

Minutes
Physical Planning and Funding Committee
Thursday, September 9, 2004

The Physical Planning and Funding Committee meeting was convened by Committee Chair Regent Salas at 1:02 p.m. in Room 1511 of Van Hise Hall on the UW-Madison campus. Present were Regents, Gottschalk, McPike, and Smith.

I.3.a. Approval of Committee Minutes

The minutes of the June 10, 2004 meeting of the Physical Planning and Funding Committee were approved as distributed.

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

Assistant Vice President David Miller reported that the Building Commission approved about \$8 million for various projects at their June meeting. (For details, please see the chart at the end of these minutes.)

Miller updated the Committee on the UW-Milwaukee Kenilworth project and said that he expects that project will be back to the Committee for approvals in the near future. Interim Vice Chancellor Monica Rimai reviewed the progress of negotiations of a development agreement for the Kenilworth project.

Miller also reported that counties and local municipalities contribute \$9.6 million annually for financial support of UW Colleges. In his report Miller also outlined the major types of issues that would come before the committee for the new members.

UW College Vice Chancellor Steve Wildeck spoke briefly about city and county financial support for the college campuses.

I.3.c. UW-La-Crosse: Chilled Water Plant – Increase Capacity (Design Report)

This item requested of the Design Report and authority to construct a Chilled Water Plant – Increase Capacity Project at a revised estimated total project cost of \$2,103,400 (\$962,300 General Fund Supported Borrowing, \$701,500 General Fund Supported Borrowing – Utilities Repair and Renovation, \$272,700 Program Revenue–Cash, and \$166,900 Program Revenue Supported Borrowing). This amount includes a budget increase of \$868,400 (\$701,500 General Fund Supported Borrowing–Utilities Repair and Renovation and \$166,900 Program Revenue Supported Borrowing).

The split between GFSB and PR funding sources was calculated based on the estimated chilled water loads of the various GPR/PR facilities to be served by the new chiller. The funding split was revised after 2003-05 Capital Budget approval based on construction of a smaller 350-bed residence hall in lieu of the 600-bed facility originally planned.

This project will increase the chilled water capacity of the existing campus central chilled water plant and will involve the installation of a centrifugal water chiller and associated pumps, cooling tower,

pipng, electrical service, and controls in a 28- by 32-foot addition to the existing plant. Work will also include extension of chilled water distribution piping to serve the new 350-bed apartment style residence hall and the Cleary Center. The campus long range plan includes extension of the central chilled water system to serve Mitchell Hall, a new 182,000 GSF academic building, a renovation of Wittich Hall, as well as several other existing buildings. It is anticipated that these future connections will fully utilize the 1,200 ton capacity of the proposed new chiller.

Upon the motion of Regent Smith and the second of Regent Mc Pike the Committee unanimously 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, the Design Report be approved and authority be granted to construct a Chilled Water Plant–Increase Capacity Project at a revised estimated total project cost of \$2,103,400 (\$962,300 General Fund Supported Borrowing, \$701,500 General Fund Supported Borrowing–Utilities Repair and Renovation, \$272,700 Program Revenue–Cash, and \$166,900 Program Revenue Supported Borrowing). This includes a budget increase of \$868,400 (\$701,500 General Fund Supported Borrowing–Utilities Repair and Renovation and \$166,900 Program Revenue Supported Borrowing).

I.3.d. UW-Madison: Lease of Space for Antarctic, Astronomy, and Astrophysics Research

This item requested authority to lease 16,825 gross square feet of office space at 222 West Washington Avenue in Madison, Wisconsin on behalf of the University of Wisconsin Graduate School and the Antarctic Astronomy and Astrophysics Research Institute (A3RI) to consolidate the administrative support activities directly connected to research on campus and in the Antarctic. Rental payments will be provided from federal grant funds.

This location was chosen due to its easy access to campus, ability to connect to high speed data, and the ability to provide space to all staff on one level. The lease covers 16,852 GSF of space for the period beginning January 1, 2005 (or date of occupancy) through December 31, 2009 at an annual rate not to exceed \$303,336 (\$18.00/GSF). The lease also provides for one five-year renewal option on January 1, 2010.

