

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, November 6, 2007**

Regent Bartell was appointed the Chair of the Physical Planning and Funding Committee after the resignation of Regent Salas.

Committee Chair Regent Bartell convened the meeting of the Physical Planning and Funding Committee at 1:15p.m. in Room 1511 of Van Hise Hall on the UW-Madison campus. Present were Regents Bartell, Falbo, and Walsh. Regent McPike was absent.

**I.3.a. Approval of the Minutes of the October 4, 2006 Meeting of the Physical Planning and Funding Committee**

Upon the motion of Regent Bartell and the second of Regent Walsh, the minutes of the October 4, 2007 meeting of the Physical Planning and Funding Committee were approved as presented.

**I.3.b. UW-Madison: Approval of the Design Report and Authority to Construct the Lot 36 Parking Ramp Expansion Project**

This item requested approval of the Design Report and authority to construct a Lot 36 Parking Ramp Expansion project, at an estimated total cost of \$2,150,388 Program Revenue Cash-Parking. This project is part one of the Parking Ramps Expansions Lot 36 and Lot 46 project which was requested at a total cost of \$7,132,000 (\$4,432,000 Program Revenue Supported Borrowing and \$2,700,000 Program Revenue-Cash) as part of the 2007-09 Capital Budget.

The project will provide for vertical expansion to the Lot 36 (Steenbock) Ramp located at 1645 Observatory Drive. One-hundred seventeen stalls will be added to the ramp by building out the third level and adding a fourth level to the existing ramp. The existing structure will remain in partial operation throughout the construction of this addition.

The additional parking that this project will provide will improve accessibility for staff and visitors to the central campus areas and replace surface parking spaces lost to proposed construction and redevelopment projects in the area.

The Lot 36 Ramp is currently the only ramp in the campus area between Babcock Drive and the Willow Creek area.. Planned development along Observatory Drive and near the lakeshore residence halls will result in the loss of 131 spaces in parking lots 57 and 58. Expansion of Lot 36 will help to mitigate the loss of these surface parking spaces.

Regent Bartell asked if the ramp could go higher. UW-Madison Associate Vice Chancellor for Facilities Planning and Management, Alan Fish explained that Lot 36 Ramp was originally built to accept two more levels and that is the engineered capacity of this structure. In response to Regent Falbo's question as to the cost of a parking space, Fish explained the difference in price for surface lot versus ramp parking lot versus street parking.

Upon the motion of Regent Falbo and the second of Regent Walsh, the Committee unanimously 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, the Design Report be approved and authority be granted to construct the Lot 36 Parking Ramp Expansion project, at an estimated total cost of \$2,150,388 Program Revenue Cash-Parking.

**I.3.c. UW-Madison: Approval of the Design Report and Authority to Adjust the Project Budget and Construct the Biochemistry II Project**

Requests approval of the Design Report of the Biochemistry II project and authority to: (a) increase the project budget by \$6,450,000 (\$950,000 General Fund Supported Borrowing-BioStar, \$2,500,000 Building Trust Funds and \$3,000,000 Gift Funds) and (b) construct the Biochemistry II project at a total cost of \$116,450,000, (\$43,450,000 General Fund Supported Borrowing-BioStar, \$15,000,000 General Fund Supported Borrowing (Sterling Hall), \$2,500,000 Building Trust Funds, and \$55,500,000 Gift Funds).

This project was enumerated as part of the BioStar Program in the 2001-03 biennium at a total cost of \$88,950,000. The approximately \$15 million dollar increase in project costs is driven mainly by two factors; today's higher construction costs and an effort to preserve the historic buildings. The enumerated project was budgeted in 1998 and, at that time, the projected annual construction escalation was calculated to be 2.5%. However, escalation in recent years was actually 7.5% and construction of this project will start later than was originally anticipated. The original planning study in 1998 recommended the removal of portions of the 1912 and 1937 buildings and the entire Agricultural Journalism Building. During the design process and after discussions with the State Historical Society, a decision was made to retain a majority of the 1937 building and all of the Agricultural Journalism Building. As a result, the project has increased by more than 48,000 GSF.

The biochemistry buildings were constructed over the course of almost 100 years during five different phases in 1912, 1937, 1956, 1985 and 1998. This project will remove a small portion of the 1912 and 1937 buildings, all of the 1956 building and a very small portion of the 1985 building. It will construct a research tower at the southwest end of Henry Mall, and renovate or reconstruct three historic buildings on Henry Mall: the Agricultural Journalism Building constructed in 1906, the original Biochemistry Building constructed in 1912 and the first biochemistry addition constructed in 1937. It will demolish the second biochemistry addition constructed in 1956.

