

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, May 10, 2007**

Committee Chair Regent Salas convened the meeting of the Physical Planning and Funding Committee at 1:37 p.m. in Room 1920 of Van Hise Hall on the UW-Madison campus. Present were Regents McPike, Bartell, and Falbo. Regent Shields was absent.

**I.3.a. Approval of the Minutes of the April 12, 2007 Meeting of the Physical Planning and Funding Committee**

Upon the motion of Regent Bartell and the second of Regent McPike, the minutes of the April 12, 2007 meeting of the Physical Planning and Funding Committee were approved as presented.

**I.3.b. UW Colleges; Waukesha County: Approval to Amend the Land Lease with Waukesha County to Grant an Easement to the City of Waukesha Water Utility for the Construction of a Water Tower**

This item requested authority for the Board of Regents to amend the land and facilities lease agreement between the Regents and Waukesha County for the site of UW-Waukesha such that less than an acre of land can be released to Waukesha County. The release will permit Waukesha County to grant an easement to the City of Waukesha Water Utility, for the specific purpose of erecting and operating a water tower on the parcel. There is no financial impact to the UW Colleges.

This action will allow 0.918 acres of land to revert to Waukesha County so they may then grant an easement to the city of Waukesha Water Utility that will allow them to construct and operate a new water tower to replace a smaller tower which is currently adjacent to the parcel. The land to be reverted is approximately 200 feet by 200 feet. An additional temporary construction easement (approximately 20 feet wide between the released parcel and University Drive to the east) is included in this request. The temporary easement will terminate at the completion of the project.

Increasing demands on the city of Waukesha water service have necessitated replacement of the current tower with a larger structure. The location of the proposed tower is along the west campus boundary. It is unknown whether future campus development would be affected. After the new tower is installed, the existing tower will be dismantled and the adjacent 60 foot by 90 foot parcel will be transferred back to the campus.

Assistant Vice President David Miller explained that the new water tower will be 100 feet high and replace an existing water tower that is 60 feet high. In response to a question from Regent Salas, Miller stated that, due to neighborhood concerns, the new tower will be sited further into the campus site than the existing water tower which is located near the property line. When asked about the location of potential development on the campus UW Colleges Chancellor Wilson explained that future expansion would most likely be in the southwest and northwest areas of the campus.

Regent Falbo asked whether the temporary easement would also have to be included and approved as part of the resolution. Miller stated that he would consult with the UW System General Counsel's office to determine the necessity of including the temporary easement in the resolution and would bring a revised resolution to Friday's board meeting if the counsel felt that was necessary.

Upon the motion of Regent Salas and the second of Regent McPike, the Committee unanimously approved Resolution I.3.b.

Resolution I.3.b.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted for the Board of Regents to amend the land and facilities lease agreement between the Regents and Waukesha County for the site of UW-Waukesha such that less than an acre of land can be released to Waukesha County. The release will permit Waukesha County to grant an easement to the City of Waukesha Water Utility, for the specific purpose of erecting and operating a water tower on the parcel.

**I.3.c. UW-Madison: Approval of the Design Report and Authority to Construct the West Campus Utility Improvements Project**

This item requested approval of the Design Report and authority to construct the West Campus Utility Improvements project at an estimated cost of \$32,500,000 (\$25,660,000 General Fund Supported Borrowing, and \$6,840,000 Program Revenue Supported Borrowing). This project was enumerated in 2005-07 at \$26,500,000. Planners recognized a potential shortfall of approximately \$6,000,000 during the project's design phase and the Regents and Building Commission authorized reallocation of that amount from the Sterling Hall project. Project funds include \$3,000,000 for previously approved payments to Madison Gas and Electric for water supply and recharge systems in accordance with the 2005 West Campus Cogeneration Facility (WCCF) - Lake Water Supply and Mitigation Measures Agreement.

This project will construct utility system improvements to distribute the additional capacity provided by the West Campus Cogeneration Facility (WCCF) to the west side of campus. The project will provide steam, condensate, air, chilled water distribution piping, domestic water, sanitary/storm sewer systems, electric and signal ductbank/manhole systems and relocation of a water meter pit. These utility improvements are required to serve the needs of planned building initiatives such as the Interdisciplinary Research Complex (IRC), the Nursing School Building, and the American Family Children's Hospital (AFCH).

The project also includes replacement of the Observatory Drive Bridge and a temporary bridge at Linden Drive to allow for the continuous flow of traffic across Willow Creek.

In response to a request by Regent Salas, Mr. Miller explained that utility portions of construction projects that affect the campus central utility are split-funded with the amounts determined by the percentage of square feet on that campus that is supported by

GPR and PR funding. Miller said that the Madison campus is comprised of 75% GPR buildings and 21% PR buildings, so that would be their formula for assessing the split.

Upon the motion of Regent Salas and the second of Regent McPike, the Committee unanimously 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 the West Campus Utility Improvements project at an estimated cost of \$32,500,000 (\$25,660,000 General Fund Supported Borrowing, and \$6,840,000 Program Revenue Supported Borrowing).

