

Minutes
Physical Planning and Funding Committee
Thursday, April 6, 2006

Committee Chair Regent Salas convened the joint meeting of the Physical Planning and Funding Committee and the Business, Finance and Audit Committee at 1:00 p.m. in the Alumni Rooms A & B of the University Union of UW-Green Bay. Present were Regents Gracz, Connolly-Kessler, Crain, Loftus, Pruitt, Randall, Rosenzweig, and Smith.

I.3.a. UW-Green Bay: Campus Master Plan Presentation

UW-Green Bay Chancellor Bruce Shepard introduced the new Campus Master Plan by saying that a master plan must mix reality with a sense of dreaming. He described the new UW-Green Bay plan as well-conceived, exciting and farsighted and stated that it will shape student opportunities well into the future. Shepard explained that the plan involved input from students, faculty, staff, neighbors, friends of the university, and local communities. He explained that the new plan facilitates his proposal to grow the UW-Green Bay enrollment by 50 percent to 7,500 students by demonstrating that the campus has the capacity to grow.

Chancellor Shepard introduced Assistant Chancellor Dean Rodeheaver who presented details of the new Campus Master Plan which includes primary planning elements of circulation, wayfinding, parking expansion, and building opportunities. The plan supports recommendations for sustainability; expanded community, academic, and research connections; student life; design guidelines; open space; and transportation and utility improvements. The new plan prepares the university for emerging trends and new requirements and guides the future physical development of the campus. Rodeheaver indicated that the campus has room to grow to meet the demands of an expected growth in enrollment. He continued by explaining that the campus is working towards a greater integration with the city of Green Bay to help reduce campus isolation and that the plan includes a focus on the university's long-standing environmental ethic with a commitment to increasing sustainability.

Rodeheaver mentioned that students from UW-Green Bay's Environmental Science and Policy graduate program studied the master plan as part of a graduate seminar and made numerous recommendations related to sustainability. Several of those students (Chris Waltman, Larry Cornell, Angel Dybas, and LuAnn Rudolph) were present to share their experience with the committees.

Chris Waltman addressed the committees and explained that the students' recommendations covered transportation, stormwater management, energy use and other issues related to sustainability. The students suggested the creation of a carpool and buddy system database and reduced-rate parking permits and reserved parking spaces for carpoolers. They also suggested a long-term goal of reduced university parking fees based on the fuel-efficiency of vehicles.

Larry Cornell stated reasons that UW-Green Bay should pursue sustainability which included cost savings, obligations of an academic institution, community leadership, utilization of the campus as a laboratory, and continuing campus leadership in a growing movement.

In response to a question from Assistant Vice President David Miller regarding how current facilities serve their current enrollment and how future growth would impact the space needs of the campus, Assistant Chancellor Rodeheaver said that they could handle approximately 500 additional FTEs

without an additional classroom facility. He added that if the campus grows to the extent anticipated by the chancellor, their maximum need would be 40 additional classrooms and 80 to 100 office spaces.

Committee Chair Regent Salas convened the meeting of the Physical Planning and Funding Committee at 2:13 p.m. Present were Regents Gracz, and Crain.

I.3.b. Approval of the Minutes of the March 9, 2006 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Crain, and the second of Regent Gracz, the minutes of the March 9, 2006 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.c. UW-Madison: Approval of the Design Report and Authority to Construct the Chadbourne Residence Hall Renovation Project

This item requested approval of the Design Report and authority to construct a Chadbourne Residence Hall Renovation project for a total project cost of \$6,599,000 Program Revenue Supported Borrowing, as enumerated in the 2005-07 Capital Budget.

This project renovates two separate portions of the 84,000 ASF/143,600 GSF Chadbourne Residence Hall, located at the corner of Park Street and University Avenue on the UW-Madison campus.

Improvements made by this project will make the building safer, result in a more efficient facility, and reduce maintenance costs. The food service portion of this project includes renovation of approximately 8,630 ASF of existing food service space to replace the original serving line style operation with a market-style servery. The servery will have 1,500 ASF of Kosher/Halal food preparation and storage. The kitchen area will be upgraded and the current serving area remodeled. New floor, wall and ceiling finishes will be installed in the existing dining area and mechanical and electrical systems will be upgraded. Remaining work will include renovation of 740 ASF of existing dining space to provide a new convenience store and the relocation of an existing service elevator, stairway, and basement equipment room to improve circulation.

