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MEETING OF THE EXECUTIVE COMMITTEE
OF THE REGENTS OF THE UNIVERSITY OF WISCONSIN

Madison, Wisconsin

Held in the President's Office

Tuesday, August 14, 1962 2:00 P.M.

President Friedrich presiding

PRESENT: Regents Friedrich, Jensen, DeBardleben, and Steiger

Absent: None

Upon motion of Regent DeBardleben, seconded by Regent Steiger, it was VOTED, That the appointment of Theodore N. Savides be changed from Assistant Professor and Associate Director of Informal Instructional Services to Assistant Professor and Director of the Green Bay Extension Center, beginning August 15, 1962; and that his salary rate be changed from \$11,300 to \$12,000 for the fiscal year 1962-63; increase to be charged to balances in the Extension Division budget.

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President Harrington stated that he would present a proposed statement regarding the 1963-65 building appropriation requests, and that Vice President Peterson, Dean Wendt, and others would present the additional items to be considered at this meeting.

President Harrington noted that the University building appropriation requests, after approval by the Regents, are sent to the Coordinating Committee for Higher Education for integration with the requests for the State Colleges and then forwarded to the State Building Commission. He reported that the State Building Commission had requested the Department of Administration, headed by Commissioner Joe E. Nusbaum, to review the recommendations which the Coordinating Committee had made for building appropriations for 1963-65 and to submit to the State Building Commission the recommendations of the Department of Administration following such review. He stated that the recommendations made by Mr. Nusbaum to the State Building Commission were in many ways quite generous, based on past needs, and were the most generous recommendations ever made by a Wisconsin executive with reference to higher education buildings for the future. President Harrington noted, however, that the needs of higher education now are far greater than in the past;

and stated that the recommendations of Mr. Nusbaum will not meet the needs of the University. Consequently the University proposes to ask the State Building Commission to increase the building appropriations above the amounts recommended by Mr. Nusbaum.

President Harrington reported that Mr. Nusbaum and representatives of the Coordinating Committee would make presentations regarding the building appropriation requests before the State Building Commission on the following day, August 15, 1962. He noted that Mr. Friedrich, as Chairman of the Coordinating Committee, and Mr. Kyle, Vice Chairman of the Coordinating Committee, and Chairman of the State College Board of Regents, would present statements at the meeting of the State Building Commission. Copies were distributed to the members of the Executive Committee of a proposed statement dated August 14, 1962 (Exhibit C attached), which President Harrington stated would be submitted to the State Building Commission, on the following day, subject to the review of the Executive Committee at this time. He explained that this statement related to the comments by Mr. Nusbaum in his report of July 23, 1962, entitled, "Detailed Analysis and Review of Higher Education Major Projects Tentatively Approved by Building Commission: 7-17-62," and to documents referred to in the "Preliminary Report on the 1963-65 State Building Program," submitted to the State Building Commission by the Department of Administration, dated July, 1962 (copies on file). President Harrington stated that the proposed University of Wisconsin statement makes the position of the University quite clear, that we need additional buildings and object to the criteria that Mr. Nusbaum used in arriving at his recommendations. He stated that the University would like to have the State Building Commission substantially increase the appropriations for buildings over the recommendations made by Mr. Nusbaum; and that, if the State Building Commission decides to operate within the total amounts recommended by Mr. Nusbaum, the University would want the funds recommended by Mr. Nusbaum for three items (a new lakeshore campus, an all purpose building on the Madison campus, and research facilities for the Madison campus, totalling about \$6,000,000) to be used instead for other University buildings on the priority list. Before reading the proposed statement (Exhibit A), President Harrington also noted that the statement also included comments on Mr. Nusbaum's recommendation for a study of the lower campus plan for the Madison campus.

Discussing various portions of the proposed University of Wisconsin statement, President Harrington emphasized that Mr. Nusbaum's recommendations were based on various assumptions with which the University did not agree. He stated that Mr. Nusbaum was wrong in his statements regarding future enrollment on the Madison campus, and did not agree with Mr. Nusbaum's recommendation to limit the non-resident enrollment at Madison, and with Mr. Nusbaum's assumption that the undergraduate enrollment at Madison would reach a plateau in the late 1960's. Regarding Mr. Nusbaum's recommendation that the laboratory schools be closed, with the exception of the University of Wisconsin-Milwaukee Laboratory School, President Harrington stated that the University has not yet made a definite decision on closing Wisconsin High School.

