

Minutes
Physical Planning and Funding Committee
Thursday, February 5, 2004

Committee Chair Regent Gracz convened the meeting of the Physical Planning and Funding Committee at 3:45 p.m. in the Room 225 of the Pyle Center on the UW-Madison campus. Present were Regents Amato, and Salas. Regent Randall joined the meeting after roll call.

I.3.b. Approval of Committee Minutes

The minutes of the December 4, 2003 meeting of the Physical Planning and Funding Committee stood approved as distributed.

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

Assistant Vice President Ives reported that the Building Commission approved about \$17.7 M for various projects at their January meeting. (For details, please see the chart at the end of these minutes.)

At the request of Regent Salas, Ives gave a report to the Committee on the capital budget process improvements she is working on with the Department of Administration and the Building Commission. This item was advanced by the Regents Study Group on Efficiency. Ives said that she expects to continue working with DOA to develop a format for better long range maintenance planning. Some other improvements to the State building program rules that were initiated in the 1970's include: increasing of the enumeration level from \$500,000 to \$1 M for major projects, streamlining the A/E selection process by revising administrative rules to select in a more timely manner, and creating laws that allow more flexibility in the bidding process.

I.3.d. UW-Madison: Lot 76 Parking Ramp Construction

This item requested approval of the Design Report and authority to: (1) construct the Lot 76 Parking Ramp, and (2) seek a waiver of s.16.855 under s.13.48(19) to allow construction of this project as part of the Construction-Management-at-Risk contract for the Interdisciplinary Research Complex (IRC) project at an estimated total project cost of \$18,000,000 (\$12,000,000 Program Revenue Supported Borrowing - HealthStar and \$6,000,000 Program Revenue - Cash). Funding for this ramp was enumerated in 1997-99 as part of the HealthStar initiative.

The proposed ramp, which will be used for faculty and staff parking, is part of the West Campus Development Plan and will replace surface parking spaces lost due to construction of the Interdisciplinary Research Complex (IRC). When completed, the new 1,285-car ramp will provide a net gain of 26 additional parking spaces for a total of 5,132 west campus parking spaces.

A waiver of s. 16.855 is being requested because construction of the IRC project cannot occur before the Lot 76 Parking Ramp project is completed which will allow the parking that will be lost by construction of that project to be replaced by the new ramp. Since the schedules of the IRC and Lot 76 Parking Ramp projects are so closely linked and the project sites adjacent, a waiver would allow the construction manager already under contract for the IRC project to expedite the construction of the Parking Ramp project, thereby allowing the IRC project to proceed in a timely manner.

The four-story pre-cast concrete parking ramp will be constructed on the existing surface Lot 76 located east of the Nielsen Tennis Stadium. A restroom and storage facilities for UW Transportation Services maintenance staff also will be provided. The parking ramp will be a structure with an exterior of brick faced spandrels with an exposed pre-cast concrete frame. The ramp design and construction materials will match the architecture and exterior finishes of the existing and proposed buildings on the west campus. This project will address traffic control measures by improving three adjacent street intersections. Storm water from the ramp will be detained, cleaned, and cooled before being discharged.

Upon the motion of Regent Randall and the second of Regent Amato 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: (1) construct the Lot 76 Parking Ramp, and (2) seek a waiver of s.16.855 under s.13.48(19) to allow construction of this project as part of the Construction-Management-at-Risk contract for the Interdisciplinary Research Complex (IRC) project at an estimated total project cost of \$18,000,000 (\$12,000,000 Program Revenue Supported Borrowing - HealthStar and \$6,000,000 Program Revenue - Cash).

I.3.e. UW-Madison: Lease for Medical School Department of Physiology

This item requested authority to lease approximately 20,000 square feet of laboratory and office space at 601 Science Drive in Madison, Wisconsin on behalf of the University of Wisconsin Medical School, Department of Physiology.

The lease covers 20,000 square feet of space for the period beginning July 1, 2004 (or date of occupancy) through June 30, 2009 at an annual rate of \$396,747 (\$19.50/LSF). The lease also provides for three, five-year renewal options from July of 2009.