The housing portion of this project will refurbish 59,030 ASF of resident rooms. All existing built-in furniture will be removed, as will asbestos containing flooring materials, and light fixtures. The existing perimeter heating system will be replaced with a system offering heating and air conditioning capabilities. New loft style furniture will be installed by the Division of University Housing.

Vice Chancellor Alan Fish explained that the project involves redoing food service and rooms that were originally built in the 1950s. He explained that this upgrade would add another 50 to 70 years of life to the facility.

Upon the motion of Regent Gracz and the second of Regent Crain 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 a Chadbourne Residence Hall Renovation project for a total project cost of \$6,599,000 Program Revenue Supported Borrowing, as enumerated in the 2005-07 Capital Budget.

I.3.d. UW-Madison: Lease of Space on Behalf of the UW-Madison School of Veterinary Medicine for the Department of Pathobiological Sciences

This item requested approval for the Department of Administration to execute a lease with University Research Park, Inc. for 20,000 square feet of space at 565-575 Science Drive in Madison, Wisconsin, on behalf of the UW-Madison School of Veterinary Medicine for the Department of Pathobiological Sciences.

The lease is necessary for laboratory and support space at the University Research Park for the UW-Madison School of Veterinary Medicine, Department of Pathobiological Sciences to house the Institute for Influenza Viral Research program. Locating the expanded laboratory at the University Research Park is necessary because there is not adequate space on campus to accommodate a new laboratory for this research. The lease period begins September 1, 2007, (or date of occupancy) and continues through August 31, 2012, at an initial annual rate of \$450,000 (\$22.50/LSF). The rate includes the annual base rate of \$10.15 and estimated annual operating expenses of \$12.35. The lease provides for three successive five-year renewal options from September 1, 2012.

After the initial year, the base rental rate will increase 3 percent annually, including each of the five-year renewal options. Operating expenses will also be adjusted annually to reflect a proportionate share of the actual operating expenses for the prior 12-month period. These costs will be funded by the Institute for Influenza Viral Research program's research grants.

The leased space will be remodeled to accommodate up to 28 existing and new researchers to study the influenza virus and to develop vaccines and other strategies to reduce the human health effects of potential pandemics. This space will provide research lab space, animal facilities, and limited office space. The labs will meet Biosafety Level 2, Level 3, and Level 3-Ag requirements.

Upon the motion of Regent Crain and the second of Regent Gracz 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, authority be granted for the Department of Administration to execute a lease with University Research Park, Inc. for 20,000 square feet of space at 565-575 Science Drive in Madison, Wisconsin, on behalf of the UW-Madison School of Veterinary Medicine for the Department of Pathobiological Sciences.

I.3.e. UW-Madison Authority to Convey Property Known as the Hanson Forest to the United States Forest Service

This item requested authority to sell approximately 1,028 acres of land known as the Ann Carroll Hanson Forest located in Ashland County, Wisconsin to the United States Forest Service (USFS) at an appraised value determined by the Forest Service. The Board of Regents will sell the property to the United States Forest Service at a price determined by a qualified appraisal undertaken by the Forest Service in accordance with the land purchase policies of the Forest Service. After the sale the land will become part of the Nicolet-Chequamagon Forest. Closing on the property is contingent upon completion of agreeable terms and conditions in a purchase option with the USFS.

Martin Hanson and his family donated the land to the university over a period of several years starting in 1969. The land has been used in the past for research, but the university has not actively used the land in the past few years. The former owner has expressed a desire that the university sell the land to the Forest Service, and use the proceeds to endow a chair in the Nelson Institute for Environmental Studies to honor his good friend Gaylord Nelson.

The U.S. Forest Service has completed an appraisal of the land and has established a sales price of \$2,200,000. The actual sale price may vary slightly due to easements, covenants, and environmental conditions on the land. Sale proceeds will be returned to the UW-Madison. The first \$1.5 million will be used to endow a chair in the Nelson Institute for Environmental Studies and the remaining funds will be earmarked specifically for use by the UW Arboretum for stormwater management and other facilities maintenance improvements.

Regent Salas asked who determined the split of the sale funds. Vice Chancellor Alan Fish explained that the campus consulted the donor family and they approved of the proceeds split. Regent Salas asked if there were any commemoration planned to indicate how that property became part of the national forest. Vice Chancellor Alan Fish stated that there were several buildings on the site but that he didn't know what plans the forest service had regarding them. Regent Salas asked Mr. Fish to investigate to see if there would be some way they could recognize the history of that property.

