

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, September 4, 2003**

Committee Chair Regent Gracz convened the meeting of the Physical Planning and Funding Committee at 1:30 p.m. in Room 220 of the Pyle Center at UW-Madison. Present were Regents Amato, Randall, and Salas.

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

The minutes of the June 5, 2003 meeting of the Physical Planning and Funding Committee stood approved as distributed.

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

Assistant Vice President Ives reported that the Building Commission approved about \$215M for various projects at their June and July meetings. She commented that of that total \$90 M was for the Cogeneration project and \$104 M for the Microbial Science project at UW-Madison. (Please see chart at the end of these minutes.)

**I.3.c. UW-Eau Claire: Governor's Parking Lot**

This item requested authority to construct a Governor's Parking Lot project at an estimated total project cost of \$277,400 (\$200,000 Program Revenue Supported Borrowing and \$77,400 Program Revenue-Cash).

This project will replace a deteriorated asphalt road known as Hilltop Circle and adjacent green space within the Circle with a new 178-stall parking lot. It will also extend the drive known as Towers Circle further northward to improve service vehicle access to Towers Hall, create 19 new parking stalls along the road extension, replace a portion of Hilltop Circle with a pedestrian mall, extend adjacent multi-purpose recreation fields, and improve pedestrian walkways and circulation. Existing underground utilities in the project areas will be rerouted and/or relocated as required. In addition, this project will provide revisions and extensions to storm sewer systems and storm water management plans for this portion of the campus. The project will increase the overall campus parking inventory by 124 stalls.

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

**Resolution I.3.c.**

That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Governor's Parking Lot project at an estimated total project cost of \$277,400 (\$200,000 Program Revenue Supported Borrowing and \$77,400 Program Revenue-Cash).

**I.3.d. UW-Eau Claire: Bollinger Fields Lighting**

This item requested authority to authority to construct a Bollinger Fields Lighting Project at an estimated total project cost of \$417,000 (\$265,000 Program Revenue - Cash, \$132,000 city of Eau Claire Funds, and \$20,000 LAWCON Grant Funds).

This project will install sports lighting on four athletic fields at the Bollinger Fields complex. The new lighting will illuminate two multipurpose soccer fields, a softball field, and a baseball/lacrosse field which will allow those fields to be used for evening programming. The work will also include an upgrade to the electrical services that serve the athletic fields and the small building that houses the electrical service equipment, toilets, and storage space.

Upon the motion of Regent Randall and the second of Regent Salas 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, authority be granted to construct a Bollinger Fields Lighting Project at an estimated total project cost of \$417,000 (\$265,000 Program Revenue - Cash, \$132,000 City of Eau Claire Funds, and \$20,000 LAWCON Grant Funds).

**I.3.e. UW-Madison: Mechanical Engineering Renovation & Addition (Design Report)**

This item requested approval of the Design Report and authority to: (1) construct a Mechanical Engineering Renovation and Addition project, (2) increase the project scope and budget by \$13,000,000 Gift Funds, and (3) seek a waiver of s. 16.855 under s. 13.48(19) to accept a single prime contractor bid for the project, for a revised total project cost of \$46,000,000 (\$23,000,000 General Fund Supported Borrowing and \$23,000,000 Gift Funds which the campus has acquired).

The Mechanical Engineering Renovation and Addition project was enumerated in the 2001-03 biennium. The goal of this project is to upgrade and extend the useful life of the seventy-two-year-old Mechanical Engineering Building and increase the quality and quantity of assignable space for the building occupants by removing all but the reactor space in the eighty-two-year-old “saw-tooth” section and replacing it with a modern multi-storied structure. The approximately 155,400 GSF addition will provide replacement space for the “T” buildings that were razed for construction of the Engineering Centers, and the “saw-tooth” area of the Mechanical Engineering Building that will be demolished for construction of the proposed addition.

The original scope of work for this project includes the complete renovation and remodeling of approximately 124,000 GSF of space within the existing building, including replacement of all existing plumbing, mechanical, electrical, and telecommunications systems as well as asbestos abatement and the addition of fire sprinklers. The additional scope of work will include: (1) lowering the basement in the existing building, (2) adding a basement level in the new construction, (3) constructing a fourth floor in the new construction, (4) adding a fifth floor mechanical equipment room and mezzanine,

(5) increasing the footprint of the new construction to the south, and (6) building additional space over the reactor control room. The project has been designed to allow for future growth of lab and office space.

The use of a single prime contract was requested in order to improve the coordination and sequencing of the project.