The project will infill the area with a new 84,200 ASF/159,000 GSF research tower. The new tower will be six stories plus a mechanical penthouse above grade. It will have two stories below grade, housing animal research laboratories and a mechanical sub-basement. It will house a 120 seat auditorium, conference rooms, and a lobby reception space on the first floor with research laboratories on the five floors above.

Most of the 1912 and 1937 buildings will be renovated for office and classroom functions on the lower floors, and instructional labs on the upper floors. The back portion of the 1912 section will be removed to create new lecture halls. The façade along University Avenue will remain. The Agricultural Journalism Building on Henry Mall will be renovated to include departmental meeting rooms and dry research labs and it will connect to the new research tower. A total of 54,540, ASF/91,200 GSF will be renovated as part of this project.

Assistant Vice President David Miller explained that the project began as part of a series of projects called Biostar. Miller further explained that the current design has gone through substantial changes since enumeration in 1998. Regent Walsh asked Mr. Fish if the original murals on the walls were also being preserved, to which Fish answered that the murals as well as the buildings themselves were being preserved as much as possible to use all existing space available. Fish also explained where the new courtyard was going to be to bring the Biochemistry buildings together. Regent Falbo inquired whether this project renovated the existing buildings, Fish answered that it does renovate the two older sections of the buildings and many of the existing walls are going to remain. Maura Donnelly, Senior Architect for UW System commented that the State Historical Society was brought into six to nine meetings on the restoration of the historical parts of the buildings, which was beneficial to both parties early on in the project. Miller will report back to the Board next month as to whether Building Trust Funds for demolition was approved by the State Building Commission.

Upon the motion of Regent Bartell and the second of Regent Falbo, 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: (a) increase the project budget by \$6,450,000 (\$950,000 General Fund Supported Borrowing-BioStar, \$2,500,000 Building Trust Funds and \$3,000,000 Gift Funds) and (b) construct the Biochemistry II project at a total cost of \$116,450,000, (\$43,450,000 General Fund Supported Borrowing-BioStar, \$15,000,000 General Fund Supported Borrowing (Sterling Hall), \$2,500,000 Building Trust Funds, and \$55,500,000 Gift Funds).

**I.3.d. UW-Stevens Point: Authority to Expand the Campus Boundary and Purchase a Parcel of Land for Parking Purposes**

This item requested authority to: (a) expand the campus boundary in five locations as shown on the attached map, and (b) purchase a 0.152-acre parcel of land and improvements located at 1940-1942 Briggs Street in the city of Stevens Point at an acquisition cost of \$98,450 using Program Revenue-Cash.

A recently completed master plan for UW-Stevens Point recommended boundary changes in five locations adding a total of approximately 12 acres. More than one-half of this

acreage (6.6 acres) will expand the Schmeeckle Reserve conservancy. The remaining parcels will be used to support the academic, research, open space, and parking needs which are outlined in the master plan.

The purchase price is the average of two independent market appraisals which are \$96,900 and \$100,000. No relocation costs will be incurred as a result of this acquisition.

Regent Falbo asked if the boundary talked about here is an arbitrary future boundary, to which David Miller answered that the existing boundary is a Regent approved campus boundary today and this request is seeking to amend the boundary to five locations that will become campus owned property in the future. Miller went on to explain that the value of the properties are the average of two appraisals and the market dictates what the values of the properties are, not the current owners of the properties being sought. Regent Bartell asked if the campus boundary was being changed by this request. Miller stated that the row of lots available in the future are being incorporated into the campus boundary. Vice Chancellor Greg Diemer of UW-Stevens Point campus clarified that the campus currently owns one-half of the block in question except for a corner lot that is not available as it is currently a rental property the owner is holding out for more money than the average of two appraisals. Diemer went on to explain that on Briggs Street, half the block is in the current campus boundary and the campus wants authority to expand the boundary to include the whole block.

UW System Director of Planning, Kate Sullivan, continued to describe the current campus boundary and the status of the current properties surrounding the current boundary. Sullivan also commented on the importance of some of the future properties to be the “gateway” to the campus.

Upon the motion of Regent Walsh and the second of Regent Falbo, the Committee unanimously approved Resolution I.3.d.

Resolution I.3.d.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to: (a) expand the campus boundary in five locations as shown on the attached map, and (b) purchase a 0.152-acre parcel of land and improvements located at 1940-1942 Briggs Street in the city of Stevens Point at an acquisition cost of \$98,450 using Program Revenue-Cash.

**I.3.e. UW-Stevens Point: Authority to Accept a Gift of Land to Benefit the Schmeeckle Reserve Nature Conservancy**

This item requested authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres to become a part of the university’s Schmeeckle Reserve Nature Conservancy. The combined acreage is valued at approximately \$43,000, based on nearby property values.