Regent Crain asked Mr. Fish what changed over time. Fish explained that in 1969 the university did research on animals and habitats at that location. However, over time, that research had ended. He continued by saying that during the last ten years no university research had been done at that site and that there was no research planned for that location

Regent Salas asked Mr. Fish to discuss the relationship of the endowed chair and Earth Day. Fish explained that Gaylord Nelson was the creator of Earth Day, and that there is a significant amount of historical background and organizational information about that which is located at different sites that needs to be located and Mr. Fish offered to explore that dilemma.

Upon the motion of Regent Gracz and the second of Regent Crain 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 sell approximately 1,028 acres of land known as the

Ann Carroll Hanson Forest located in Ashland County, Wisconsin to the United States Forest Service (USFS) at an appraised value determined by the Forest Service.

I.3.f. UW-Milwaukee: Authority to Execute a Land Use Agreement for Installation of Exterior Flood Lighting of Engelmann Field and Acceptance of a Gift-In-Kind

This item requested authority to execute a land use agreement between the Board of Regents and the UWM Foundation to allow the foundation to install exterior floodlighting at the Engelmann Field soccer field and accept the installation as a gift-in-kind from the foundation at an estimated cost of \$186,000 Gift Funds.

An Engelmann Field Lighting project was approved in 2001 but as the design of that project progressed it became apparent that the project could not be constructed within the available funding. The UWM Foundation was able to put together a package of gifts –in-kind that included re-engineering of the lighting to a more economical and better-performing solution, and the donation of the lighting installation. As part of that package, the Department of Athletics purchased the lighting fixtures, poles, and related equipment through a competitive bidding process.

Four 100-foot high poles will be installed around the perimeter of the soccer field with lighting fixtures that will provide an average of 50 foot-candles at the playing surface. The fixtures will have a visor system that will minimize spill light and glare to neighboring residential areas. The lighting is intended only to be used for soccer games.

Regent Salas asked if the visor systems were used just because they were an available technology or were there neighborhood concerns about the project that resulted in their use. UW-Milwaukee University Architect Claude Schuttey answered that the visor systems were used because they were an available technology and that the campus had responded to neighborhood concerns earlier in the project.

Engelmann Field, is the only on-campus soccer field available for intercollegiate games played by UW-Milwaukee men's and women's soccer teams. The playing surface presently does not have any lighting and that lack of lighting limits the ability of the UW-Milwaukee campus to schedule and host regular and post-season games and tournaments, to recruit quality student athletes, and to compete at the Division I intercollegiate level.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Milwaukee Chancellor and President of the University of Wisconsin System, authority be granted to (a) execute a land use agreement between the Board of Regents and the UWM Foundation to allow the foundation to install exterior floodlighting at the Engelmann Field soccer field and (b) to accept the installation as a gift-in-kind from the foundation at an estimated cost of \$186,000 Gift Funds.

I.3.g. UW-Oshkosh: Authority to Purchase Two Parcels of Land for Administrative Purposes

This item was withdrawn from consideration.

I.3.h. UW-Parkside: Authority to Construct the Third Central Chiller Installation Project

This item requested authority to construct the Third Central Chiller Installation project at an estimated total project budget of \$1,339,000 (\$884,000 General Fund Supported Borrowing and \$455,000 Program Revenue Supported Borrowing), as enumerated in the 2005-07 Capital Budget.

This project will design and construct the installation of a new 1,000 ton centrifugal chiller and chilled water system improvements in the campus central heating and chilling plant. The plant's electrical system will be upgraded to serve the increased electrical demand of the chiller and related pumps. The chilled water system improvements will include: installation of one new chilled water distribution pump; replacement or modification of two existing chilled water distribution pumps; installation of chilled water and condenser water system filters; installation of a new chilled water air separator and revisions of the chilled water system bypass/common piping; and demolition of an existing abandoned 850 ton cooling tower.

The campus heating and cooling plant was constructed in 1972 with space to accommodate two additional chillers and the chilled water distribution system was sized to accommodate additional future loads. The original chillers and chilled water distribution pumps have been revised or replaced, but the chiller capacity has not been increased. Recent extensions of the central chilled water system to Ranger Hall (1997) and the Sports & Activity Center (2000) eliminated any surplus chiller capacity.