President Harrington noted that Mr. Nusbaum's recommendations not only included cutting down the number of items on the University building priority list, but also reduced the size of some of the proposed buildings for the Madison campus on the basis of his assumption that enrollment at Madison would level off. President Harrington stated that the University would like to go further on the priority list and also have the size of the buildings increased which were reduced under Mr. Nusbaum's recommendations.

In connection with discussion of Mr. Nusbaum's recommendations for a study of the lower campus plan at Madison, President Harrington read the following extract from Mr. Nusbaum's report of July 23, 1962:

"4a.) UW Madison Lower Campus Development Study: a consultant architect will be engaged by the Department of Administration to work with the University in studying the overall relationships of disciplines and buildings in the lower campus. The disciplines to be included are music, speech, drama, radio-TV, languages, history, journalism, art history, art gallery, art and art education, and american history library. The consultant will recommend the location of specific buildings including alternate sites for disciplines which cannot be accommodated in the lower campus, and will recommend a schedule of construction. Prior to the report being submitted to the Building Commission, it will be submitted to the University for approval. The University will program specific space needs of all disciplines included in this study except that the Department of Administration will help the Historical Society program its space needs. The total study will probably extend beyond November, but tentative decisions will have to be made in November for the 1963-65 building program."

Regarding the above recommendation of Mr. Nusbaum, President Harrington stated the University administration had discussed this with Mr. Nusbaum and proposed a counter suggestion in order to move ahead with the Art Galleries Building without too much loss of time. He also noted that the University had previously decided that facilities for languages should go west of North Charter Street, west of Bascom Hall.

Regarding Mr. Nusbaum's recommendation for \$2,000,000 for studies, land, utilities and one academic building for a new four year campus in southeastern Wisconsin in the Milwaukee area, he stated that it was not clear as to the proposed location of this new campus; and explained that, although the Department of Administration agreed that facilities for two year extension centers should be provided by the local communities as at present, it feels that the State should put up the funds for the proposed new campus which would initially be a two year program, but would later expand to a four year program. President Harrington stated that this \$2,000,000 was more urgently needed for buildings on the present campus of the University.

Regent DeBardleben inquired whether the intent of the proposed statement was to support the building priority list as submitted, and, upon the affirmative reply by President Harrington, Regent DeBardleben raised the question as to whether item (2) in the last paragraph on Page 3 of Exhibit C might not be construed to mean that the University in effect approved the reductions in the priority list recommended by the Department of Administration. President Harrington agreed that he would delete item (2) from that paragraph and re-word the paragraph.

Completing the reading of the proposed University of Wisconsin statement (Exhibit C attached), President Harrington stated that this proposed statement had been discussed by the University Campus Planning Committee and by the members of the University administration; and he stated that it was presented as a recommendation of the administration. Various portions of the proposed statement and of Mr. Nusbaum's report of July 23, 1962, were discussed. Regent DeBardleben questioned whether the proposed University of Wisconsin statement sufficiently states the objections to items omitted by the Department of Administration report from the building priority list. He noted that the Department of Administration recommendations did not show sufficient justification for cutting out any of the particular projects. President Harrington stated that he understood that Regent DeBardleben would like to have the statement be more detailed and specific with reference to reinstating the University building priority list as submitted.

Regent DeBardleben inquired why the Department of Administration wanted a study of the lower campus development plan, since the study had been made by the University and approved by the Regents. State Architect Yasko reported that the lower campus development plan had not included a study of the 600 North Park Street area; and that the Department of Administration did not object to the lower campus development plan, but desired this study in order to fit the proposed buildings into the area in an orderly fashion rather than piece-meal. He stated that this would help in the fast development of the lower campus.

Upon motion of Regent DeBardleben, seconded by Regent Steiger, it was VOTED, That, "University of Wisconsin Statement on Commissioner Joe E. Nusbaum's Building Program Analysis of July 23, 1962, and on Policy Assumptions Earlier Stated by the Department of Administration," dated August 14, 1962 (Exhibit C attached), to be presented by President Harrington to the State Building Commission, be approved in principle, subject to such modifications as President Harrington deems appropriate.

President Harrington left the meeting at 2:55 P.M.

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Copies of the budget estimates were distributed to the members of the Executive Committee for the various building projects covered by subsequent recommendations. Vice President Peterson presented the following recommendation:

That the final plans and specifications for Harry L. Russell Laboratories be approved and authority granted to advertise for bids.