Upon the motion of Regent Gottschalk and the second of Regent Smith the Committee unanimously 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, authority be granted for the Department of Administration to lease 16,825 gross square feet of office space at 222 West Washington Avenue in Madison, Wisconsin on behalf of the University of Wisconsin Graduate School and the Antarctic Astronomy and Astrophysics Research Institute (A3RI).

I.3.e. UW-Madison: Mechanical Engineering Budget Increase

This item requested authority to: (1) increase the budget of the Mechanical Engineering Renovation and Addition project by \$4,500,000 Gift Funds, and \$57,495 Institutional Funds, and (2) transfer \$82,700 General Fund Supported Borrowing-Facilities Repair and Renovation, from the 21st Century Network Project into this project, for a revised total project cost of \$50,640,195 (\$23,082,700 General Fund Supported Borrowing, \$27,500,000 Gift Funds, and \$57,495 Institutional Funds). The Mechanical Engineering Renovation and Addition project was enumerated in the 2001-03 biennium.

This project involves demolition of the 1921 “sawtooth” building and construction of an approximately 155,400 GSF, four-level, plus basement and mechanical penthouse addition and 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.

June bids for this project exceeded the approved amount by approximately \$8,000,000. In order to keep the project on schedule, the College of Engineering, in consultation with the Division of State Facilities, the architect, and the low bid contractor, identified a number of scope cuts and cost savings that could be made to keep the project on schedule. Those changes resulted in cost savings of \$3,500,000, leaving a need of \$4,500,000 of additional funding. The College of Engineering has secured additional gift funds in this amount.

Combining the 21st Century networking work with the larger renovation project will insure cost effectiveness and project efficiencies by permitting all work to be completed by a single designer and contractor; will insure that the telecommunications work is factored into the remodeling schedule of the larger project, and will decrease interruptions and outages to building occupants.

Upon the motion of Regent Gottschalk and the second of Regent Smith the Committee unanimously 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 (1) increase the budget of the Mechanical Engineering Renovation and Addition project by \$4,500,000 Gift Funds, and \$57,495 Institutional Funds, and (2) transfer \$82,700 General Fund Supported Borrowing-Facilities Repair and Renovation, from the 21st Century Network Project into this project, for a revised total project cost of \$50,640,195 (\$23,082,700 General Fund Supported Borrowing, \$27,500,000 Gift Funds, and \$57,495 Institutional Funds).

The following two items were discussed together. Regent Salas encouraged a discussion of these items to emphasize the importance of this world class children's hospital facility to the campus and state.

I.3.f. UW Hospital and Clinics Authority: American Family Children's Hospital

This item requested authority to construct the American Family Children’s Hospital adjacent to the Clinical Sciences Center on the UW-Madison campus, at a total cost of \$67,000,000, non-state funding, University of Wisconsin Hospital and Clinics Authority revenue bonding and gift funds. Approximately \$18 million has already been raised from private donors for the philanthropic portion of this project.

This project will construct a new 136,000 ASF/226,000 GSF American Family Children's Hospital to be located immediately west of the existing Clinical Science Center (CSC). Building materials will be compatible with those of the nearby Pharmacy Building and Health Sciences Learning Center.

The model of care and culture will be centered on the needs of hospitalized children and their families. The new building will include a 300 stall parking ramp for patients, visitors, and hospital vehicles. The ramp will be built by the UW Hospital and Clinics, but managed by the campus.

The hospital will replace the existing current Children's Hospital program areas within the Clinical Sciences Center. Current space is seriously lacking in size and child-friendly quality. Existing inpatient rooms are approximately 125 square feet and do not provide adequate support space for parents, family members and bedside technology. The new inpatient rooms will average 300 square feet which is typical for new facilities and will provide a parent sleeping area, storage space for patient belongings, a bathroom and staff work area. The existing shortage of classroom, play, patient/family support and public space will be addressed with strategically designed family areas, with both play and classroom areas being incorporated into the overall space plan.

Construction of this project is also linked to the relocation and expansion of the UW Hospital's Emergency Department. Construction of the parking structure portion of the American Family Children's Hospital will create the entrance to a larger and improved Emergency Department.

UWHC employed a competitive qualification-based selection process, similar to that used by the State of Wisconsin, for hiring an architect to design the project. Once UWHC determined that Construction-Manager-at-Risk was the most advantageous delivery method for the construction of the Children's Hospital, the same type of selection process was used to hire the Construction Manager for this project.