The lease includes utility and maintenance services, but not housekeeping. Rental payments will be provided from medical school program and UW-Madison funds. The 601 Science Drive facility includes existing laboratory infrastructure (i.e. high levels of HVAC, electrical, and plumbing) to support the laboratories of the physiology department which provides enormous savings in preparing the space for use. The improvement costs of approximately

\$1 million to accommodate and install specialized laboratory and research equipment will also be paid by medical school program and UW-Madison funds.

The Department of Physiology receives grant funding to conduct laboratory animal research and needs room to expand. The department's research activities include diverse studies of mechanisms of human diseases such as heart failure, hearing deficit, epilepsy, and muscular dystrophy. The research success of the Department of Physiology is evident in its current ranking by the National Institute of Health (NIH) among the top 10 departments in the nation. This leased facility will house six of the department's twenty-four faculty investigators.

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, authority be granted to lease approximately 20,000 square feet of laboratory and office space at 601 Science Drive in Madison, Wisconsin on behalf of the University of Wisconsin Medical School, Department of Physiology.

I.3.f. UW-Madison: Veterinary Diagnostic Laboratory Construction

This item requested approval of the Design Report and authority to construct a new Wisconsin Veterinary Diagnostic Laboratory at an estimated total project budget of \$25,197,600 (\$22,400,000 General Fund Supported Borrowing, \$2,500,000 Program Revenue Supported Borrowing, \$249,000 GFSB-UW Infrastructure Funds, and \$48,600 Institutional Funds.) This project was enumerated in the 2001-03 Capital Budget at \$20 million GFSB. The 2003-05 Capital Budget enumerated an additional \$4.9 million, including \$2.5 million PRB and \$2.4 million GFSB.

The current laboratory building is 36 years old and is no longer able to support the advanced equipment, molecular biology techniques, and computers which are currently used to perform diagnostic laboratory work. The original mission of the lab was centered on disease detection and eradication. The lab's present day mission has expanded and includes applied research, disease surveillance and incidence verification for export, as well as the edification of producers and laboratory users on significant animal health issues. These changes in mission have resulted in the need of major improvements in equipment, facility, and infrastructure to allow the laboratory to provide quality assistance to agribusinesses. In addition, the deterioration of the existing facility has led accreditors of the American Association of Veterinary Laboratory Diagnosticians (AAVLD) to place the lab on accreditation probation pending facility modernization.

This project will construct a new three-story building with space for regulatory monitoring and diagnostic testing for the State's veterinarians. The building will be located on Parking Lot #4 on the UW-Madison Campus next to the School of Veterinary Medicine.

The Wisconsin Veterinary Diagnostic Laboratory (WVDL) is the primary component of the Wisconsin Animal Health System to provide reliable diagnostic laboratory testing. The labs provide a broad range of diagnostic services to the production and exotic animal industries as well as performing surveillance testing for a variety of animal diseases.

The first floor of this new building will include a sample receiving/distribution area, necropsy rooms, BSL-3 labs, support rooms, sample coolers, central supplies, and support offices. A loading dock will also be included. The second floor will house diagnostic labs, multi-purpose/conferencing rooms, and administrative offices. The third floor will contain diagnostic laboratories, including a CWD lab, laboratory, and office support space.

\$249,000 from the UW Infrastructure Allotment that was to be used by a DSF approved water main and sanitary sewer replacement/installation project was transferred to this project to integrate planning with the large animal hospital expansion.

Upon the motion of Regent Gracz and the second of Regent Randall 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 new Wisconsin Veterinary Diagnostic Laboratory at an estimated total project budget of \$25,197,600 (\$22,400,000 General Fund Supported Borrowing, \$2,500,000 Program Revenue Supported Borrowing, \$249,000 GFSB-UW Infrastructure Funds, and \$48,600 Institutional Funds.)

I.3.g. UW-Madison: Central Campus Utility Improvements

This item requested authority to: (1) construct the Central Campus Utility Improvements project at an estimated total project cost of \$14,700,000 (\$11,709,000 General Fund Supported Borrowing and \$2,991,000 Program Revenue Supported Borrowing) and, (2) seek a waiver of s.16.855 under the provisions of s.13.48 (19) to allow a portion of the construction to be performed by the contractor for the West Campus Cogeneration Facility, if necessary.

