

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, November 7, 2002**

Committee Vice Chair Regent Schneiders convened the meeting of the Physical Planning and Funding Committee at 1:30 p.m. in Room 1511 of Van Hise Hall. Regents DeSimone and Randall were present. Regent Gracz was absent.

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

The minutes of the October 10, 2002 meeting stood approved as distributed.

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

Building Commission Actions: Assistant Vice President Ives reported that the Building Commission approved about \$6.5M for various projects at their October meeting including construction of the Aquaculture Center that will be built at the Red Cliff Reservation. Ives commented briefly about those projects. (See spreadsheet attached to these minutes.)

Discussion of UW-Milwaukee Kenilworth RFP: UW-Milwaukee Assistant Chancellor Don Melkus, Dean of Architecture and Urban Planning Bob Greenstreet, and Director of Facilities Planning Claude Schuttey provided the Committee with information about the RFP for the UW-Milwaukee Kenilworth building. This very large, 5-story building is owned by the Board of Regents, after having gained use of it through the Federal Surplus Property Program many years ago. The building is located in a prime area for redevelopment. The University uses some of the space for art studios, but most of the building is used for storage and functions that could be relocated to another site. The RFP solicits proposals from developers for the redevelopment of the building and site to address university needs, especially for student housing and art, and also meet community needs. This is an example of the university using innovative approaches to meet both public and private purposes. The committees will receive additional information about the responses to the RFP after the December due date.

**I.3.c. UW-Madison: Facility Planning Update**

Medical Facilities: Healthstar and University Hospitals: The Committee enjoyed an update of facility planning on the west campus at UW-Madison. Phil Farrell, Dean of the UW Medical School, provided an overview of the status and schedule of various projects. The Waisman Center addition and Rennebohm School of Pharmacy are completed. The Health Sciences Learning Center is underway. An Interdisciplinary Research Complex and School of Nursing are on the horizon.

Donna Sollenberger, CEO of UW Hospital & Clinics, provided an overview of developments that have been implemented since the Hospital Authority was established in 1996. Some recent projects include a new Pediatric ICU, operating rooms, patient room remodeling, and Ambulatory Services. Forthcoming projects include a Med Flight relocation, emergency room expansion, and a new children's hospital tower. She noted that

the Hospital Authority has developed an aggressive off-site ambulatory strategy to better serve their clients and to be proactive in the planning for land uses on the west campus. About 1000 employees and 270,000 clinic visits have been relocated to off-campus locations. Park 'n ride programs have been established at three locations, and provide subsidized bus passes. Staffing, due to the nurse shortage, is currently the biggest challenge. The shortage of on-site parking complicates recruitment and retention of employees.

Interim Associate Vice Chancellor John Harrod pointed out that all west campus development is being discussed with the Joint West Campus Planning Committee, representing the nearby neighborhood groups. A significant parking ramp is being planned near the Nielsen Tennis Stadium, which should address some of the parking needs of these important university programs.

Real Estate Development Corporation: Mark Bugher, Director of UW Research Park, talked with the Committee about the Real Estate Development Corporation. This corporation is a subsidiary of the University Research Park that is working with the university and private developers relative to joint development projects. The establishment of such a Corporation was recommended by the Urban Land Institute upon completion of the Campus Master Plan a few years ago. Mr. Bugher mentioned that discussions are underway regarding the redevelopment of two areas along University Avenue and one on Park Street. The goal will be to meet University needs for various types of facilities, and also provide retail and other private developments.

Mr. Bugher mentioned that some other campuses have inquired how to set up such a Corporation to serve their individual needs.

**I.3.d. UW Colleges: UW-Waukesha Amend Land and Facilities Lease Agreement**

This item requested authority for the officers of the Board of Regents to amend the land and facilities lease agreement between the Regents and Waukesha County to allow Waukesha County to enter into a lease/easement agreement with TeleCorp Realty, LLC, for the specific purpose of erecting and operating a cellular tower on campus land.

Waukesha County initiated this request consistent with the long history of collaboration and cooperation between the UW Colleges and the counties and cities that own those facilities. The tower appears and functions like a large flagpole, and will be placed in an existing courtyard between two buildings. The proposed arrangement between Waukesha County and TeleCorp Realty provides flexibility to further develop the site for future university use, if desired.

Upon the motion of Regent Randall and the second of Regent DeSimone the Committee approved Resolution I.3.d.

Resolution I.3.d.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted for the officers of the Board of Regents to amend the land and facilities lease agreement between the Regents and Waukesha County for the site of UW-Waukesha. The amendment will permit Waukesha County to enter into a lease/easement agreement with TeleCorp Realty, LLC, for the specific purpose of erecting and operating a cellular tower on campus land.

**I.3.e. UW-Eau Claire: Towers Hall Fire Sprinkler Retrofit Project (Design Report)**

This item requested approval of the Design Report and authority to construct a Towers Residence Hall Fire Sprinkler System project at an estimated total project cost of \$1,971,000 Program Revenue Supported Borrowing.