**I.3.d. UW-Madison: Approval to Seek a Waiver of s. 16.855 under s. 13.48(19) to Accept a Single Prime Contractor Bid, Approval of the Design Report, and Authority to Construct the Washburn Observatory Renovation Project**

This item requested approval of the Design Report and authority to: (a) seek a statutory waiver and (b) construct the Washburn Observatory Renovation project at a total project cost of \$2,617,800 Gift Funds.

The project will renovate 4,520 ASF/6,529 GSF of existing space in the observatory and add approximately 3,400 GSF below grade.

Renovation of the first floor will upgrade all interior spaces. The project will include new floor, wall, and ceiling finishes, as well as new signage in the main and basement levels. Lighting and architectural details, such as fixtures, doors, hardware, and millwork will be rehabilitated. Any new items will reflect the building's historic past. A below grade addition of new space will provide accessibility to the structure without visually impacting its historic appearance. Part of the new space will be created within the basement by converting the crawl space to accessible program space. This will allow a new elevator to be positioned within the public area of the building.

A single prime contract is being requested to improve the coordination and sequencing of this project.

Upon the motion of Regent Salas and the second of Regent McPike, the Committee unanimously approved Resolution I.3.c.

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 (a) approve the Design Report; (b) seek a waiver of s. 16.855 under s. 13.48(19) to accept a single prime contractor bid for the project; and (c) construct the Washburn Observatory Renovation project at a total project cost of \$2,617,800 Gift Funds.

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

- Presentation and Discussion of Changes in the Campus Planning Process

Kate Sullivan, Director of Facilities Planning presented information about changes in the UW System physical planning process. The changes are intended to improve the efficiency and effectiveness of several ongoing planning initiatives; to better comply with statutes; and to facilitate working relationships between campuses, UW System, and DOA's Division of State Facilities. The presentation highlighted integrated strategic planning, campus master planning, biennial planning, and the pre-planning of projects.

- Presentation and Discussion of the All Agency Planning Process

UW System Planning and Systems Specialist Tom Bittner presented information about the All Agency program that supports maintenance and repair projects. Bittner said that recent funding increases were intended to decrease the maintenance backlog, but available funds are less than half of what is needed, and the program limits both project scopes and budgets. Bittner suggested that the UW may be able to make better progress on maintenance needs if this program were redefined or redesigned.

- Building Commission Actions - Assistant Vice President David Miller reported that the Building Commission approved about \$37 M for projects at their April meeting. The funding breakdown for those projects is \$25M General Fund Supported Borrowing, and \$12M Program Revenue Funds. (For more details 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.

Resolutions I.3.c, and I.3.d. were referred as consent agenda items to the full session of the Board of Regents at its Friday, May 11, 2007, meeting.

**I.3.z. Closed session to consider personal histories, as permitted by s.19.85(1)(f) Wis. Stats., related to the naming of a facility at UW-Stevens Point**

Upon the motion of Regent Bartell and the second of Regent Falbo the Physical Planning and The closed session concluded at 4:00 p.m., at which time the meeting of the Physical Planning and Funding Committee was adjourned.

**I.3.f. Tour of the Washburn Observatory, 1401 Observatory Drive**

The Regents toured the observatory, a prominent Madison landmark which is located close to Van Hise Hall, as part of their committee session. UW-Madison Facilities Planning and Management staff conducted the tour that explained aspects of historic preservation and program enhancements of the renovation project. The tour explained the history of the observatory and featured an opportunity to view the telescope in the dome.

<b>April 2007 SBC Actions on Projects for May 2007 PPF Committee Meeting</b>		
<b>Campus</b>	<b>Project / Funding</b>	<b>Amt. Approved</b>
<b>April 2007</b>		
<b>MSN</b>	West Campus Utility Improvements Project	\$26,900,000
<b>MSN</b>	Acceptance of a Gift-In-Kind	Approved
<b>MIL</b>	Sale of a Parcel of Land	Approved
<b>PLT</b>	Land Acquisition	\$157,500
<b>RVF</b>	Acceptance of a Gift-In-Kind of Land	Approved
<b>STP</b>	Land Acquisition	\$112,000
<b>SYS</b>	Maintenance and Repair Projects (\$9,622,200 total)	
	EAU - Bridgman Hall Maintenance and Repair	\$1,436,000
	MSN - Multi-Building EPDM Roof Replacement	\$1,125,000
	MSN - Multi-Building IRMA Roof Replacement	\$440,000
	MSN - Multi-Building Tile Roof Repl	\$450,000
	STP - Health Enhance Ctr Multi-Activity Ctr Athletic Flooring Replacement	\$734,000
	MSN - East Campus Bridge Structures	\$1,500,000
	MSN - Kegonsa Research Campus Physical Sci Lab 2nd Well Installation	\$182,000
	MSN - Lake Mendota Drive Reconstruction	\$471,200
	PKS - Union Lot Reconstruction	\$3,284,000
	<b>April 2007 SBC Meeting Total</b>	<b>\$36,791,700</b>