The existing electric and signal ductbank system between west campus and central campus is at capacity. Additional electric ductbank capacity is needed to interconnect the growing electrical loads on the west side of campus to the exiting power distribution systems in the central campus area. Additional signal ductbank capacity is needed to install new fiber optic data and other signal cable from the central campus signal distribution systems to the facilities to be constructed on the west campus.

The construction of the new West Campus Cogeneration Facility (WCCF) plant will increase the supply of heating (steam), cooling (chilled water), and electricity needed by the facilities served from the existing utility distribution systems. The WCCF plant will be capable of generating up to an additional 600,000 pounds of steam per hour, and 20,000 tons of chilled

water. Interconnection between the campus utility systems and the WCCF is vital for the efficient operation of the campus utility system.

This project will connect the West Campus Cogeneration Facility (WCCF) to the UW Madison campus utility distribution system. The project will also improve the existing utility system to accommodate the additional capacity that the WCCF will provide. Improvements will include the installation of new utility lines and the upgrade of existing lines to distribute the additional capacity provided by the WCCF. The project will provide steam, steam condensate, compressed air, chilled water distribution piping, domestic water, electric and signal ductbank/manhole system from the WCCF north through the Biotron utility corridor to the Observatory Drive corridor. The utilities will be routed east in the Observatory Drive corridor and then connect to the existing distribution systems along Linden Drive. The project will also upgrade high and low pressure steam, steam condensate and compressed air piping on the east side of Henry Mall and Linden Drive. New water mains and a meter pit will also be installed.

Upon the motion of Regent Randall and the second of Regent Gracz the Committee voted to approve Resolution I.3.g. with three votes of Yes from Regent Gracz, Randall, and Salas. Regent Amato was present but did not participate in the discussion and abstained from voting.

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: (1) construct the Central Campus Utility Improvements project at an estimated total project cost of \$14,700,000 (\$11,709,000 General Fund Supported Borrowing and \$2,991,000 Program Revenue Supported Borrowing) and, (2) seek a waiver of s.16.855 under the provisions of s.13.48 (19) to allow a portion of the construction to be performed by the contractor for the West Campus Cogeneration Facility if necessary.

I.3.h. UW-Madison: Repeal Restrictions Requiring Review and Approval of Buildings in the Hilldale Area

This item requested authority to Requests that the Board of Regents repeal the Declaration of Covenants, Restrictions and Easements for the Plat of University Hill Farms – Commercial Reserve Addition.

The University Hill Farms - Commercial Reserve Addition, was platted by the Board of Regents in February 1958 as part if its sale of University Hill Farms land. The Board recorded a Declaration of Covenants, Restrictions and Easements for the plat of University Hill Farms – Commercial Reserve Addition in 1958 (corrected in a 1959 resolution) which applies to all property located within the plat. The Declaration controls land use and building type in University Hill Farm – Commercial Reserve Addition, and vests the Board of Regents or its designee with the right to approve buildings and other structures built or remodeled within the platted area. This review has been delegated to the Architectural Control Committee for the University Hill Farms. The Declaration has a 25-year term which automatically extends for

additional five-year terms unless the Board of Regents elects to amend or repeal the restrictions.

The Declaration has been of record for the past 45 years during which time all lots within the plat have been developed. The Declaration continues to impose restrictions, limitations, and prohibitions upon all the properties located within the plat which are also subject to the zoning and building requirements imposed by the city of Madison and State of Wisconsin. Further, the restrictions impede negotiations on the sale of Hilldale. Since the restrictions are no longer necessary to protect the interests of the Board of Regents it has been requested that the Board of Regents repeal the Declaration of Covenants, Restrictions and Easements for the plat of University Hill Farms – Commercial Reserve Addition.

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

Resolution I.3.h.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the Declaration of Covenants, Restrictions and Easements for the Plat of University Hill Farms – Commercial Reserve Addition be repealed.

I.3.i. UW-Madison: Authority to Seek Enumeration and Construction of a Grainger Hall Addition Project and a Dayton Street Housing Project

This item requested: (1) authority to seek enumeration in the Spring 2004 legislative session for two projects at UW-Madison: a Grainger Hall Addition project and a Dayton Street Housing Development, estimated at \$34.9 million Program Revenue Supported Borrowing – Housing, (2) authority to seek approval of using fast track design and construction techniques for these projects, and (3) authority to construct both facilities under the terms of land use agreements between the Real Estate Development Corporation (REDCO) and the Board of Regents.