Regent Salas asked how typical it was to ask for a waiver from the Building Commission to accept a single prime contractor as was requested for this project. Assistant Vice President Ives answered that it was atypical and that our state statutes require that projects have four prime bids unless the Building Commission waives that process. She added that we might consider seeing a waiver for a very complex project such as this renovation and addition project. UW-Madison Assistant Vice Chancellor Alan Fish added that schedule coordination is critical for this project, especially the mechanical engineering aspects of merging mechanical systems of an 80-year old building with the new construction of a 6-story addition. Fish stated that the project will still be competitively bid and there should be plenty of opportunity for subcontractor bids from the various trades.

Upon the motion of Regent Randall and the second of Regent Gracz 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: (1) construct a Mechanical Engineering Renovation and Addition project, (2) increase the project scope and budget by \$13,000,000 Gift Funds, and (3) seek a waiver of s. 16.855 under s. 13.48(19) to accept a single prime contractor bid for the project, for a revised total project cost of \$46,000,000 (\$23,000,000 General Fund Supported Borrowing and \$23,000,000 Gift Funds).

**I.3.f. UW-Milwaukee: Negotiation for Redevelopment of Kenilworth Facility**

This item requested authority to negotiate with Prism Development Company for the redevelopment of the Kenilworth Building. Financing for this project is expected to involve the establishment of a 501 (c) (3) tax exempt entity and long-term equity in the Kenilworth Building. No funding from the University or State of Wisconsin will be required. This project has been previously discussed with the Board of Regents and State Building Commission in the context of the Long Range Development Plan for UW-Milwaukee.

Approval of this item allows the University to formally negotiate with a single developer to refine the functional requirements and associated financial implications of this redevelopment project before entering into a final agreement to proceed. If negotiations are successful, UW-Milwaukee will present an updated report to the Board of Regents and State Building Commission and seek approval to enter into a final agreement with Prism Development Company prior to proceeding with the project.

In 1999, UW-Milwaukee formed a committee to study the future potential of the Kenilworth facility. In keeping with the community engagement and partnering that form the core of The Milwaukee Idea, the

committee examined the current uses and campus space needs along with the building's neighborhood context and the local community incentives.

UW-Milwaukee issued a Request for Proposal for the redevelopment of the Kenilworth Building to provide 103,000 ASF for the Peck School of the Arts and a guarantee by UWM for occupancy of up to 400 beds of student housing, with other uses to be proposed by the developers. In addition, 150,000 ASF for various campus support services in Administrative Affairs needed to be included in the redevelopment of the Kenilworth Building or provided in a relocated facility within two miles of the main UW-Milwaukee campus.

From the seven proposals received in response to the RFP, three developers were identified as finalists pending further information and interviews. Subsequent to in-person team interviews in May 2003, the finalists were narrowed down to two proposals. After thorough review and consideration of all aspects of the finalists' proposals, the selection team recommended that the University negotiate with Prism Development Company. Key features of the chosen proposal include student housing opportunities ranging from 401 to 612 beds, a blend of retail leasehold spaces on the pedestrian street level, enclosed parking spaces for UWM and for leasehold tenants, improved space for the Peck School of the Arts, and the acquisition of an additional property within two miles of the main campus for the permanent relocation of Administrative Affairs support services. The financing package relies on the establishment of a 501 (c) (3) tax exempt entity. Results of the negotiations will be presented to the Board of Regents.

Upon the motion of Regent Randall and the second of Regent Salas the Committee approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to negotiate with Prism Development Company for redevelopment of the Kenilworth Building. As currently envisioned, financing will involve the establishment of a 501 (c) (3) tax exempt entity and long-term equity in the Kenilworth Building. No funding from the University or State of Wisconsin will be required.

**I.3.g. UW-Oshkosh: Land Use Agreement for Baseball Grandstand and Support Building and Acceptance of Gift-In-Kind**

This item requested authority to: (1) execute a land use agreement between the Board of Regents and the UW-Oshkosh Foundation to enable the Foundation to construct a Baseball Grandstand and Support Building, and (2) accept the gift-in-kind of the completed new facility valued at approximately \$975,000. This project is one part of the multi-part Titan Stadium Addition/Renovation project enumerated in the 2003-05 Capital Budget.

The current facilities at Tiedemann Field on the UW-Oshkosh campus are inadequate by collegiate standards. This project will create a dedicated baseball facility to serve the needs of players, coaches, sports reporters, and fans.

The proposed 9,250 GSF, two-story Baseball Grandstand and Support Building facility will include locker rooms, toilets, showers, a laundry, a recreation room, public restrooms, press box, offices, and a storage space. The project will also provide bleachers, and other outdoor seating.

This project will be funded by private donations through the UW-Foundation. When the project is completed the ownership of the facility will be transferred to the University. The work will be accomplished under a Land Use agreement between the Foundation and the Board of Regents of the University of Wisconsin System.

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

Resolution I.3.g.

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to: (1) execute a land use agreement between the Board of Regents and the UW-Oshkosh Foundation to enable the Foundation to construct a Baseball Grandstand and Support Building, and (2) accept the gift-in kind of the completed new facility valued at up to \$977,500.