Approval of this request will transfer ownership and management responsibility of approximately 6.63 acres of land to expand the Schmeeckle Reserve Conservancy in the northeast corner of campus. Separate environmental audits were conducted of each property and no potential environmental hazards were identified. One parcel is being donated by Arthur R. Ceplina and the adjoining parcel is being donated by Angelo Milano and Francesco Sciarrone. A donated bridge and boardwalk trail across this donated property will be identified by rustic wooden signage as gifts from the Milano, Scirrone, and Ceplina families.

Campus officials believe that adding this acreage to the Schmeeckle Reserve is an excellent opportunity for a cooperative effort to protect a watershed ecosystem with numerous long-term aesthetic, ecological, and economic benefits.

Regent Falbo asked what is in the 6.63 acres parcel of land. Greg Diemer answered that it is largely a wetland and forest area. Regent Walsh asked who appraises the gift of land, to which Diemer replied that it is the donor's responsibility to have the land appraised to find the fair market value. Regent Falbo questioned what adjoins this property. Diemer answered that currently a housing development is being planned to the east of this property.

Kate Sullivan commented on the importance of these acres of land to the Schmeeckle Reserve due to the land not being usable for building development and the use of the land for studies that can be conducted on this adjoining land. Regent Bartell asked for clarification on the current boundary, to which David Miller clarified it was an addition to the corner of the property.

Upon the motion of Regent Bartell and the second of Regent Walsh, the Committee approved Resolution I.3.e.

Resolution I.3.e.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size to become a part of the university's Schmeeckle Reserve Nature Conservancy.

**I.3.f. UW-Superior: Approval of the Design Report and Authority to Adjust the Project Scope and Budget and Construct the Jim Dan Hill Library Renovation Project**

This item requested approval of the Design Report and authority to: (a) increase the project scope and budget by \$1,531,400 (\$406,400 General Fund Supported Borrowing – UW Infrastructure and \$1,125,000 Gift Funds) and (b) construct the Jim Dan Hill Library Renovation project for a estimated total project cost of \$7,823,400 (\$4,292,000 General Fund Supported Borrowing, \$406,400 General Fund Supported Borrowing – UW Infrastructure, and \$3,125,000 Gift Funds).

This project will completely renovate the existing 70,350 GSF Jim Dan Hill Library. Existing finished space on the first and second floors will be reconfigured, and unfinished space in the basement will be finished to provide expanded library space. Improved access will be provided for those with disabilities, an access stair to the basement will be constructed within the library security zone, and a new elevator will be installed. All of the plumbing, mechanical, and electrical systems will be replaced, and a complete automatic fire sprinkler system will be added. A piping connection to the central chilled water plant will be provided. The floor structure will be reinforced to accommodate shelving loads, and compact movable storage will be installed to increase book capacity. Asbestos-containing materials will be abated, new finishes will be installed, and new furnishings will be provided.

This project, along with the Rothwell Student Center project, which was enumerated in the 2003-05 and 2005-07 capital budgets, and the new academic building project, which is included in the request for the 2007-09 Capital Budget, will require chillers for air-conditioning. Because the Rothwell Student Center project is expected to be completed before either the Jim Dan Hill Library Renovation project or the new academic building project, the feasibility of providing a district chiller plant in the student center was investigated. An analysis indicated that the construction costs of a district chiller plant would be very close to that of stand-alone chiller plants, and that a central chiller plant would provide long-term energy and operational savings. Therefore, an increase to the Rothwell Student Center project scope and budget was requested and approved in a June 2007 project to construct a central chiller plant in the student center, using funds that otherwise would have been allocated to the construction of stand-alone chiller plants in the Jim Dan Hill Library Renovation project and the new academic building. The allocation from the Jim Dan Hill project was \$208,000.

A number of issues have contributed to budget problems on this project. Additional funds were needed for elevator rehabilitation, structural floor reinforcement, and fixed and movable equipment.

Chancellor Erlenbach and Vice Chancellor Jan Hanson from UW-Superior answered questions from Regent Walsh as to the gift money portion of the project and the dedication of the Foundation in raising these funds. Regent Bartell asked about the floor structure not being adequate to support the existing library. UW System Senior Architect Jeff Kosloske commented on the old building codes of libraries and based on books needed for the library, structural support needs to be increased to sustain the current needs and requirements of the library. Regent Bartell asked what the need for libraries is going to be in the future, due to the concept of a paperless future. Chancellor Erlenbach said books on campus will always be needed even when digitizing of books becomes a reality. Regent Falbo asked what is going to happen to library buildings when books become more widely available on the internet. Miller answered that electronic storage is currently happening in the library industry. The primary focus is digitizing of some periodicals, however reference materials and other texts are still being published in book form and will be for the foreseeable future.