Towers Residence Hall was constructed in 1967 and consists of two, ten-story high-rise resident towers built around a central single story commons area. 1999 Wisconsin Act 43 requires that residence halls with a height in excess of 60 feet shall have fire sprinkler systems installed by 2006. The installation of this fire protection system will bring the complex into compliance with the law and will provide needed fire protection for the 1,350 residents who live in the two towers.

This project will provide fire protection for the 648 resident rooms and related areas in the existing north tower, south tower and commons area of Towers Hall. Work will include the installation of a sprinkler system, an electric motor driven fire pump, upgraded electrical service and a new 200KW emergency generator to provide the additional capacity. The sprinkler system will be installed to meet the requirements of the National Fire Protection Association's Standard for the Installation of Sprinkler Systems (NFPA-13).

This project will be phased over a two-year period to minimize the disruption involved with the installation of piping. The south tower sprinkler work will be completed during the summer months of 2003. The common infrastructure and the sprinkler work will begin in the summer of 2003, and be completed by January of 2004. The north tower sprinkler work will be completed during the summer months of 2004, with an August 2004, completion date for the entire project.

Current room rates for residents average \$2,270 per year. A repayment schedule for this project will require a \$40 per year per student fee increase.

Upon the motion of Regent Randall and the second of Regent DeSimone the Committee approved Resolution I.3.e.

Resolution I.3.e.

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 a Towers Residence Hall Fire Sprinkler System project at an estimated total project cost of \$1,971,000 Program Revenue Supported Borrowing.

**I.3.f. UW-Madison: Crew House Addition and Remodeling (Design Report)**

This item requested approval of the Design Report and authority to construct the Crew House Expansion project at an estimated total project cost of \$8,350,000 (\$2,250,000 Gifts and \$6,100,000 Program Revenue Supported Borrowing).

This project will provide for demolition of the existing one-story (15,000 GSF) concrete Crew House structure and construction of a new, multi-level facility on the same site adjacent to Lake Mendota. The Crew House was constructed in 1967, with 12,500 GSF of locker and shell storage space. It was designed to serve 60-70 athletes involved in the men's intercollegiate rowing program.

Increased participation in the men's program and creation of two women's programs in 1972 and 1995, more than quadrupled the programmatic demands placed on the Crew House. These increases have resulted in an acute shortage of shell and equipment storage, locker rooms, toilets, training and practice facilities, especially off-season conditioning facilities as well as a lack of office space.

The new building will provide a total of approximately 52,000 GSF of space on three levels, with mechanical mezzanine areas above. The simple form allows for flexible and efficient use of the space with access to daylight and ventilation. The first floor will be at lake level and will accommodate storage for over 100 shells, a boat repair bay, and building support spaces. The second floor will include a public entrance, offices for coaches and staff, multi-purpose team rooms, a "moving-water" rowing tank, community meeting room, and catering kitchen. The third floor will provide exercise space for student athletes with three separate team workout rooms, sports medicine space, and exterior terraces.

The current schedule calls for construction to begin in spring 2003, with completion targeted for summer 2004.

Upon the motion of Regent Randall and the second of Regent DeSimone 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, the Design Report be approved and authority be granted to construct a Crew House Expansion project at an estimated total project cost of \$8,350,000 (\$2,250,000 Gifts and \$6,100,000 Program Revenue Supported Borrowing).

**I.3.g. UW-River Falls: New Residence Hall Budget Increase**

This item requested approval to increase the budget of the New Residence Hall project by \$1,179,100 Program Revenue Housing - Cash, for a revised total budget of \$11,033,000 (\$9,180,000 Program Revenue Supported Borrowing and \$1,853,000 Program Revenue Housing – Cash).

3. Description and Scope of Project: The requested budget increase will provide sufficient funding to construct a new, four-story, 73,000 ASF/87,500 GSF residence hall for 240 full-time students in suite style living units. The residence hall will be located south of the east residence hall complex.

The Board of Regents and the State Building Commission recommended construction funding of a new Residence Facility at UW-River Falls that is enumerated at \$8,965,000 as part of the 1999-2001 Capital Budget. In December 2001, the Board of Regents and State Building Commission authorized increasing the project budget by \$888,900 in order to cover increased costs for additional foundation work necessitated by the discovery of poor soils at the site.

The project bids of September 12, 2002, came in \$1,779,800 over budget. Possible cost reductions were identified by a team of representatives from UW-River Falls, UW-System Administration, DFD, and the consultant architect. Cost reduction items include eliminating and deferring some work, reducing the scope of some work (primarily electrical and heating and ventilation), and substituting less expensive alternative materials and installation methods. The apparent low bidders are now reviewing these cost reduction items and are assembling revised bids with an expectation of reducing the total project cost by \$750,000.

