

Minutes
Physical Planning and Funding Committee
Thursday, February 9, 2006

Committee Chair Regent Salas convened the meeting of the Physical Planning and Funding Committee at 12:39 p.m. in Room 1511 of Van Hise Hall in Madison, Wisconsin. Present was Regent Crain. Regent Gracz was absent.

I.3.a. Approval of the Minutes of the December 9, 2005 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Crain, and the second of Regent Salas, the minutes of the December 9, 2005 meeting of the Physical Planning and Funding Committee were approved as presented.

Regent Salas commented that he was concerned by the impact of utility costs on tuition as explained in the report presented by Associate Vice President Freda Harris at the December meeting. Regent Salas requested that Assistant Vice President Miller provide the committee members with information explaining how that situation developed. Miller commented that there has traditionally been a split of funding of utilities between GPR and PR and that the last increase was funded with a higher proportion of GPR funding that came from tuition.

David Miller introduced Kate Sullivan, the new Director of Facilities Planning, to the committee.

The committee began by first considering item I.3.g.

I.3.g. UW-Platteville: Authority to Construct the Ullsvik Center Addition and Remodeling Project and Approval of the Design Report and Budget Adjustment

This item requested (a) approval of the Design Report, (b) authority to construct the Ullsvik Center Addition and Remodeling project, and (c) increase the project budget by \$2,570,000 (\$1,970,000 existing Program Revenue Supported Borrowing and \$600,000 Gift Funds) for a total estimated total project cost of \$25,670,000 (\$10,000,000 General Fund Supported Borrowing, \$13,100,000 Program Revenue Supported Borrowing-Tristate Initiative, and \$1,970,000 existing Program Revenue Supported Borrowing and \$600,000 Gift Funds). This project was enumerated in the 2005-07 Capital Budget.

The Ullsvik Center was constructed in 1959 and two additions were constructed in 1965 and 1989, for a total building size of 101,256 GSF. This project will demolish the 1959 portion containing 48,170 GSF and build an 85,000 GSF addition. The remaining portion of 53,056 GSF will undergo varying levels of renovation. The final building of 138,056 GSF will provide new classroom space as well as space for the university's administrative, support offices, and programs. The program revenue portions of this project consist of banquet facilities, kitchens, an art gallery, and a public assembly space that supports both campus and outside events.

The Ullsvik Center has been largely unoccupied since the opening of the new student union in the spring of 2002. The infrastructure of the building is in poor condition and the floor plan layout of much of the building does not allow for adaptive re-use for other functions.

The budget increase is necessary because this project was requested for enumeration prior to a period of time when the construction industry saw a large increase in material cost. Other projects that were enumerated in the same biennium had an added inflationary factor in their budget prior to final enumeration, however, this project did not.

Upon the motion of Regent Crain and the second of Regent Salas the Committee approved Resolution I.3.g.

Resolution I.3.g.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to: construct the Ullsvik Center Addition and Remodeling project, and increase the project budget by \$2,570,000 (\$1,970,000 existing Program Revenue Supported Borrowing and \$600,000 Gift Funds) for a total estimated total project cost of \$25,670,000 (\$10,000,000 General Fund Supported Borrowing, \$13,100,000 Program Revenue Supported Borrowing-Tristate Initiative, and \$1,970,000 existing Program Revenue Supported Borrowing and \$600,000 Gift Funds).

I.3.b. UW-La Crosse: Authority to Construct a Campus Electrical Service Project

This item requested authority to construct a Campus 15kV Electrical Service Project at an estimated total project cost of \$761,000 (\$464,000 GFSB and \$297,000 Program Revenue-Cash).

This project will add a second medium voltage electrical service to increase the capacity of the campus electrical distribution system. The new service will directly serve the campus chilled water plant which is the largest electrical load. Work will involve the installation of a 5,000 kVA, 13.8 kV- 4,160 V transformer, multiple air interrupter switchgear bays, a metering bay, a capacitor bank and associated ductbank, cable, and conduit. All electrical equipment will be installed in a west addition to the existing chilled water plant. This increase in capacity will provide service for future construction and renovation projects on the campus.

Upon the motion of Regent Crain and the second of Regent Salas the Committee approved Resolution I.3.b.

Resolution I.3.b.

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Campus 15kV Electrical Service Project at an estimated total project cost of \$761,000 (\$464,000 GFSB and \$297,000 Program Revenue-Cash).