Upon the motion of Regent Bartell and the second of Regent Walsh, the Committee unanimously approved Resolution I.3.f.

Resolution I.3.f.

That, upon the recommendation of the UW-Superior Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to: (a) increase the project scope and budget by \$1,531,400 (\$406,400 General Fund Supported Borrowing – UW Infrastructure and \$1,125,000 Gift Funds) and (b) construct the Jim Dan Hill Library Renovation project for a estimated total project cost of \$7,823,400 (\$4,292,000 General Fund Supported Borrowing, \$406,400 General Fund Supported Borrowing – UW Infrastructure, and \$3,125,000 Gift Funds).

**I.3.g. UW-Superior: Authority to Adjust the Project Scope and Budget of the Rothwell Student Center Project**

This item requested authority to increase the project scope and budget of the Rothwell Student Center project by \$2,704,500 (\$2,592,500 Program Revenue-Cash and \$112,000 Agency Funds) for an estimated total project cost of \$24,766,500 (\$208,000 General Fund Supported Borrowing–Jim Dan Hill Library, \$969,000 General Fund Supported Borrowing–New Academic Building, \$16,885,000 Program Revenue Supported Borrowing, \$2,704,500 Program Revenue-Cash, \$112,000 Agency Funds–Non GPR, and \$4,000,000 Gift and Grant Funds).

This request will add construction of a parking lot and an entrance plaza to the previously approved Rothwell Student Center Replacement Project, add architectural and engineering fees to enable Leadership in Energy and Environmental Design (LEED™) certification of the project, and add funds for demolition and movable equipment. The project will construct an approximately 55,700 ASF/ 83,100 GSF replacement facility on a site adjacent to the existing site. The project will provide space for residential and retail dining; meeting rooms; a lounge; areas for recreation, student organizations and administration; and an art gallery. The building also includes space and equipment for a district chiller plant that will serve the Jim Dan Hill Library and the new academic building. Space is also provided for installation of a future chiller and a cooling tower to serve other campus core buildings. After demolition of the existing building, the scope of work in this request will include construction of a parking lot and an entrance plaza for the building.

This project was designed based on use of the LEED™ rating system but without an intention to have the project officially certified. However, due to interest by potential donors in sustainable design, a LEED™ silver certification will be sought. The certification process requires additional paperwork that is not part of the standard consulting services. Therefore, an increase in A/E fees of approximately \$112,000 is being requested to pay for these services.

The original budget for this project was developed in the spring of 2003, and students approved a segregated fee increase to fund the project in December of 2004. Since

implementation is now occurring over four and one-half years later, construction escalation has reduced the value of the originally-approved amount. During the design process the size of the project was reduced in response to cost concerns, but it was not possible to completely address the budget shortfall with scope reductions. Since it is preferable to fund demolition with cash rather than bonded funding, a decision was made to fund demolition of the original building with an addition of approximately \$797,700 Program Revenue-Cash. In addition, approximately \$1,444,800 of movable equipment will also be funded with cash. The source of cash for both expenses is accumulated reserves.

The budget increase is being funded with accumulated cash reserves and agency funds and will not result in any increase to student segregated fees or to parking rates. The fee increase for this project is \$80.00. This is the third increase which is being phased in at \$80 a year until the total fees for this project reach \$513.00.

Chancellor Erlenbach commented that a donor of the gift funds for this project wants to include an art gallery, in order to donate and display the donor's art collection. Regent Falbo asked about the student segregated fee part of the project. Chancellor Erlenbach stated the students voted on an increase of fees by referendum.

Upon the motion of Regent Walsh and the second of Regent Falbo, the Committee unanimously approved Resolution I.3.g.

Resolution I.3.g.

That, upon the recommendation of the UW-Superior Chancellor and the President of the University of Wisconsin System, authority be granted to increase the project scope and budget of the Rothwell Student Center project by \$2,704,500 (\$2,592,500 Program Revenue-Cash and \$112,000 Agency Funds) for an estimated total project cost of \$24,766,500 (\$208,000 General Fund Supported Borrowing–Jim Dan Hill Library, \$969,000 General Fund Supported Borrowing–New Academic Building, \$16,885,000 Program Revenue Supported Borrowing, \$2,704,500 Program Revenue-Cash, \$112,000 Agency Funds–Non GPR, and \$4,000,000 Gift and Grant Funds).

**I.3.h. UW-System: Authority to Construct All Agency Maintenance and Repair Projects**

This item was withdrawn.

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

Assistant Vice President David Miller reported that the Building Commission approved \$10M for projects at their October meeting. The funding breakdown for those projects is \$1.5M General Fund Supported Borrowing, \$6M Program Revenue, and \$2.5M Gift and Grant Funds. (For more detail about those projects, please see the chart at the end of these minutes.)