Proposed additions to the Communication Arts building (80,840 ASF/128,300 GSF) and the Student Union (37,875 ASF/60,800 GSF), as well as the construction of a new resident hall will require additional chilled water system capacity to avoid unacceptable increases in indoor temperature and humidity levels throughout the campus.

The program revenue debt service for the new chiller will be funded from a \$4.50 per student increase in annual segregated fees and a \$23/student increase in annual room rental rates. The fees to support the project may vary based on actual student enrollment and variance in other revenue streams. The increase in segregated fees, if needed, would be requested and included in the 2007-08 fiscal year.

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

Resolution I.3.h.

That, upon the recommendation of the UW-Parkside Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Third Central Chiller Installation project at an estimated total project budget of \$1,339,000 (\$884,000 General Fund Supported Borrowing and \$455,000 Program Revenue Supported Borrowing), as enumerated in the 2005-07 Capital Budget.

I.3.i. UW-Parkside: Approval of the Design Report and Authority to Construct the Student Union Expansion Project

This item requested approval of the Design Report and authority to construct the Student Union Expansion project at an estimated total project cost of \$25,191,000 (\$1,461,000 General Fund Supported Borrowing and \$23,730,000 Program Revenue Supported Borrowing), as enumerated in the 2005-07 Capital Budget.

This project will construct an addition of approximately 41,700 ASF/53,000 GSF to the existing Student Union and will remodel approximately 68,900 GSF of the existing building. This will result in a building that will contain approximately 78,300 ASF/124,700 GSF. The proposed design includes a single story addition to the east and a two story addition to the north and south of the existing building. New construction and remodeling work will be phased to allow existing operations to continue without disruption.

The project provide active spaces, including dining, food service, bookstore, cinema, credit union, recreation/multi purpose space, and the new Integrated Services Center, on the lower two levels of the facility. Office areas, meeting rooms, a ballroom, and student organization areas, will be provided on the upper two levels.

Remodeling work will completely update the plumbing, mechanical, electrical, and telecommunications infrastructure of the existing building, and will make Americans with Disabilities Act (ADA) accessibility improvements. Asbestos-containing building materials will be abated. The project will also include related site work and landscaping. The exterior design will match existing campus materials, forms, and details. The project will also provide an easily identifiable new entry to the UW-Parkside campus.

Funding for this project will come primarily from an increase in student fees, which was approved by the UW-Parkside Segregated University Fee Allocation Committee and the UW-Parkside Student Government Association. The fee increase will be phased in over four years at approximately \$100 per year through 2007. Segregated fees in 2003 were \$572. The first year of the fee increase began in July 2004. As of July 2006, the third year of the phased increase, segregated fees will be \$816. In the 2004-05 and the 2005-06 annual budgets adopted by the Board of Regents, the UW-Parkside fee detail noted the four-year implementation plan. The yearly fees to support the project may vary based on actual student enrollment and other revenue streams that may result from an improved facility.

Regent Salas mentioned that he had visited UW-Parkside recently and noticed how easily the Student Union could be expanded. Chancellor Keating explained that the campus was designed in the 1960s as a commuter campus and that the residence halls were added later. He stated that the student union was originally built as a gathering place for commuting students.

UW System Senior Architect Jeff Kosloske showed schematics of the project, described major program changes related to the project, and spoke about the expandability of the campus buildings. Kosloske commented on the extraordinary architecture on the UW-Parkside campus which he considers a fine example of architecture of that period. He noted that UW-Parkside students were involved in all the design meetings for this project.

Regent Crain mentioned that she had recently visited the UW-Parkside campus also and that she thought the buildings on that campus were wonderful.

Regent Salas noted that the UW-Parkside Segregated University Fee Allocation Committee as well as the UW-Parkside Student Government Association had both approved segregated fee increases for this project.

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

Resolution I.3.i.

That, upon the recommendation of the UW-Parkside Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Student Union Expansion project at an estimated total project cost of \$25,191,000 (\$1,461,000 General Fund Supported Borrowing and \$23,730,000 Program Revenue Supported Borrowing), as enumerated in the 2005-07 Capital Budget.

I.3.j. UW System: Authority to Construct Various Facility Maintenance and Repair Projects

This item requested authority to construct various maintenance and repair projects at an estimated total cost of \$10,033,500 (\$3,655,000 General Fund Supported Borrowing, \$4,830,800 Program Revenue Supported Borrowing, and \$1,547,700 Program Revenue-Cash). This request constructs maintenance, repair, renovation, and upgrades through the All Agency Projects Program.