**I.3.h. UW-Whitewater: Upham Hall Renovation and Addition - Phase II**

This item requested authority to construct the Upham Hall Renovation and Addition - Phase II project at an estimated total project cost of \$16,743,000 of General Fund Supported Borrowing.

The original project was approved for planning in 1999-2001. The intent was to construct additional space and remodel the existing space as a single-phase project. However, the State Building Commission's 2001-03 Capital Budget recommendations only provided enumeration for construction of Phase I at \$10,100,000. Phase I of this project is now under construction and will provide a 29,100 GSF east addition to Upham Hall. Phase II will construct a 4,900 GSF west addition and remodel the existing 116,152 GSF facility.

The remodeling and additional space provided by Phase II of this project will address space deficiencies and changing program needs for the science programs. Remodeling will: upgrade laboratories, add and/or replace fixed equipment, address health and safety code issues, replace or upgrade mechanical systems, improve access for disabled students, upgrade classrooms and provide modern learning technology, and create research laboratories for the sciences with adequate space for collaborative work with students.

Upham Hall presently is configured for the traditional, regularly scheduled science space of the past which is now obsolete because the limitations of those spaces do not support the teacher/scholar learning model now commonly used in modern education. In addition, new types of instrumentation, not yet invented when Upham Hall was constructed, need to be integrated into today's learning process. The new instrumentation, coupled with the teacher/scholar model of learning, has generated a need for more science space.

Upon the motion of Regent Amato and the second of Regent Randall the Committee approved Resolution I.3.h.

Resolution I.3.h.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Upham Hall Renovation and Addition - Phase II project at an estimated total project cost of \$16,743,000 of General Fund Supported Borrowing.

Regent Randall commented that the building projects are strong indicators of the power that System's facilities budget has as a strong economic driver in the communities, and that he looks forward to the impact they will have in the development of jobs and the support of the growth of small businesses.

### **Closed Session**

The Committee adjourned to closed session at 1:40 p.m. to consider personal histories, as permitted by s.198.85(1)(f), *Wis. Stats.*, related to the naming of a facility at UW-Stevens Point and arose from the session with no report.

### **Adjournment**

The Physical Planning and Funding Committee meeting adjourned at 1:45 p.m.

<b>June/July 2003 SBC Actions for September 2003 PPF Committee Meeting</b>		
<b>Campus</b>	<b>Project / Funding</b>	<b>Amt. Approved</b>
<b>June</b>		
<b>COL</b>	Reallocate funding from previously authorized projects	
<b>GBY</b>	Planning for Phoenix Sports Center Expansion and Remodeling \$700,000 Program Revenue Cash	\$700,000
<b>PLT</b>	Municipal Street and Utility Improvement Assessment \$161,000 UW System Assessable Improvement Funds	\$161,000
<b>RVF</b>	Child Care Center Scope/Budget Increase \$533,000 Program Revenue Supported Borrowing	\$533,000
<b>MIL</b>	Saukville Field Station Research Lab Bldg Project Budget Increase \$48,758 Institutional Funds \$49,000 GFSB - Facilities Repair and Renov \$138,642 Grants	\$436,400
<b>PLT</b>	Steam Line Condensate Replacement - Budget Increase - Total of \$120,000 \$27,000 General Fund Supprted Borrowing	\$27,000
<b>WTW</b>	College of Business and Economics Bldg - Planning (Total \$32,000,000) \$400,000 Gift Funds	\$400,000
<b>WTW</b>	Prairie Street Steam Line Replacement and Waive s. 16.855 under s.13.48(19) emergency repairs \$342,000 General Fund Supported Borrowing	\$342,200
<b>July</b>		
<b>MSN</b>	Microbial Sciences Building and Parking 45,500,000 General Fund Supported Borrowing \$54,500,000 Gifts/Grants 4,114,000 PR Borrowing	\$104,114,000
<b>MSN</b>	West Campus Cogeneration Facility - Released for UW-Madison's share of project 90,000,000 PR Borrowing	\$90,000,000
<b>MSN</b>	Glass Lab/Sculpture Foundry Relocation 953,000 General Fund Supported Borrowing 18,000 Program Revenue Supported Borrowing	\$971,000
<b>MSN</b>	Red Gym Elevator Controller Project - Budget Increase - Total project now \$174,500 \$60,960 General Fund Supported Borrowing	\$60,960
<b>MIL</b>	West Wing Remodeling of Lapham Hall North Wing Remodeling Project 37,200 General Fund Supported Borrowing 437,000 Institutional Funds	\$474,299
<b>STO</b>	North Campus Residence Hall 16694000 Program Revenue Borrowing	\$16,694,000
<b>June/July SBC Meeting TOTAL</b>		<b>\$214,913,859</b>