Dean Wendt showed on a map the location of the Russell Laboratories Building and the Veterinary Science Building. Mr. Yasko showed models of both buildings and explained the future proposed additions to these two projects. The total estimated project cost given for the Russell Laboratories Buildings is \$4,660,000 including a possible additional basement area to be financed by National Institutes of Health funds. Mr. Yasko showed and explained plot plans, floor plans, and elevations for the Russell Laboratories. He explained that the tower section would be 8 stories high and the wing section would contain 2 stories.

Regent Steiger moved approval of the above recommendation, seconded by Regent DeBardleben, and it was voted.

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Vice President Peterson presented the following recommendation:

That the final plans and specifications for the Veterinary Science Building be approved and authority granted to advertise for bids.

Vice President Peterson explained that the estimated cost of this project of \$1,400,000 would be provided by grants of \$694,206 from the National Institutes of Health, \$475,000 from Wisconsin Alumni Research Foundation, and \$100,000 from the receipts from sales of University Hill Farms, and \$130,794 in proposed gifts for which a drive is underway. Mr. Yasko showed the plot and floor plans of this building which is to be three stories and basement.

Regent DeBardleben moved approval of the above recommendation, and it was seconded by Regent Steiger. Regent Jensen questioned the relatively high estimated cost for heating and ventilating and air conditioning work on this project. Mr. Yasko explained that this was because this was a highly specialized building requiring controlled temperatures and freezer rooms, and because this was a very complicated laboratory-type building. Mr. Yasko agreed with Mr. Jensen's estimate that, if the same size building were a general classroom building, the heating, ventilating and air conditioning estimates would only be about half as large. The question was put on the above motion and it was voted.

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Vice President Peterson presented the following recommendation:

That the final plans and specifications for the Cancer Research Building be approved and authority granted to advertise for bids.

Vice President Peterson reported that the total estimated cost of \$2,782,000 would be provided by a grant from the National Institutes of Health in the amount of \$2,475,000 and by \$307,000 from University trust funds which were received for cancer research purposes. Dean Wendt showed the location of this project on a map. Mr. Yasko showed plot plans, floor plans and elevations of this building, which will be eleven stories high.

Regent Jensen moved approval of the above recommendation, the motion was seconded by Regent Steiger, and it was voted.

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Vice President Peterson presented the following recommendation:

That the final plans and specifications for the Radiotherapy Research Center addition to and remodeling of Wisconsin General Hospital be approved and authority granted to advertise for bids, including an out-patient facility to be bid as an alternate at an estimated cost of \$60,000, 40% to be charged to Hill-Burton Funds and 60% to State Building Commission Funds; and that authority be granted to request funds for the out-patient facility from the Federal Government and the State Building Commission.

Vice President Peterson explained that the out-patient facilities referred to in the above recommendation had been somewhat of an afterthought on the part of the hospital administration and architects, and had been included in connection with the proposal for the Radiotherapy Research Center because this presented an opportunity to obtain out-patient facilities at relatively low cost and to obtain 40% of the cost from Hill-Burton funds. The location and the floor plans for these two facilities were explained.

Regent Steiger moved approval of the above recommendation, seconded by Regent DeBardleben, and it was voted.

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Vice President Peterson presented the following recommendation:

That the preliminary plans and specifications for the Sheboygan Center Building be approved, and that the State Building Commission be requested to appropriate \$150,000 to finance the purchase of equipment for the Sheboygan Center, subject to approval of the financing of the building by the Sheboygan County Board.

Vice President Peterson stated that the estimated cost of this building was \$1,034,000 exclusive of the amount to be provided by the state for equipment. He explained that, when the request is made to the State Building Commission, the State Building Commission will be alerted to the fact that \$150,000 may not be a sufficient amount for this purpose and that a supplementary request may have to be made for additional funds.

Regent DeBardleben moved approval of the above motion, it was seconded by Regent Jensen, and it was voted.

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Vice President Peterson presented the following recommendation:

That the State Building Commission be requested to transfer \$38,000 from the allotment for electrical distribution west of Elm Drive (Release #1209, Code #90-830-01-247-3) to an account for the construction of curbs, sidewalks, and storm sewer from Elm Drive to the site of Gymnasium Unit #1.