Facilities Maintenance and Repair

LAX - Whitney Freezer/Cooler Replacement (\$478,500): This project will replace three freezers and six coolers occupying approximately 1,650 SF. Project work includes removing the cooler/freezer compartments and all associated refrigeration systems, installing new coolers and freezers with a rack style refrigeration system providing 12,000 BTU of cooling capacity, and installing an on-site and remote monitoring and control system.

Utilities Repair and Renovation

LAX - Heating Plant Feed Water System/Deaerator Tank Replacement (\$360,000): This project will replace the deaerator and isolation valves, replaces one boiler feed water pump, and rebuilds a second feed water pump (including replacement of related isolation valves etc.).

MSN - Babcock Drive/Linden Drive Utility Connections (\$486,000): This project will complete utility cross connections along Babcock Drive and Linden Drive. Project work includes installation of approximately 180 LF of 4-inch signal ductbank from the signal manhole at the southeast corner of Microbial Sciences building to the intersection of Babcock Drive and Linden Drive.

MSN - Campus Drive Bike Path, Phase I (\$834,000): This project will construct an approximately 14-foot wide, 4,200 LF asphalt pedestrian/bicycle pathway from University Bay Drive to Linden Drive on the west side of the Veterinary Medicine Building and north of the railroad tracks and Campus Drive. The project will require an easement from the Wisconsin Department of Transportation and the Wisconsin Southern Railroad for the portion of the path that is located in the railroad right-of-way. The project also includes an approximately \$30,000 assessable improvement for traffic lighting at the Highland Avenue crossing.

David Miller added that as a component of negotiations for the cogeneration project, MG&E will install photovoltaic lighting along the bikepath.

OSH - Electrical Substation Switchgear Replacement (\$2,050,000): This project will remove the campus primary electrical switchgear located just west of the Facilities Management Center and will develop a new switchgear yard approximately 300 LF west of the present location. The project will also remove a feeder cable from the campus steam tunnel and install a 600 LF ductbank.

PLT - South Res Hall Lot/Road/Walks (\$2,485,000): This project will construct a new 323-stall parking lot along the south side of Southwest Road, a 1,900 LF and 30-foot wide roadway section with a cul-de-sac from Longhorn Drive west to the South Residence Hall, a 240 LF pedestrian bridge spanning the ravine between Glenview Commons and the South Residence Hall, and a 280 LF of new 8-foot wide pedestrian walkways connecting the South Residence Hall and the new parking lot and main campus.

WTW - Wyman Mall Utility Replacement (\$3,340,000): This project will replace underground utilities along the 1,300 LF Wyman Mall utility corridor between Main Street and Starin Road, excluding the area within the University Center Addition and Remodeling Project site. This project will replace domestic water lines, sanitary sewer lines, storm sewer lines, steam conduit, and telecommunications pits.

Upon the motion of Regent Crain and the second of Regent Gracz the Committee approved Resolution I.3.j.

Resolution I.3.j.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$10,033,500 (\$3,655,000 General Fund Supported Borrowing, \$4,830,800 Program Revenue Supported Borrowing, and \$1,547,700 Program Revenue-Cash).

I.3.k. UW-Madison: Approval of the Design Report and Authority to Construct the Engineering Student Learning Center

This item requested approval of the Design Report and authority to construct an Engineering Student Learning Center project at a total estimated project cost of \$538,000 Gift/Grant Funds.

This project will renovate approximately 6,700 ASF/8,600 GSF of existing space on the first floor of Engineering Hall to create a student learning center. The project will remodel existing unused space to provide spaces for group discussions and individual tutoring, informal gathering spaces for students, and an information/resource center. Space for a small food service operation run by the Wisconsin Union will be provided. Construction will include modifications to lighting, power, data, and mechanical systems.

The student learning center in Engineering Hall will provide a convenient, visible location for the College of Engineering's academic support (tutoring) system for undergraduate engineering students. The location is adjacent to other student services offices (first-year advising, transfer services, the

academic deans' offices, and Diversity Affairs), and provides an ideal setting for an academic support program.

Upon the motion of Regent Crain and the second of Regent Gracz the Committee approved Resolution I.3.k.

Resolution I.3.k.