I.3.c. UW-Madison: Authority to Construct a Waisman Center Sixth and Seventh Floor Renovation Project and Approval of the Design Report and Budget Adjustment

This item requested (a) approval of the Design Report, (b) authority to increase the project budget by up to \$2,500,000 Gift Funds, and (c) authority to construct a Waisman Center Sixth and Seventh Floor Renovation project at an estimated total cost of up to \$8,500,000 Gift and Grant Funds. This project was included as part of the 2005-07 Capital Budget at an estimated cost of \$6,000,000. The project is currently estimated at \$7,932,800.

This project will renovate approximately 10,700 ASF/ 17,000 GSF of laboratory space on the sixth floor and 9,100 ASF/ 11,800 GSF of animal space on the seventh floor of the Waisman Center.

The sixth floor work will renovate, reconfigure and upgrade laboratory space to create modular, flexible, generic research laboratories and support spaces that are in compliance with National Institutes of Health (NIH) standards and that meet the needs of modern molecular biology research.

The seventh floor work will renovate and update the Animal Models Core space to address existing deficiencies, increase animal capacity, and maintain Association for Assessment and Accreditation of Laboratory and Animal Care (AAALAC) accreditation.

All renovated spaces will receive new plumbing, HVAC, electrical, and telecommunications systems and new floor, wall, and ceiling finishes. The sixth and seventh floors will receive sprinkler protection designed to accommodate sprinklering the rest of the south tower at some future date. The project will also provide a new emergency power generator for the south tower. Accessibility upgrades will be made to restrooms and elevator controls, and stand-by electrical power will be provided to control ventilation of the animal area and a safe level of exhaust in lab areas.

Recent material price escalations and an increase in the construction cost is a result of renovation work that needs to take place on the fifth floor to modify utilities that serve the sixth floor and work on the eighth floor mechanical and penthouse areas that serve the sixth and seventh floors.

Because of volatility of cost in the construction material market, the university is requesting approval to increase the budget up to \$2,500,000 of gift funds (for a total project cost of \$8,500,000) to cover any further fluctuations in the market that could occur between now and the anticipated July 2006 bid date.

Upon the motion of Regent Crain and the second of Regent Salas 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, authority be granted to the Design Report be approved and authority be granted to: increase the project budget by up to \$2,500,000 Gift Funds, and construct a Waisman Center Sixth and Seventh Floor Renovation project at an estimated total cost of up to \$8,500,000 Gift and Grant Funds.

I.3.d. UW-Madison: Authority to Plan the East Campus Utility Project

This item requested approval to request the release of \$1,215,300 Building Trust Funds–Planning, and the use of \$301,700 Program Revenue–Cash to prepare preliminary plans, a design report, and construction documents for the 2007-09 East Campus Utility Improvement project for an estimated total project cost of \$19,984,000 (\$16,009,960 General Fund Supported Borrowing and \$3,974,040 Program Revenue Supported Borrowing).

A consultant will prepare preliminary plans, a cost estimate, a design report, and construction documents for new utility distribution systems for facilities currently in planning or design on the east side of campus. The project consists of the East Campus Pedestrian Mall Utility Corridor and the Northeast Utility Connection.

The East Campus Pedestrian Mall Utility Corridor portion will design approximately 1,900 linear feet of utility tunnel; steam, chilled water and compressed air lines; and electric/signal ductbank from West Dayton Street north along the East Campus Pedestrian Mall to Langdon Street.

The Northeast Utility Connection portion will design approximately 1,100 linear feet of chilled water line from the intersection of Langdon and North Park Streets north along North Park Street to Observatory Drive and then west along Observatory Drive to Bascom Hall. This part will also include the design of approximately 2,000 linear feet of electric/signal ductbank from the intersection of Langdon and North Lake Streets west along Langdon Street to the intersection of Langdon and North Park Streets and then west to Bascom Hall, following the same route as the chilled water line.

The utility project will provide reliable utilities to serve over a \$100 million dollar worth of gift funded facilities (Chazen Museum of Art Addition, the Education Building Renovation and Addition, and the construction of the Music Performance facility), future planned major projects and existing facilities on the east side of campus. Approval of the design report and authority to construct the project will be sought upon enumeration in 2007-09.

Administrative Officer of Facilities Planning and Management Rose Barriole explained details of how the design will serve future construction projects on the east campus.

