

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, March 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 were Regents Crain and Gracz.

**I.3.a. Approval of the Minutes of the February 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 February 9, 2005 meeting of the Physical Planning and Funding Committee were approved as presented with a comment from Regent Salas. Regent Salas made the following comments about the February discussion of the UW-Whitewater Running Track/Soccer Field Replacement project that was part of the UW System Maintenance and Repair Request. Salas stated that the committee is aware of the concerns of the Regents and the public about how segregated fees are spent. He noted that during the February committee meeting he mentioned that there was no reference to student approval of the segregated portion of the project funding in the supporting documentation and asked that Assistant Vice President David Miller consult with UW-Whitewater staff to provide further detail about the students' involvement in the use of segregated fees as a source of that project's funding. Regent Salas stated that Miller responded the next day saying that students were involved on a minimal level and that a student vote was planned to seek approval for the use of segregated fees as a source of project funding. Miller explained that if the students didn't support the fee increase the funding would have to be absorbed by the campus.

**I.3.b. UW-Madison: Camp Randall Stadium Expansion/Renovation Budget Adjustment**

This item requested authority to increase the budget of the Camp Randall Stadium Expansion/Renovation project by \$350,000 Gift Funds, for a revised total project cost of \$109,792,900 (\$85,104,900 Program Revenue Supported Borrowing, \$11,888,000 Gift/Grant Funds, and \$12,800,000 General Fund Supported Borrowing). The UW-Madison Division of Intercollegiate Athletics has gift funds available to cover the cost of the work.

Project work will address safety recommendations by the UW Police which resulted from an extensive amount of concourse overcrowding that became evident during the 2005 football season. The work will correct crowding and circulation issues on the west concourse of Camp Randall Stadium: Specific solutions will be provided for aisle areas that experienced traffic flow congestion to allow fans better circulation for access to restrooms and concessions during the pre-game and at halftime periods. The Stadium Operations Center will be air conditioned to solve the problem of excessive heat that is generated by the vast amount of audiovisual equipment.

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

**Resolution I.3.b.**

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Camp Randall Stadium

Expansion/Renovation project by \$350,000 Gift Funds, for a revised total project cost of \$109,792,900 (\$85,104,900 Program Revenue Supported Borrowing, \$11,888,000 Gift/Grant Funds, and \$12,800,000 General Fund Supported Borrowing).

**I.3.c. UW-Madison: Authority to Transfer the Fred A. Ogg Hall Name to the New Residence Hall at 835 West Dayton Street**

This item requested approval of the transfer of the name Frederic A. Ogg Hall from the current Ogg Hall located at 716 West Dayton Street to the new residence hall located at 835 West Dayton Street.

The University of Wisconsin Board of Regents Policy 96-1 requires that every request to name a facility after a person be brought to the Physical Planning and Funding Committee for discussion, and Policy 86-2 states that no facility or portion thereof which has been named after a person shall be removed/razed or have the name removed unless the Board approves a plan to continue recognition of the person after whom the facility was named.

The existing Ogg Hall was named in the early 1960's for prominent UW-Madison scholar and teacher, Frederic Austin Ogg. The existing hall is scheduled for removal in late 2007 after the completion of two new residence halls currently under construction – Newel J. Smith Hall on Park Street and a second new residence hall at 835 West Dayton Street. In accordance with Regent policy, the Division of University Housing wishes to continue recognition of Frederic Ogg by transferring the name to the new West Dayton Street residence hall.

Upon the motion of Regent Crain and the second of Regent Gracz 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 transfer of the name Frederic A. Ogg Hall from the current Ogg Hall located at 716 West Dayton Street to the new residence hall located at 835 West Dayton Street.

**I.3.d. UW-Madison: Authority to Plan the Warehouse Remodeling Arts Relocation Project**

This item requested approval to plan the Warehouse Remodeling Arts Relocation Project by requesting the release of \$114,200 Building Trust Funds–Planning and the use of \$138,200 Gift Funds to prepare preliminary plans and a design report at an estimated project cost of \$8,815,000 (\$4,375,000 General Fund Supported Borrowing and \$4,440,000 Gift Funds).

The project will move art programs currently located in substandard facilities in the 700 and 1300 blocks of University Avenue as well as programs currently located in the Education Building into renovated space at a single consolidated site at the university warehouse. It will provide the Art Department with an improved educational environment and will allow the vacation and removal of the original spaces for high priority gift funded university building projects such as the Wisconsin Institute of Discovery, School of Education Addition/Renovation, and the Music Performance Facility.