Vice President Peterson explained that sidewalks would have to be put in for access to the new gymnasium, and consequently it seemed desirable to install a 36 inch storm sewer at this time before the sidewalks are put in.

Regent DeBardeleben moved approval of the above recommendation, it was seconded by Regent Steiger, and it was voted.

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Vice President Peterson presented the following recommendation:

That the electrical substation needed to serve the southeast dormitory area and the eastern portion of the University campus be located at the northeast corner of North Murray Street and Conklin Court; and that authority be granted to purchase the properties needed for the site of the substation, subject to the appropriation of the necessary funds by the State Building Commission.

Vice President Peterson explained that this proposed substation would not only serve the dormitories in the southeast dormitory area, but would also serve the administration building and other proposed new buildings in the lower campus area. Dean Wendt showed the location on the map. Vice President Peterson noted that the University Campus Planning Committee had requested that this substation be properly screened to make its appearance as unobjectionable as possible. Regent DeBardeleben inquired whether the cost of this substation would be charged to the dormitories. He was informed that it would not be so charged, since it also would be serving other University buildings. Regent Steiger moved approval of the above recommendation, it was seconded by Regent DeBardeleben, and it was voted.

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Upon motion by Regent DeBardeleben, seconded by Regent Steiger, it was VOTED, That, subject to the approval of the Governor and the Director of the State Bureau of Engineering, a contract for sidewalks, curbs, and gutters along Observatory Drive between Babcock Drive and Elm Drive be awarded to H. M. Engelhart Company, Inc., Madison, on the basis of their low bid for the sum of \$12,087.40, chargeable to Physical Plant funds, and that any Vice President or Assistant Vice President of the University be authorized to sign the contract.

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Vice President Peterson presented the following recommendation:

That, subject to the approval of the Governor and the Director of the State Bureau of Engineering, a contract for reroofing a portion of the Electrical Engineering Building be awarded to F. J. A. Christiansen, Milwaukee, for the sum of \$28,702, chargeable to funds appropriated by the State Building Commission on May 2, 1962 (Release #1195), and that the following schedule of costs be approved:

Contract	\$28,702
Bureau of Engineering	2,500
Contingent	<u>4,798</u>
Total	\$36,000

Vice President Peterson explained the difficulty that had been experienced with the roof on the Electrical Engineering Building leaking since it was first constructed. He reported that under the twenty-year roof bond the bonding company had expended about twice the amount of the penal sum of the bond in making repairs to the roof and had refused to do anything more. He reported that negotiations by the Bureau of Engineering with the general contractor on that building indicated that the general contractor probably would refund to the University about 1/3 of the cost of reroofing. Regent DeBardeleben moved the approval of the above motion, it was seconded by Regent Jensen, and it was voted.

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Vice President Peterson presented the following recommendation:

That any of the Vice Presidents or Assistant Vice Presidents of the University be authorized to sign a Supplemental Agreement to Lease NOy(R)-41749, between The Regents of the University of Wisconsin and the Wisconsin University Building Corporation, as Lessor, and the United States of America (Navy), as Lessee, terminating the said lease as of June 30, 1962, accepting title by the Regents to the Government-owned improvements (U.W. Inventory #49), and releasing the Government from all rights and liabilities in connection with the said lease.

Dean Wendt showed on a map the location of this building on the west side of Babcock Drive adjacent to the railroad right-of-way. Vice President Peterson reported that the building had been constructed by the Navy Department for a Naval Research Project at the University after World War II. Regent Jensen moved approval of the above recommendation, it was seconded by Regent DeBardeleben, and it was voted.

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Upon motion of Regent DeBardleben, seconded by Regent Jensen, it was VOTED, That, the actions taken by the Executive Committee by mail vote since the July 13-14, 1962, meeting of the Board of Regents (Exhibit A, attached) be incorporated for the record in the minutes of this meeting.

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Vice President Peterson presented the following recommendation:

That all bids received on August 2, 1962, for the Tennis Courts be rejected because of excessive costs, and that authority be granted to revise the plans and specifications and to advertise for new bids.

Dean Wendt reported on the excessively high bids that were received for construction of the tennis courts. On the basis of the bids received, he indicated that the concrete work alone would cost approximately three times what would be considered a reasonable amount.

Regent DeBardleben moved approval of the above recommendation, it was seconded by Regent Steiger, and it was voted.