These projects would be used to demonstrate methods of streamlining the project delivery process and would be monitored and evaluated by the University, System Administration and the Department Administration in the areas of cost, schedule, and quality.

Graduate School of Business: This project will construct an approximately 85,000 ASF/125,000 GSF five story building with an underground basement for storage and possibly parking. The addition will house the specialized MBA centers for the Graduate Program of the School of Business.

An extraordinary gift of \$20 million has been presented to the University and State toward the construction of a facility to serve the graduate business program. In order to secure the gift, certain actions will be required by the University and the State. The donor has suggested a gift in the amount of \$20 million in exchange for the following: a \$10 million State match, an

additional \$10 million combination of gifts/State funds (to be determined), and occupancy for classes by the fall of 2007. The Dean of the School of Business is committed to raising funds to reduce the state funding needed for the project. Therefore, enumeration is requested using \$10 million existing General Fund Supported Borrowing and \$30 million gifts.

State statutes require the specific enumeration of any development project in excess of \$500,000, regardless of funding source. In order to achieve the fall 2007 occupancy, the University is requesting enumeration of this project during the spring 2004 session. Provisions will be sought to enable fast-track construction with a construction manager at risk, a guaranteed maximum price, and management of the project by the Real Estate Development Corporation.

Dayton Street Housing Development Project: This project consists of three major phases: (1) construction of a new residence hall on Dayton Street. A preliminary design model includes approximately 600 beds and would also consider the feasibility of constructing an ice-rink for recreation and team practice as part of this project, (2) demolition of Ogg Hall, and (3) landscaping of the former site of Ogg Hall and areas adjacent to Sellery Hall and Gordon Commons. This phase would include improvements to the East Campus Pedestrian Mall extending from Johnson Street south to the intersection of Murray Street and the railroad crossing.

Ogg Hall is a high rise residence hall consisting of two 13-story towers housing approximately 1000 students. Since Ogg Hall's square building design has made it the most difficult residence hall to operate from a programmatic and mechanical standpoint, University Housing hired an architectural/engineering firm to look at the feasibility and cost of correcting Ogg Hall's design problems as well as renewing its building systems and installing the required fire sprinkler system.

A consultant's report confirmed the hall's many inadequacies and due to low floor-to-ceiling heights, renovation and upgrade of the existing hall is not a cost effective solution. The decision to demolish Ogg Hall was made after a careful review of the alternatives detailed in the study. New construction to replace Ogg Hall provides the best long-term solution. The Dayton Street Development will provide approximately 600 of the 1000 beds needed to replace Ogg. An additional residence hall with 400 beds is being planned for construction on a lease with an option to purchase arrangement.

This project is part of the overall long-range plan of the University to upgrade and enhance student housing. Costs for the overall plan typically are shared by all residence hall occupants. It is planned that the rate charged for living in the new space will be higher than the rates charged for older buildings.

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

Resolution I.3.i.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to authority be granted to:

- (1) seek enumeration in the Spring 2004 legislative session for two projects at UW-Madison:
 - a. Grainger Hall Addition project, estimated at \$40 million (at least \$20 million Gifts, and up to \$20 million Existing General Fund Supported Borrowing)
 - b. Dayton Street Housing Development, estimated at \$34.9 million Program Revenue Supported Borrowing – Housing
- (2) seek approval of using fast track design and construction techniques for these projects. This approval would enable the University, with the assistance of the Real Estate Development Corporation (REDCO), to enter into competitive RFP processes for the selection of architect/engineering teams and construction managers at risk for each of the two projects;
- (3) construct both facilities under the terms of land use agreements between the Real Estate Development Corporation (REDCO) and the Board of Regents.

These projects would be used to demonstrate methods of streamlining the project delivery process. The projects would be monitored and evaluated by the University, System Administration, and the Department Administration in the areas of cost, schedule, and quality.

I.3.j. UW-River Falls: Student Union Construction and Related Approvals

This item requested approval of the Design Report and authority to:

- (1) construct the New Student Union project, (2) increase the project budget, (3) seek a waiver of s.16.855 under s.13.48(19) to allow selection through an RFP process of a Construction Manager-At-Risk, should it be determined that a LEED rating will be sought for this project, and (4) seek release of funds to demolish the Ames Teacher Education Center. This project was initially enumerated for construction in the 2001-03 Capital Budget at a budget of \$20,451,800.