Upon the motion of Regent Crain and the second of Regent Salas 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, approval be granted to request the release of \$1,215,300 Building Trust Funds– Planning, and the use of \$301,700 Program Revenue-Cash to prepare preliminary plans, a design report, and construction documents for the 2007-09 East Campus Utility Improvement project for an estimated total project cost of \$19,984,000 (\$16,009,960 General Fund Supported Borrowing and \$3,974,040 Program Revenue Supported Borrowing).

I.3.e. UW-Madison: Authority to Purchase the Newell J. Smith Residence Hall and Property (35 North Park Street), the Parking Ramp (21 North Park Street), and the Fleet/Garage Facility (27 North Charter Street)

This item requested authority to purchase the Newell J. Smith residence hall and property located at 35 North Park Street; the parking ramp at 21 North Park Street; and the fleet/garage facility at 27 North Charter Street at a total cost of \$46,832,245 (\$37,567,790 Program Revenue Supported Borrowing–Housing and \$9,264,455 Program Revenue Supported Borrowing–Transportation), as stipulated by the purchase option in the lease for the land and/or improvements. The program revenue components of the development - the residence hall (\$37,567,790), parking ramp, and fleet/garage facility (\$9,264,455) - were included as part of the 2005-07 Capital Budget, with the intent of exercising the purchase option upon occupancy in July of 2006. Purchase of the office building will be requested by UW-Madison in a future capital budget.

Approval of this request will permit acquisition of the newly constructed 162,000 GSF, 425 bed, Newell J. Smith residence hall; the 335-stall parking ramp, as well as the relocated Physical Plant fleet/garage building.

The residence hall is a six story building that includes 245 resident rooms, a residence life apartment, staff offices, faculty offices, and space for out of classroom learning activities. The parking ramp will accommodate visitor and short-term parking on the first level and permit and special event parking on levels two, three, and four. The 15,000 GSF fleet/garage replacement facility is located on North Charter Street.

In 2004 the building commission approved a ground lease, containing purchase options, with Park Street Properties I, LLC to construct the residence hall, parking ramp, relocated fleet/garage facility and an office building. Purchase of the office building will be sought as part of the 2009-11 capital budget.

Upon the motion of Regent Crain and the second of Regent Salas 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 purchase the Newell J. Smith residence hall and property located at 35 North Park Street; the parking ramp at 21 North Park Street; and the fleet/garage facility at 27 North Charter Street at a total cost of \$46,832,245 (\$37,567,790 Program Revenue Supported Borrowing-Housing and \$9,264,455 Program Revenue Supported Borrowing-Transportation), as stipulated by the purchase option in the lease for the land and/or improvements.

I.3.f. UW-Madison: Authority to Enter Into a Land Use Agreement to Allow the University of Wisconsin Medical Foundation to Construct a Health Emotions Research Institute Addition Project to the Wisconsin Psychiatric Institute and Clinics Building and Accept the Completed Facility as a Gift-In-Kind

This item requested authority to enter into a land use agreement with the University of Wisconsin Medical Foundation, to allow them to construct a Health Emotions Research Institute (HERI) Addition to the Wisconsin Psychiatric Institute and Clinics Building and to accept the completed facility as a gift-in-kind from the foundation. The project cost is estimated at \$7,000,000 Gift Funds.

The project will construct an approximately 32,000 GSF single story addition to the existing 42,000 ASF/62,800 GSF Wisconsin Psychiatric Institute and Clinics (WisPIC) building which is located at the University Research Park, 6001 Research Park Boulevard, Madison, Wisconsin. The WisPIC building is the primary home of the UW Psychiatry Department and is located in the University Research Park.

The addition will provide research space consisting of animal housing, testing, wet labs, and clinical/translational research space. Solicited proposals for a design build project resulted in construction range pricing from \$5,000,000 to \$5,500,000, and it is estimated that the overall project budget would be \$7,000,000.

Over the past seven years research and grant dollars have dramatically increased in the Department of Psychiatry and HERI from \$2,000,000 to \$8,000,000. The research programs presently have limited laboratory facilities and additional research space is needed for the retention of researchers and the planned strategic recruitment of additional faculty.

Upon the motion of Regent Crain and the second of Regent Salas 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, authority be granted to enter into a land use agreement with the University of Wisconsin Medical Foundation, to allow them to construct a Health Emotions Research Institute (HERI) Addition to the Wisconsin Psychiatric Institute and Clinics Building and to accept the completed facility as a gift-in-kind from the foundation.