Regent DeBardleben inquired whether the plans and specifications for the tennis courts would be revised, and how long it would take to do so. Dean Wendt reported that the plans and specifications were already being revised somewhat; but that the question was when the time would be appropriate to re-bid the work. He suggested that perhaps the taking of bids might be deferred until later in the Fall when the contractors might be more anxious for work.

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Upon motion by Regent DeBardleben, seconded by Regents Jensen and Steiger, it was

VOTED, That, subject to the approval of the Governor, Wisconsin University Building Corporation be authorized to purchase the following property as part of the site of a future dormitory project in the Southeast Dormitory area at the price stated, chargeable to funds transferred from the Residence Halls Revolving Fund to Wisconsin University Building Corporation or to funds borrowed by the Corporation for financing of student housing projects:

209 North Murray Street	163-32	\$18,000.00
Mr. O. B. Porter		

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Vice President Peterson presented the following recommendation:

That the Resolutions of The Regents of the University of Wisconsin Relating to the Awarding of Contracts, The Schedule of Costs, and The Source of Funds for the Fifth Married Student Apartments (700 Group) (Exhibit B attached) be adopted.

Dean Wendt showed the location of these apartments on a map. Vice President Peterson explained that, when the Regents approved the final plans and specifications, the estimated cost of this project was \$1,358,000; that, in addition to the \$1,411,000 for the project costs, Wisconsin University Building Corporation would have to borrow an additional \$73,000, which is equal to one year rental payment by the Regents to the corporation to set up a Note Reserve Fund in connection with the financing for this project; that the total loan of \$1,484,000 would be for a period of 40 years at an interest rate of 3.8% per annum; and that the Division of Residence Halls believes these apartments, on the basis of the proposed financing costs, could be operated at the present rental rates.

Regent DeBardleben moved approval of the above recommendation, it was seconded by Regent Steiger and it was voted.

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Upon motion of Regent Jensen, seconded by Regent DeBardleben, it was VOTED, That, the President or Vice President and Secretary or Assistant Secretary of The Regents of the University of Wisconsin be authorized to execute a quit claim deed for the following parcel of land (Parcel A) conveying said parcel to the City of Madison in exchange for a parcel of equal size (Parcel B) which is needed as part of the site for the Zoology Research Building, to wit:

Parcel A: The South 30.14 feet of Lot Five (5), Block Nine (9), of the recorded plat of Brooks Addition, City of Madison, Dane County, Wisconsin.

Parcel B: Part of Lots 8 and 16, Block 9 of the recorded plat of Brook's Addition, City of Madison, Dane County, Wisconsin, which is more fully described as follows:

Beginning at the Southwest corner of Lot 4 of said Block 9; Thence South, along the West line of Lot 4 extended, 40.0 feet; Thence Easterly, parallel to the South line of said Lot 4, for a distance of 40.0 feet; Thence North, parallel to said West line of Lot 4, a distance of 40.0 feet to the South line of said Lot; Thence Westerly along said South line of Lot 4, a distance of 40.0 feet to the point of beginning.

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Vice President Peterson presented the following recommendation:

That, subject to the approval of the Governor, and subject to the appropriation of funds by the State Building Commission, authority be granted to purchase the property at 1109 University Avenue, (Lot 6 in Brooks Plat of Subdivision of Block 4 in Brooks Addition to the City of Madison, Parcel No. 489-4), including furnishings and equipment, from William N. and Doris M. Brewster for a consideration of \$50,000, chargeable to State Building Trust Funds.

Dean Wendt showed on a map the location of the parcel. Vice President Peterson explained that this property would be part of the site of the next unit of the Chemistry Building. Regent DeBardleben inquired why the University was purchasing the furnishings and equipment; and he was advised by Vice President Peterson that that was the basis of the offer by the owners. He reported that the property was presently being used to house out-patients at University Hospitals; and that it might be desirable for the University to lease the property to the present owners for a year or so to continue operation on that basis.

Regent Steiger moved approval of the above recommendation, it was seconded by Regent DeBardleben, and it was voted.

Upon motion of Regent Jensen, seconded by Regent Steiger, it was VOTED, That the meeting be adjourned.

The meeting adjourned at 3:55 P.M.

