational programming that meets the needs of the local business community and through distance education technology. Courses will originate at this site for delivery to other locations in Wisconsin Rapids, Marshfield, Wausau and Rhinelander. The Business and Training Center programming compliments the proposed Economic Stimulus package included in the University System's 2001-2003 operating budget request which will enable UW-Stevens Point to strengthen the Central Wisconsin Idea and the delivery of educational programming.

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

Resolution I.3.h.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to enter into a ten-year lease with the Portage County Business Council Foundation for 50% of a new 5,000 square foot Business Education and Training Center.

**I.3.i. UW-Whitewater: Parking Lot and Street Improvements**

This item requested authority to fund construction of a 186-stall parking area on Prairie Street and related street improvements at a cost of \$378,380; \$30,000 UW-Whitewater Parking Revenues - Cash, \$229,880 Program Revenue Bonding - Parking, \$118,500 UW System Assessable Improvement Funds.

The city of Whitewater has included construction of this 186-stall Prairie Street parking area as a component of city improvement projects in the UW-Whitewater campus area. Another major improvement is the upgrade of storm sewers in Starin Road, a street that bisects the campus and intersects with Prairie Street. A new storm sewer is needed to resolve flooding problems on the campus. Related improvements include the reconstruction of Starin Road, the upgrade of water mains and other utilities, lighting, selected replacement of curb, gutters and street surfaces. Planning, bidding and construction supervision for the parking area and all other work will be provided by the city of Whitewater in cooperation with the University. Construction costs for the parking area and related assessable improvements will be charged to the University. The city of Whitewater will fund water main and storm sewer construction costs of \$72,870.

The new parking lot will provide replacement and additional parking in proximity to the most highly congested area of campus. The reconstruction of Starin Road will eliminate some on-street parking due to narrowing the street in some areas to improve pedestrian safety. This new parking area will replace the spaces lost on Starin Road and provide additional spaces to relieve parking on adjoining residential streets. The parking area will be owned and operated by UW-Whitewater.

Upon the motion of Regent Schneiders and second of Regent Gracz the Committee approved Resolution I.3.i.

Resolution I.3.i.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, authority be granted to fund construction of a 186-stall parking area on Prairie Street and related street improvements at a cost of \$378,880; \$30,000 UW-Whitewater Parking Revenues - Cash, \$229,880 Program Revenue Bonding - Parking, \$118,500 UW System Assessable Improvement Funds.

**I.3.j. UW-Milwaukee Presentation: Current Campus Projects**

Director of Campus Facility Planning Claude Schuttey provided an update on current UW-Milwaukee projects including Sandburg Hall Addition, remodeling of Sabin Hall and Lapham Hall South Wing, and the conversion of the former Temple into the Zelazo Center for the Performing Arts. He also updated the Committee on the upcoming remodeling of Lapham Hall North Wing and construction of an addition to the Klotsche physical education facility. Both of those projects are included in our 2001-03 capital budget.

**Adjournment**

The Physical Planning and Funding Committee adjourned at 4:27 p.m.



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Judy Knoll, Recording Secretary