I.3.g. UW-Madison: Authority to Seek a Waiver for Construction of the American Family Children's Hospital Parking Ramp

This item requested authority to (1) construct a parking ramp as part of the University of Wisconsin Hospital and Clinic's American Family Children's Hospital project at an estimated cost of \$7,000,000 Program Revenue Supported Borrowing - Parking Funds and (2) seek a waiver of Sec. 16.855 under Wis. Stats. 13.48(19) to allow use of the Construction-Manager-at-Risk contract currently in place for construction of the American Family Children's Hospital.

This project, located on the west side of the University of Wisconsin Hospital and Clinics (UWHC), will construct a 190,400 GSF, 300 stall parking ramp underneath the new American Family Children's Hospital to accommodate parking for patients' families, visitors, and hospital service vehicles. The university will own, operate, and collect revenue from the parking ramp.

The proposed ramp is part of the West Campus Development Plan, which includes university health sciences expansion to develop state-of-the-art teaching, research, and clinical care facilities around the UWHC. That plan has included a parking ramp on the west side of UWHC. However, this site is the only area that is available for UWHC expansion, and is ideally located for convenient access to the Children's Hospital. Therefore, the optimal solution is to build a hospital facility above a parking facility, with the parking serving the Children's Hospital and adjacent UWHC functions.

The request is based on the Operating and Service Agreement between the Board of Regents and the University of Wisconsin Hospital and Clinics Authority, dated June 29, 1996. Section 3.2 of this document assigns responsibility for management of parking facilities around the hospital to the UW-Madison Campus Transportation Services. Because the parking ramp and Children's Hospital have been designed as an integral whole, and the parking ramp serves as a foundation for the Children's Hospital, it is most efficient, cost-effective, and will provide the best construction coordination if the same contractor constructs both the parking ramp and Children's Hospital portions of the project. UWHC used a competitive qualification-based selection process to hire the project architect and the construction manager-at-risk for this project. The manager must competitively bid all subcontractor work.

Regent Salas asked if using a construction-manager-at-risk would relinquish the requirement to have competitive bidding for this project and David Miller assured him that The CMAR agreement is structured so that the construction manager must competitively bid all subcontract work.

The \$23,330 per stall cost is within an acceptable cost range for parking stalls constructed beneath a building. The parking ramp project will be funded by the UW-Madison Parking Utility and will not result in an increase in overall parking rates. This ramp will be supported by revenues generated from the ramp users, who will include patients' families, visitors, and users of hospital service vehicles.

Upon the motion of Regent Gottschalk and the second of Regent Smith the Committee unanimously approved Resolution I.3.f. and Resolution I.3.g.

Resolution I.3.f.

That, upon the recommendation of the UW Hospital and Clinics Authority Board, authority be granted to construct the American Family Children's Hospital adjacent to the Clinical Sciences Center on the UW-Madison campus, at a total cost of \$67,000,000, non-state funding, University of Wisconsin Hospital and Clinics Authority revenue bonding and gift funds.

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 a parking ramp as part of the University of Wisconsin Hospital and Clinic's American Family Children's Hospital project at an estimated cost of \$7,000,000 Program Revenue Supported Borrowing - Parking Funds and (2) seek a waiver of Sec. 16.855 under Wis. Stats. 13.48(19) to allow use of the Construction-Manager-at-Risk contract currently in place for construction of the American Family Children's Hospital.

I.3.h. UW Milwaukee: Great Lakes Research Facility - Genomics Laboratory Remodeling (Design Report)

This item requested approval of the Design Report and authority to construct a Second Floor Genomics Laboratory Remodeling project at the Great Lakes Research Facility for a total estimated project cost of \$498,000 Institutional Funds.

This project will remodel 1,591 ASF/2,161 GSF previously used as office space. The area will be reconfigured to create research laboratory facilities for tissue culture work for functional genomics and will include a single large lab space with smaller adjoining support rooms. The project will also renovate an existing 161 ASF/167 GSF unisex toilet room for ADA accessibility compliance.