Current annual residence hall rates are \$2,148 for double occupancy and \$2,798 for single occupancy. Using an interest rate of 5 per cent on a 20-year bond, the annual debt service payment on the requested bond level of \$9,180,000 will be approximately \$727,000. The projected budget increase of \$1,179,100 to \$11,033,000 will be taken from cash reserves, along with an additional increase of 3 per cent in the projected 2004-2005 room rates, resulting in room rates of: \$2,424 for double occupancy, \$3,074 for single occupancy, and \$3,500 for the new suite style residence hall.

The start of construction for this project is targeted for January 2003, with completion anticipated in Summer 2004.

Upon the motion of Regent Randall and the second of Regent DeSimone the Committee approved Resolution I.3.g.

Resolution I.3.g.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the New Residence Hall project by \$1,179,100 Program Revenue Housing - Cash, for a revised total budget of \$11,033,000 (\$9,180,000 Program Revenue Supported Borrowing and \$1,853,000 Program Revenue Housing – Cash).

**I.3.h. UW-Platteville: Living and Learning Center Budget Increase**

This item requested authority to increase the project budget for the Living and Learning Center project by \$158,500 for a revised total budget of \$1,110,500 Program Revenue Supported Borrowing.

The Agriculture Living and Learning Center project was authorized for construction by the Board of Regents in October 2001, at a total project budget of \$952,000. Bids received on October 15, 2002, resulted in costs that exceed the authorized budget. The project Architect has reviewed the costs with the low bidder to determine if cost reductions could be made. All of the suggested cost reduction changes would result in a facility with less desirable features and construction, therefore, it was determined that an increase in funding was the most reasonable option.

The Agriculture Living and Learning Center, along with another new facility, the Agriculture Technology Center, are crucial to the teaching and dissemination purpose of the Stewardship Farm. Overall, the construction and operating costs of the Living and Learning Center will be borne by user fees. Based upon projected revenues and expenses, the University is confident that the Living and Learning Center will be self-supporting.

It is anticipated that construction of the Agriculture Living and Learning Center will start in fall 2002, and be completed in early spring 2003. A similar schedule is planned for the construction of the Agriculture Technology Center.

Resolution I.3.h.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to increase the project budget for the Living and Learning Center project by \$158,500 for a revised total budget of \$1,110,500 Program Revenue Supported Borrowing.

**I.3.i. UW System: Amends to Regent Policy 96-4: Deputizing Police Officers**

This item requested authority to amend *Regent Policy 96-4: Deputizing of Police Officers* to eliminate the requirement that names of newly deputized officers be reported to the Secretary of the Board of Regents.

*Regent Policy 96-4*, which was last modified on June 7, 1996, by Resolution 7239, delegates authority for deputizing university police officers to the Chancellor or the Chancellors' designees and requires that names of those newly deputized police officers be reported to the Secretary of the Board of Regents. This policy replaced former policy under which police officers in the University of Wisconsin System were deputized by System Administration officers. As efforts continue to review existing policies and procedures to identify ways in which work processes can be streamlined, one area of consideration is the elimination of unnecessary reporting requirements. The Secretary of the Board of Regents reports that since Resolution 7239 was passed in 1996, there have been no requests for that office to provide information or reports related to university

police officers deputized by Chancellors or their designees, thus, these reports have proved unnecessary.

Upon the motion of Regent Randall and the second of Regent DeSimone the Committee approved Resolution I.3.i.

Resolution I.3.i.

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents amends *Regent Policy 96-4: Deputizing Police Officers* as follows:

- 1) authority for deputizing university police officers be delegated to the Chancellors or the Chancellors' designees; and
- 2) ~~names of newly deputized officers shall be reported to the Secretary of the Board of Regents.~~

**I.3.z. Closed Session:**

The Committee adjourned to Closed Session for purposes if considering personal history as permitted by section 19.85(1)(f), *Wis. Stats.*, related to the naming of a facility at UW-Madison. They arose from closed session with no report.

**Adjournment**

There being no further business to come before the Committee, the meeting was adjourned at 3:15 p.m.

  
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Judy Knoll, Recording Secretary

October 2002 SBC Actions for November 2002 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
Oshkosh	Kolf Athletic Training Facility (Design Report)	
	\$990,000 General Fund Supported Borrowing-Facilities Repair and Renovation (and transfer that amount to the University Infrastructure Appropriation)	\$990,000
Platteville	Ullsvik Center Remodeling project - requested \$383,999 BTFunds for planning & to prepare DR split 50 / 50 - campus pay 50% for planning & DR	\$191,500
	\$191,500 Building Trust Funds	
Superior	Aquaculture Demonstration Facility	
	\$3,350,000 Program Revenue Supported Borrowing, Native American Gaming Funds	\$3,350,000
	waive s.16.855 under s.13.48 (19) to accept single prime contractor bids.	
Whitewater	Wells Residence Hall Fire Sprinkler System project (Design Report)	
	\$1,000,000 Program Revenue-Cash	
	\$972,000 Program Revenue Supported Borrowing	\$1,972,000