This project will renovate approximately 31,000 ASF/47,700 GSF of warehouse space, located at 630 West Mifflin Street, Madison, Wisconsin, for the Department of Art's ceramics, art metal, and papermaking

programs, accessibility improvements for those with disabilities will be added and options for renovating an additional 9,000 ASF/13,800 GSF for the Tandem Press will be explored.

Tandem Press is a self-supporting printmaking studio affiliated with the Art Department. Since 1987, more than 200 graduate students have apprenticed at Tandem Press where they have an opportunity to work with nationally recognized artists. Although Tandem Press is currently located off campus it is their long term goal to be located on campus close to campus users.

Upon the motion of Regent Gracz and the second of Regent Crain 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 to plan the Warehouse Remodeling Arts Relocation Project by requesting the release of \$114,200 Building Trust Funds–Planning and the use of \$138,200 Gift Funds to prepare preliminary plans and a design report at an estimated project cost of \$8,815,000 (\$4,375,000 General Fund Supported Borrowing and \$4,440,000 Gift Funds).

**I.3.e. UW-Platteville: Authority to Purchase the Newly Constructed Southwest Hall**

This item requested authorization of \$18,700,000 Program Revenue Supported Borrowing to purchase Southwest Hall upon completion as stipulated in the purchase option of the lease agreement; and requests \$1,300,000 in Program Revenue Supported Borrowing to purchase the movable equipment to furnish the building. The project was enumerated in the 2005-07 Capital Budget at \$20,000,000 Program Revenue Supported Borrowing. A State of Wisconsin Request for Proposals (RFP) process selected Platteville Partners LLC to design and build the new residence hall on university-owned property. It was anticipated in the RFP that UW-Platteville would seek to purchase the facility upon completion.

Approval of this request will permit acquisition of the newly constructed 151,500 GSF, 380-bed, Southwest Hall building. Included in the building purchase is a 12-stall surface parking lot, sedimentation basin, and paved fire lanes around the residence hall, all of which are located on Board of Regents owned property. This six-story residence hall will house 380 students in 95 four-person suites. Each floor has a study area and public areas include a main desk, lobby, multipurpose room, laundry room, and a community room.

This project is required to support growth in the student population from 5,800 to 7,800 students starting in 2005 and reaching 7,800 students in 2011 through the Regent approved Tri-State Initiative. The other nine existing campus residence halls are inadequate to meet current and future needs and are currently operating at overflow capacity. The campus currently has a 320-bed deficit in supplying housing to freshmen and sophomores.

In answer to a question from Regent Salas, Assistant Vice President David Miller stated that construction of the residence hall cost two to three million dollars less than it would have if the project had been built using the normal state building process.

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

Resolution I.3.e.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to request authorization of \$18,700,000 Program Revenue Supported Borrowing to purchase Southwest Hall upon completion as stipulated in the purchase option of the lease agreement; and requests \$1,300,000 in Program Revenue Supported Borrowing to purchase the movable equipment to furnish the building. The project was enumerated in the 2005-07 Capital Budget at \$20,000,000 Program Revenue Supported Borrowing.

**I.3.f. UW-Stevens Point Authority to Convey Property located at 2101 Main Street, Stevens Point, Wisconsin**

This item requested authority to sell the former American Suzuki Center house and land (approximately 0.276 acre) located at 2101 Main Street, Stevens Point, at a price not less than the average of two appraisals.

The sale of the vacant house, garage, and land located at 2101 Main Street, Stevens Point, will be conducted by the campus to interested parties and, if not successful, then by listing the property with a local real estate agent. Two independent property appraisals have been completed to establish an estimated fair market value. Proceeds of the sale will be applied to partially meet campus budget reductions. Costs for property appraisals, inspection services, title insurance, closing costs, sale preparations, and real estate commissions, if applicable, will be deducted from the sale price.

In 1952 the 4,654 GSF two story, 82-year-old house and land at 2101 Main Street was purchased by Central State College in 1952 for \$20,000 General Fund Supported Borrowing. The house was used for many years as a home economics lab. It was then occupied by the American Suzuki Institute from 1979 continuously for 26 years until it was vacated upon completion of the Noel Fine Arts Center remodeling and addition in 2005. The now 136-year-old house contains all the limitations expected of an aging former residence for an academic program or office and continued use would require a significant capital investment. The campus Space Use Plan does not support another programmatic use for the building.