The Wisconsin Aquatic Technology and Environmental Research (WATER) Institute is located within the Great Lakes Research Facility (GLRF). In 2002-2003, a GLRF/WATER Institute Master Plan Study was conducted. The study included a facility survey and condition report, evaluation of future project proposals, development of a basic program of future space requirements, and conceptual planning for the future of the facility. This project to remodel space will implement one component of the study. Planning for this project began in March 2004 using Institutional funds.

Upon the motion of Regent Smith and the second of Regent Mc Pike the Committee unanimously 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 Second Floor Genomics Laboratory Remodeling project at the Great Lakes Research Facility for a total estimated project cost of \$498,000 Institutional Funds.

I.3.i. UW-Whitewater: Chilled Water Plant – Increase Capacity (Design Report)

This item requested approval of the Design Report and authority to construct a Chilled Water Plant–Increase Capacity Project at an estimated total project cost of \$1,750,000 (\$1,637,500 General Fund Supported Borrowing and \$112,500 Program Revenue-Cash).

This project will increase the chilled water production capacity of the existing heating and chilled water plant. Work will involve the construction of a single story addition to the existing plant and the installation of an electric motor driven 4,160 volt, 1,400 ton, centrifugal water chiller and associated evaporator and condenser pumps, piping, electrical system, controls, and the installation of a roof mounted 1,400 ton cooling tower. The existing campus chilled water distribution system piping and equipment will be reconfigured and modified to handle the increase in water flow.

During the summer of 2001, the campus monitored the chilled water flow and temperatures and determined that the chilled water plant was delivering approximately 2,200 tons of cooling capacity. This is 200 tons below the nominal 2,400 ton capacity of the three existing 800 ton steam absorption chillers in the plant. Construction of Upham Hall Addition and Remodeling project added

approximately 100 tons of load to the system since that time. The retirement of the 33 and 37 year old absorption chillers serving the Anderson Library and McGraw Hall added another 465 tons of load to the system. The planned expansion and remodeling of the Conner University Center will add approximately 200 tons of load to the system. Campus long range plans include the provision of chilled water service to the following existing and planned facilities: Ambrose Health Center, new School of Business, Roseman Building, and university housing. It is anticipated that these facilities will fully utilize the proposed increase in the capacity of the chilled water plant.

The funding split between GFSB and PR funding sources was calculated based on the estimated chilled water loads of the various GFSB and PR facilities to be served by the new chiller. PR funding was added to the project after the 2003-05 Capital Budget approval to fund the cooling capacity needed for the Conner University Center Addition and Remodeling Project.

Upon the motion of Regent Smith and the second of Regent Gottschalk the Committee unanimously approved Resolution I.3.i.

Resolution I.3.i.

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 Chilled Water Plant – Increase Capacity Project at an estimated total project cost of \$1,750,000 (\$1,637,500 General Fund Supported Borrowing and \$112,500 Program Revenue-Cash).

Adjournment

The meeting of the Physical Planning and Funding Committee adjourned at 2:00 p.m.

June 2004 SBC Actions for September 2004 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
GBY	Convey Parcel of Land to DOT	\$0
MSN	Park Street - Enter into a Ground Lease, enter into a lease agreement, and connect resulting facilities to central utility system	\$0
MSN	Biochemistry Spectrometeter Laboratory Remodeling	
	\$213,000 Grant Funds	\$213,000
MIL	DOA for UWM - Authority to negotiate w/proposer for redevelop of Kenilworth Bldg	
PLT	Authority for private development to develop a new suite style residence hall	\$0
STO	Acquire a .87-acre parcel of land	
	\$80,800 Program Revenue Cash - Parking	\$80,800
SYS	Classroom Renov and IT Improvement Projects <i>(deferred MSN and MIL request)</i>	
	\$2,294,000 2003-05 General Fund Supported Borrowing	
	\$47,945 Classroom Modernization/Institutional Funds	\$2,341,945
SYS	Maintenance and Repair Projects	
	\$236,500 GFSB - Facilities Repair & Renovation	
	\$792,000 GFSB-Health Safety & Environmental	
	\$1,638,000 GFSB - Programmatic Remodeling & Renovation	
	\$1,338,780 GFSB - Utilities Repair & Renovation	
	\$268,300 PRSB - Facilities Maintenance	
	\$272,580 PRSB-Utilities Repair & Renovation	
	\$939,500 PR - Cash	\$5,485,660
	June SBC Meeting TOTAL	\$8,121,405