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 an Engineering Student Learning Center project at a total estimated project cost of \$538,000 Gift/Grant Funds.

I.3.l. UW-Madison: Exchange of Land with WARF and Authority to Request a Waiver to allow WARF to Construct the Wisconsin Institute of Discovery and the Morgridge Institute for Research

This item requested authority to Requests authority to: (a) exchange a portion of Board of Regents-owned property on the UW-Madison campus for strategic properties of equivalent value located within the UW-Madison development boundary to be acquired by the Wisconsin Alumni Research Foundation (WARF); and (b) request a waiver of s.16.855 under the provisions of s.13.48 (19) to enter into the necessary agreements with the Wisconsin Alumni Research Foundation to develop and construct the Wisconsin Institute for Discovery (WID) and the Morgridge Institute for Research, with enumerated WID funds of \$19,000,000 General Fund Supported Borrowing (2005-07), \$31,000,000 General Fund Supported Borrowing (2007-09), and up to \$100,000,000 enumerated Gift and Grant Funds (2005-07) with the following provisions: (1) The General Fund Supported Borrowing for the public research institute will not exceed the \$50,000,000 enumerated in the 2005-07 Capital Budget; and, (2) WARF will be required to contract with construction manager who will bid out all of the work included in the project. (3) The State of Wisconsin, the Board of Regents and WARF will develop and execute the necessary agreements including the following:

- A Master Term Sheet detailing project costs and terms including a guaranteed maximum price specifying an amount not to exceed \$50,000,000 GFSB funding for the public research institute; and
- A development agreement specifying the terms and conditions of the construction of the public institute for the university by WARF.

(4) The Board of Regents and WARF will develop a Land Use Agreement to permit WARF to construct the public institute on university property.

In 2005, the legislature enumerated the Wisconsin Institute for Discovery at a total estimated budget of \$150,000,000 (\$100,000,000 Gifts/Grant Funds and \$50,000,000 General Fund Supported Borrowing) to strengthen the state's leadership position in science and technology, and promote the state economy with new jobs and investments.

The property to be exchanged with WARF for the Morgridge Institute for Research is a portion of the block located at Randall Avenue on the west, Orchard Street on the east, University Avenue on the north and Campus Drive on the south. The property to be acquired by WARF will be within the development boundary of the UW-Madison. The value of the university assets will be derived from an average of two appraisals. The value of the WARF assets will be based on the purchase price of the

properties plus the transaction costs.

This project will construct two institutes with a total of approximately 300,000 GSF: the first phase of the Wisconsin Institute for Discovery (WID) and the Morgridge Institute for Research. The two institutes will be constructed with a combination of public and private dollars, specifically, \$50,000,000 of enumerated General Fund Supported Borrowing (GFSB) and up to \$100,000,000 Gift and Grant Funds as enumerated by the legislature in the 2005-07 Capital Budget.

The two institutes will operate separately while providing opportunities for collaboration when appropriate. When construction is completed, the public institute will be turned over to UW-Madison for operation. Operations for the Morgridge Institute for Research will continue to be privately supported. The Morgridge Institute for Research will be constructed with exclusively gift funds.

The construction of WID and the Morgridge Institute for Research will allow the university's best researchers to work in a multidisciplinary manner and solve problems relating to human biology and regenerative medicine.

WID will specialize in basic research and will provide relevant discoveries to researchers in the Medical School's Interdisciplinary Research Complex providing a smooth transition from basic discovery, to medical development, to clinical trials. WID will be a part of the university community providing a home for existing faculty interdisciplinary programs that cross traditional department and college boundaries.

The Morgridge Institute for Research will be a private, not-for-profit, research institute. The donors of the \$50 million gift, John and Tashia Morgridge, intend that this will be an endowed research institute that is competitive with similar private research institutes on the east and west coasts. It will work collaboratively with the WID to solve complex problems and attract and retain star faculty. The Morgridge Institute will also provide technology transfer and business acceleration facilities that presently do not exist in the central campus.

Vice Chancellor Alan Fish explained that this project is about a location where different disciplines can come to collaborate on problems and that the resulting institutes are problem solving biology institutes, not institutes focused on one particular type of research. Fish continued by saying that the campus hopes this project will develop a new model for research space, one that is flexible and can be retrofitted to future needs when necessary.