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-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to allow UW-Stevens Point to sell the former American Suzuki Center house and land located at 2101 Main Street, Stevens Point, at a price not less than the average of two appraisals.

**I.3.g. UW-Stout: Authority to Acquire Property at 221 Third Street West, Menomonie, Wisconsin**

This item requested authority to acquire the property at 221 Third Street West, Menomonie, Wisconsin, at a cost of \$167,500 (\$157,000 Program Revenue Supported Borrowing and \$10,500 Program Revenue–Cash). This amount includes \$157,000 for the land purchase, plus an estimated \$10,500 of associated appraisal, closing, asbestos abatement, and demolition costs in accordance with the provision of Section 20.914(1) of Wisconsin Statutes. The purchase price is the average of two market appraisals, both at \$157,000. There is no relocation cost associated with this acquisition.

This is a 0.4 acre parcel of land consisting of two lots with two structures: a house with an attached garage, and a free-standing garage. The parcel is within the campus boundary near the northwest corner of campus and is one of eight parcels on the west side of Third Street West (from First Avenue to Third Avenue), across the street from the newly constructed Red Cedar Residence Hall. This will be the fifth acquisition of this group. Since this acquisition is for the purpose of parking development, immediate action will be taken to demolish the structure and develop the parcel as a temporary 40 space gravel parking. A fully developed, permanent parking lot will be constructed after acquisition of the remaining two properties on Third Street West. Acquisition of this property will require a modest increase (two to three percent) in student parking fees.

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

Resolution I.3.g.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to acquire the property at 221 Third Street West, Menomonie, Wisconsin, at a cost of \$167,500 (\$157,000 Program Revenue Supported Borrowing and \$10,500 Program Revenue–Cash).

**I.3.h. UW System: Authority to Construct Facility Maintenance and Repair Projects**

This item requested authority to construct various maintenance and repair projects through the All Agency Projects Program at an estimated total cost of \$7,477,000 (\$4,107,590 General Fund Supported Borrowing, \$150,000 Program Revenue Supported Borrowing, and \$3,219,410 Program Revenue-Cash).

**Facilities Maintenance and Repair Requests**

LAX – Whitney Center Roof Replacement (Increase) (\$239,000): This project will replace the Insulated Roof Membrane Assembly (IRMA) system by installing a replacement roofing system consisting of rigid insulation directly on the roof deck structure, covered by the roof membrane and rock ballast covering the roofing membrane. This project was previously approved at the September 2005 Board of Regents meeting. Recent roofing inspections and estimates have determined the previously approved funding is insufficient to adequately repair the roof.

OSH – Dempsey Hall and Harrington Hall Electrical System Upgrade (\$596,000): This project will upgrade the electrical distribution system in Dempsey Hall. Project work includes installation of cooling fans in the transformer substation enclosure to increase the transformer capacity, upgrade the transformer room ventilation system to remove heat generated through transformer losses. An additional switchboard

section will be installed and the project will replace the 35-year-old diesel engine driven generator with a new larger generator and remove the diesel fuel oil tank.

RVF – Multi-Residence Hall Restroom Renovation (Increase) (\$300,000): This project completely renovates approximately 5,000 SF of restrooms and shower rooms and 1,150 SF of residence rooms in May and Prucha residence halls to create new restroom and shower room pairs on each floor. This project renews infrastructure and finishes, upgrades ADA accessibility, and facilitates the assignment of both genders to rooms on each floor. This project was previously approved at the February 2005 Board of Regents meeting. Recent bids exceeded the approved funding. In addition, a recent plan review by the Department of Commerce resulted in the need to upgrade the ventilation system to meet current code requirements.

### **Utilities Repair and Renovation Requests**

MSN – 21<sup>st</sup> Century Telecommunications Exterior Wiring Phase 2 (\$444,000): This project will install single mode fiber optic cable in campus underground signal conduits between nine supernode/nodal buildings and 29 radial buildings across campus. Fiber optic cable termination panels will be provided in all buildings, and 12 to 18 single mode fiber strands will be installed between nodal and radial buildings. The 21<sup>st</sup> Century Network Program increases data transfer rates between campus buildings and within buildings by upgrading the cabling infrastructure and the network equipment.