I.3.h. UW System: Facility Maintenance and Repair Projects

This item requested authority to construct various maintenance and repair projects at an estimated total cost of \$5,710,000 (\$1,082,500 General Fund Supported Borrowing, \$2,105,000 Program Revenue Supported Borrowing, and \$2,522,500 Program Revenue-Cash).

Facilities Maintenance and Repair Requests include:

EXT – Lowell Hall Roof Replacement (\$179,000): This project will replace approximately 14,210 SF of bituminous built-up roofing, inverted roofing membrane assembly (IRMA), and single ply roof membrane systems on Lowell Hall.

MSN – Adams Hall Roof Replacement (\$788,000): This project will replace approximately 14,900 SF of roofing with new unglazed tile, flashing, and felt which will compliment the building exterior.

PLT – McGregor Hall Roof Replacement (\$105,000): This project will replace approximately 10,630 SF of single ply membrane roofing on the main building roof, and the elevator shaft roof.

RVF – Hathorn Hall Restroom Renovation (\$2,000,000): This project will renovate approximately 2,800 SF of restrooms and shower rooms and 1,320 SF of residence hall rooms in the east and west wings of Hathorn Hall to create new restroom/shower room pairs on each floor. This project is one of a series of projects to reduce deferred maintenance in residence halls. Students approved a fee increase in 1998 to pay for this and similar projects. No additional fees will be collected to pay for this project. Use of program revenue supported bonding is requested due to insufficient funds in auxiliary reserve accounts.

Utilities Repair and Renovation Requests include:

RVF – Heating Plant Boiler Rebuild (\$766,000): This project will rebuild two boilers. Work will be performed over two summers to retain boiler redundancy at all times.

WTW – Running Track/Soccer Field Replacement (\$1,872,000): This project will construct a replacement 400-meter (440-yard) 9-lane running track of broken back design with full depth red mat surface located in the northwest campus athletics field area. This project also constructs a new natural turf soccer field in the track infield area; relocates existing bleachers, adds additional bleacher units, and constructs a new press box.

A Multi-Sports Complex Plan determined that combining the running track and soccer field into a single, reconfigured facility provides the opportunity to remedy an array of deficiencies, economize on

investment by sharing irrigation, drainage systems, bleachers, and other improvements without the conflict of overlapping seasons.

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

Revised Resolution I.3.h.

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 \$5,710,000 (\$1,082,500 General Fund Supported Borrowing, \$2,105,000 Program Revenue Supported Borrowing, and \$2,522,500 Program Revenue-Cash).

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

Assistant Vice President David Miller reported that the Building Commission approved about \$6.5 million for projects at their January meeting and the majority of that funding was General Fund Supported Borrowing. (For details about those projects, please see the chart at the end of these minutes.) Miller also reported that the building commission approved payment for a water supply and recharge system related to the 2005 UW-Madison West Campus Cogeneration Facility – Lake Water Supply and Mitigation Measures Agreement.

Miller informed the committee that a regent-approved request to seek a waiver for the use of a construction manager-at-risk for the UW-Madison Biochemistry project was not approved by the building commission. Miller stated that the building commission members expressed unease with approving a selection process rather than a hard bid process. The construction manager process was sought because it would have provided a guaranteed maximum price. The project will now proceed under the unusual design-bid-build process.

Miller also stated that next month he plans to give the committee a brief summary of the 2007-09 capital budget requests that are submitted by the campuses.

Regent Salas mentioned that he would like Miller to update the committee this spring about the involvement of minority businesses in the universities' capital building projects.

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 1:38 p.m.

Minutes of the Physical Planning and Funding Committee – February 9, 2006

January 2006 SBC Actions on Projects for February 2006 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
MSN	West Campus Utility Improvement Project	
	\$2,226,000 General Fund Supported Borrowing	
	\$774,000 Program Revenue Suported Borrowing	\$3,000,000
MSN	Waiver through RFP for Construction Manager-at-Risk for Biochemistry II	Withdrawn
SYS	All Agency Maintenance and Repair Projects	
	MIL - Curtin/Klotsche Center Roof Replacement \$771,000	
	PKS - Comm Arts Tallent MCC Replacement \$170,000	
	EAU - Hibbard Media Lab Remodeling \$1,408,000	
	WTW - Roseman Administrative-Registrar Office Remodeling \$1,190,000	
	Total All Agency Projects	\$3,539,000
	January SBC Meeting TOTAL	\$6,539,000

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