In response to a question from Regent Salas focusing on the public purpose of the university mission, Mr. Fish responded that having a private research institute and the public institute located in the same block will allow for many opportunities for collaborative efforts and be of great benefit to the public institute.

Alan Fish mentioned that a more in depth presentation of this item would be made at the Friday meeting of the full Board.

Upon the motion of Regent Gracz and the second of Regent Crain the Committee approved Resolution I.3.1.

Resolution I.3.1.

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

(a) exchange a portion of Board of Regents-owned property on the UW-Madison campus for strategic properties of equivalent value located within the UW-Madison development boundary to be acquired by the Wisconsin Alumni Research Foundation (WARF); and

(b) request a waiver of s.16.855 under the provisions of s.13.48 (19) to enter into the necessary agreements with the Wisconsin Alumni Research Foundation to develop and construct the Wisconsin Institute for Discovery (WID) and the Morgridge Institute for Research, with enumerated WID funds of \$19,000,000 General Fund Supported Borrowing (2005-07), \$31,000,000 General Fund Supported Borrowing (2007-09), and up to \$100,000,000 enumerated Gift and Grant Funds (2005-07) with the following provisions:

(1) General Fund Supported Borrowing for the public research institute will not exceed the \$50,000,000 enumerated in the 2005-07 Capital Budget; and,

(2) WARF will be required to contract with construction manager who will bid out all of the work included in the project.

(3) The State of Wisconsin, the Board of Regents and WARF will develop and execute the necessary agreements including the following:

- Master Term Sheet detailing project costs and terms including a guaranteed maximum price specifying an amount not to exceed \$50,000,000 GFSB funding for the public research institute; and
- A development agreement specifying the terms and conditions of the construction of the public institute for the university by WARF.

(4) The Board of Regents and WARF will develop a Land Use Agreement to permit WARF to construct the public institute on university property.

I.3.m. Report of the Assistant Vice President

- Building Commission Actions - Assistant Vice President David Miller reported that the Building Commission approved about \$28.5 million for projects at their March meeting. The funding breakdown for those projects was \$7 million General Fund Supported Borrowing, \$21 million Program Revenue, and \$.5 million Gift and Grant Funds. (For more detail about those projects, please see the chart at the end of these minutes.)

i.3.x. Additional items that may be presented to the Committee with its approval

No additional items were presented to the Committee.

Adjournment

The Physical Planning and Funding Committee adjourned at 3:37 p.m.

I.3.z. Closed session to consider personal histories, as permitted by s.19.85(1)(f) Wis. Stats., related to the naming of facilities at UW-Milwaukee and UW-Parkside

Upon the motion of Regent Crain and the second of Regent Gracz the Physical Planning and Funding Committee adjourned to Closed Session. The closed session adjourned at 4:03 p.m.

March 2006 SBC Actions on Projects for April 2006 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
MSN	Camp Randall Stadium Expansion/Renovation Budget Increase (for Safety)	350,000
MSN	Warehouse Remodeling Arts Relocation - Bldg Trust Funds & Gift Funds to Plan	252,400
PLT	Purchase of Southwest Hall	18,700,000
	Movable Equipment for South West Hall	1,300,000
STP	Authority to Sell American Suzuki Center House	
STO	Purchase of 221 Third Street West	167,500
SYS	Classroom Renovation/Instructional Technology Improvement (other funds = Classroom Modernization/Institutional Funds)	1,563,667
SYS	Construct All Agency Maintenance and Repair Projects Total = \$6,210,000	
	GFSB-Special and Moveable Equipment	40,000
	GFSB-Facilities Maintenance & Repair	3,574,500
	GFSB-Health Safety & Environment	875,000
	GFSB-Programmic Remodeling & Renovation	558,000
	GFSB-Utilities Repair & Renovation	160,800
	PRSB-Facilities Maintenance & Repair	524,500
	Program Revenue-Cash	88,200
	Program Revenue-Cash	389,000
	Deferred MSN 21st Century Telecomm Ext Ph 2, OSH Steam Dist Tunnel Repr, PKS Inner Loop Road Reconst, STP Htg Plnt Boiler/Dearator Repl, WTW Multi-Res Hall Emer Gen Inst.	
SYS	Maintenance and Repair Projects Funding Adjustments	
	Authority to reduce various projects by \$4,075,900 PR-Cash and to increase various projects by \$4,075,900 PR-Cash.	Approved
March SBC Meeting TOTAL		\$28,543,567

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