OSH – Electrical Substation Switchgear Replacement (\$2,003,000): This project removes the campus primary electrical switchgear located just west of the Facilities Management Center and develops a new switchgear yard approximately 300 LF west of the present location. The new switchgear yard is located just north of the Wisconsin Public Service (WPS) substation.

OSH – Steam Distribution Tunnel Repairs (\$447,000): This project repairs the campus steam distribution tunnel system. Project work includes asbestos abatement and re-insulation in sixteen steam pits. Steam distribution tunnel system repairs include replacing forty-eight steam pipe stanchion supports, forty 5-inch C-channels, and four 10-inch I-beams. All remaining pipe supports will be cleaned and repainted to prevent further rusting. Steam pit repairs include asbestos abatement of piping and fitting insulation and reinsulating those components.

PKS – Inner Loop Road Reconstruction (\$977,000): This project reconstructs and widens 4,200 LF of Inner Loop Road from 20 feet to 32 feet across to accommodate two-way traffic and bike lanes. The surface of the road will be pulverized or removed. A drainage system will be installed in areas that have repeatedly developed water problems (primarily southwest corner) which have led to base material loss and deterioration. Appropriate granular fill will be placed in the expanded width and in existing areas where bad base materials will be removed. Surface alignment will be adjusted and the road repaved. Light standards will be relocated to accommodate the widened roadway.

The project also constructs a 920 LF service road connecting Outer Loop Road to Inner Loop Road with associated base, paving, curb and gutter, and lighting. A new 8-foot wide, 1,550 LF pedestrian walkway will be provided along the western road segment. The Inner Loop Road and Wood Road intersection will be realigned and made perpendicular to improve sightlines and safety.

STP – Heating Plant Summer Boiler and Deaerator Replacement (\$2,136,000): This project replaces the summer boiler with a new higher efficiency and larger capacity boiler, and replace the deaerator with a new unit of the same capacity. Work also includes replacing the exterior casings, insulation, and refractory on the two coal fired boilers.

WTW – Multi-Residence Hall Emergency Generator Installation (\$335,000): This project will install five new emergency generators to serve ten residence halls - Arey Hall, Benson Hall, Bigelow Hall, Clem Hall, Fischer Hall, Fricker Hall, Knilans Hall, Lee Hall, Tutt Hall, and Wellers Hall. The generators and their associated emergency distribution systems will be configured in the same fashion as the normal power distribution systems serving each building.

In response to a question from Regent Salas about why an increase was necessary for two of the projects, Assistant Vice President David Miller explained that the actual cost of the project was higher than the budget estimate to meet the lowest bids.

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 President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$7,477,000 (\$4,107,590 General Fund Supported Borrowing, \$150,000 Program Revenue Supported Borrowing, and \$3,219,410 Program Revenue-Cash).

**I.3.i. UW System: Adoption of Revised Policy Related to Naming or Dedicating University Facilities**

This item requested adoption of a revised policy related to naming or dedicating university facilities that will shorten the length of time needed to obtain a naming approval. The current policy requires a two-step process, wherein the Board considers a proposed naming in closed session at least one month prior to the month of formal approval of the naming request. During the last year five campuses requested and received exceptions to this two month requirement to help expedite their naming requests and allow for public announcements of gifts for facility projects and to work with the schedule and wishes of donors. The existing two month process complicates the coordination of Board of Regent approval and the timing the campuses need to better serve their university press relations.

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

Resolution I.3.i.

That, upon the recommendation of the President of the University of Wisconsin System, Resolution 7166 (March 8, 1996), be rescinded and the following amended policy be adopted:

It is the preference of the Board to commemorate the contributions of individuals to academic excellence through the naming or dedication of scholarships, programs, professorships, and other similar actions. However, the Board recognizes that from time to time there may be a desire to name or dedicate some facilities or portions of the university's buildings or grounds after a person.

The Board must approve each request to name an entire building after an individual or individuals. Such requests are to be presented to the Physical Planning and Funding Committee and the full Board of Regents for discussion in closed session prior to approval. Public announcement of the request by the university shall not be made until the request has been approved by the board.

If the request involves a living individual who has been formally associated with the University of Wisconsin System, or has held a paid public office, a waiting period is required unless a situation is presented where a gift stipulates the naming. Normally, at least five years must have elapsed from the time a person who has been formally associated with the University of Wisconsin System, or has held a paid public office, has terminated that association, or left the paid public office.