The purpose of this project is to replace the existing Hagestad Student Center which is no longer capable of adequately meeting current student union needs. The new Student Union will provide space for new student life programming facilities, more meeting and lounge areas, larger student government and staff offices integrated into an “involvement center,” and improved food service offerings.

During programming, it was determined that a new Child Care facility would be needed to replace their existing space in the Ames Teacher Education Center that would be demolished to provide a site for the New Student Union. The Child Care project was then added to the Student Union project. In addition, several programming and design issues emerged that changed the scope of the original project. Those modifications resulted in a request to increase the scope and budget for the Student Center Building by \$8,334,200, which was subsequently

enumerated in the 2003-05 Capital Budget. Subsequent design work has resulted in a need to further increase the Student Union budget by \$147,000 for a total estimated combined project cost of \$29,533,000, of which \$28,400,000 is for the Student Union and \$1,133,000 for the Child Care facility. Previous action has authorized the Child Care Center and construction is currently underway.

This project will construct a new Student Union building in the center of the UW-River Falls campus on a site occupied by the former Ames Teacher Education Center, which will be demolished as a part of this project. The new four story building will contain: all campus food service operations, an entertainment complex, retail operations including a bookstore, convenience store and bank, student life offices (Involvement Center), a ballroom, meeting rooms, and lounges.

Work will also include reconstruction of an existing parking lot, site work, and landscaping. No additional utility extensions or central heating plant expansions are required beyond those needed to extend to existing utility mains. This project will also require demolition of the Ames Teacher Education Center.

There will not be any additional impact on segregated fees for this project. Board Plan Food Service rates will be increased by approximately \$17 per year to cover increased operating costs of the new facilities. Student Center and Food Service rates will be increased in future years by the amount needed for programs and inflation; not building construction. All fees have been approved by student shared governance groups.

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

Resolution I.3.j.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to: 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:

- (1) construct the New Student Union project,
- (2) increase the project budget by \$147,000 Program Revenue - Cash,
- (3) seek a waiver of s.16.855 under s.13.48(19) to allow selection through an RFP process of a Construction Manager-At-Risk, should it be determined that a LEED rating will be sought for this project,
- (4) seek release of \$250,000 Building Trust Funds - Contingency to demolish the Ames Teacher Education Center.

The estimated total project cost is \$28,400,000 (\$20,350,000 Program Revenue Supported Borrowing, \$7,800,000 Program Revenue - Cash and \$250,000 Building Trust Funds-Contingency).

Adjournment

The meeting of the Physical Planning and Funding Committee adjourned at 4:20 p.m.

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January 2004 SBC Actions for February 2004 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
MSN	Campus Master Plan Update	
	\$250,000 Building Trust Funds-Planning	
	\$250,000 Institutional Non-GPR Funds	
	\$100,000 Institutional Transportation Services Funds	\$600,000
MSN	Utility Plan Update	
	\$500,000 BTF-Planning	
	\$250,000 Institutional, Non-GPR Funds	\$750,000
MIL	Lapham Hall North Wing Remodeling	
	\$9,820,800 General Fund Supported Borrowing	\$9,820,000
MIL	Kenilworth Renovation - Prism Develop Co. - DEFERRED	
OSH	Titan Athletic Complex - Acceptance of Gift-In-Kind	
	\$5,000,000 Gifts	5,000,000
RVF	Athletic Facilities Development - (prepare plans and a DR) - and seek enumeration \$2,206,000 (\$1,876,000 Existing Residual General Fund Supported Borrowing and #330,000 Existing Residual Program Revenue Supported Borrowing.)	
	\$122,000 Building Trust Funds-Planning	
	\$21,200 Program Revenue	\$143,200
SYS	12-Campus Storm Water Management Study	
	Building Trust Funds-Planning	\$750,000
SYS	Various Maintenance and Repair Projects	
	LC Cowley Hall Roof Replacement \$240,000	
	STP Pray Sims Fire Alarm Upgr \$136,700	
	MSN Eliz Water Laundry Room \$257,100	\$633,800
January SBC Meeting TOTAL		\$17,697,000