The Chancellor of each institution is authorized to name facilities when the naming involves less than an entire building, such as rooms, wings, or exterior amenities. This authorization is subject to the same limitations regarding waiting periods as those pertaining to entire buildings.

**I.3.j. Report of the Assistant Vice President**

- Building Commission Actions - Assistant Vice President David Miller reported that the Building Commission approved about \$98M million for projects at their February meeting. The funding breakdown for those projects was \$22M General Fund Supported Borrowing, \$67M Program Revenue, and \$9M Gift and Grant Funds. (For more detail about those projects, please see the chart at the end of these minutes.)
- Building Commission Awards of Excellence - Miller also reported that Governor Doyle presented the 2005 Design and Construction Awards which recognize excellence in state building projects.
  - A firm won an *Excellence in Architectural Design Award* for their work on the UW-Oshkosh Taylor Hall Renovation project, an *Excellence in Engineering Design Award* was given for the Heating Plant Boiler Controls Upgrade at UW-Eau Claire, an *Excellence in Construction Award* was given for the Chancellor's Residence at UW-Platteville, and a *Special Recognition Award* was given for the Camp Randall Renovation Project at UW-Madison.
- Capital Budget Discussion - Assistant Vice President Miller previewed the 2007-09 Capital Budget requests received recently from the campuses. Those requests ask for more than double the amount of general fund support that we received in the last capital budget. The Regents adopted criteria for ranking major GPR projects at their December meeting and the capital planning and budget office will use those criteria to move to the next phase of 2007-09 capital budget planning.
- 2005-07 Classroom Renovation/Instructional Technology Improvements - Miller reported that the 2005-07 Classroom Renovation /Instructional Technology Improvements project funds were very limited for this biennium so they were allocated to those institutions where recent funding was not provided and will not be available during the next few years to construct or significantly renovate classrooms. Those institutions include UW-Eau Claire, UW-Milwaukee, UW-River Falls, and UW-Stevens Point, plus an equitable share of \$1 million for UW-Madison to install telecommunications cabling in several buildings as part of their 21<sup>st</sup> Century Telecommunications-Phase 2 project.

**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 1:53 p.m.

<b>February 2006 SBC Actions on Projects for March 2006 PPF Committee Meeting</b>		
<b>Campus</b>	<b>Project / Funding</b>	<b>Amt. Approved</b>
<b>LAC</b>	Campus Electrical Service Project	
	\$464,600 General Fund Supported Borrowing	
	\$297,000 Program Revenue-Cash	\$761,600
<b>MSN</b>	East Campus Utility Improvement Project - Planning	
	\$1,215,300 Building Trust Funds	
	\$301,700 Program Revenue-Cash	\$1,517,000
<b>MSN</b>	Health Emotions Research Institute Addn to WI Psychiatric Inst and Clinics Bldg	
	Land use agreement w/ Medical Foundation, accept Gift-In-Kind	\$0
<b>MSN</b>	Purchase of Newell Smith Res Hall & property, parking ramp, fleet/garage facility	
	\$46,832,245 Program Revenue Supported Borrowing	\$46,832,245
<b>MSN</b>	Waisman Center 6th and 7th Floor Renovation (and budget increase)	
	8,500,000 Gift and Grants	\$8,500,000
<b>PLT</b>	Ullsvik Center Addn & Remodeling (and budget increase)	
	\$10,000,000 General Fund Supported Borrowing	
	\$13,100,000 PRSB-Tristate Initiative	
	\$1,970,000 Existing PRSB	
	\$600,000 Gift Funds	\$25,670,000
<b>SYS</b>	All Agency Maintenance and Repair Projects	
	\$300,000 GFSB-Special and Moveable Equipment	
	6,278,300 GFSB-Facilities Maint and Repair	
	\$2,881,000 GFSB-Utilities Repair and Renovation	
	\$966,200 GFSB-Utilities Repair and Renovation	
	\$2,105,000 Program Revenue Supported Borrowing -Facilities Maint and Repair	
	\$344,700 Program Revenue-Cash	
	2,177,800 Program Revenue-Cash	
	Total All Agency Projects	\$15,053,000
	<b>February SBC Meeting TOTAL</b>	<b>\$98,333,845</b>