Clarke Smith, Secretary

EXHIBIT A

REPORT OF ACTIONS TAKEN BY THE EXECUTIVE COMMITTEE
BY MAIL VOTE SINCE THE JULY 13-14, 1962
MEETING OF THE BOARD OF REGENTS

1. That, subject to the approval of the Governor, Wisconsin University Building Corporation be authorized to purchase the following properties for future dormitory sites in the Southeast Dormitory Area at the prices stated, chargeable to funds transferred from the Residence Halls Revolving Fund to Wisconsin University Building Corporation or to funds borrowed by the Corporation for financing of student housing projects:

(a) 610 Clymer Place - Parcel 161-13 - Mr. Vincent Cooper	\$15,750.00
(b) 617 West Johnson Street - Parcel 161-8.1 Mrs. Myrtle Hall	16,000.00
(c) 615 West Johnson Street - Parcel 161-9 Mr. Paul C. Meyer	22,000.00

(Mail votes initiated: (a) July 19, 1962; (b) July 19, 1962; (c) August 3, 1962)

2. That, subject to the approval of the Governor and the Director of the State Bureau of Engineering, a contract for the elevator in the new Engineering Building, Unit No. 3, be awarded to the Otis Elevator Company, Chicago, Illinois, on the basis of their low bid of \$22,312, and that any of the Vice Presidents or Assistant Vice Presidents be authorized to sign the contract.
(Mail vote initiated August 2, 1962)

3. That, subject to the approval of the Governor and the Director of the State Bureau of Engineering, the following contracts be awarded to the low bidders for construction work at the University Experimental Farm at Arlington, and that any of the Vice Presidents or Assistant Vice Presidents of the University be authorized to sign the contracts:

General Construction - H. A. Sylvester, Madison (base bid)	\$220,400.00
Furnishing and Erecting Metal Soil Storage Building - Peninsula Construction & Supply Company, Middleton (base bid)	4,910.00
Furnishing and Erecting Metal Poultry Service Building - Anderson-Ashton, Inc., Madison	\$10,693.00
Sub. Bid (includes trim)	- 2,000.00
Alt. Bid	240.00
Net Contract	8,933.00
Furnishing and Erecting Metal Agronomy Drying and Processing Building - Anderson-Ashton, Inc., Madison	\$17,700.00
Sub. Bid	- 1,520.00
Trim	504.00
Net Contract	16,684.00
Furnishing and Erecting Entomology Field Laboratory Bldg. Anderson-Ashton, Inc., Madison	\$12,851.00
Sub. Bid	- 2,000.00
Trim	392.00
Paint	360.00
Net Contract	11,603.00

3. (Contd.)

Plumbing - Schadde Plumbing & Heating, Baraboo (base bid)	\$ 17,383.00
Heating and Ventilating - Kilgust Heating, Inc., Madison (base bid)	26,900.00
Electrical - Fred T. Polnow, d/b/a Polnow Hardware, Pardeeville (base bid)	<u>24,800.00</u>
Sub-total Construction Contracts	\$331,613.00
General Construction - Utilities - John Schmid and Sons, Plain (base bid)	\$ 5,235.00
Plumbing - Schadde Plumbing & Heating, Baraboo (base bid)	22,685.00
Pump Installation - Saeman Plumbing & Heating Co., Cross Plains (base bid)	12,994.21
Electrical - Fred T. Polnow, d/b/a Polnow Hardware, Pardeeville (base bid)	<u>10,950.00</u>
Sub-total Utilities Contracts	<u>\$ 51,864.21</u>
TOTAL CONTRACT AWARDS	\$383,477.21

(Chargeable to the schedule of costs totaling \$546,000, approved by the State Building Commission on May 2, 1962, and approved by the Regents May 4, 1962, Hill Farm Receipts. (The difference between the \$546,000 and the total of the contract awards will be needed for additional improvements, including roads, silos, equipment, architect's fees, etc.))

(Mail vote initiated August 2, 1962)

RESOLUTIONS OF THE REGENTS OF THE UNIVERSITY OF WISCONSIN
RELATING TO THE AWARD OF CONTRACTS, THE SCHEDULE OF COSTS, AND
THE SOURCE OF FUNDS FOR THE FIFTH MARRIED STUDENT APARTMENTS
(700 Group)

1. That, subject to the approval of the Governor and the Director of the Bureau of Engineering, Wisconsin University Building Corporation be authorized to award contracts for construction of the Fifth Married Student Apartments (700 Group) (Bureau of Engineering Project Number 5529) to the following low bidder in each division of the work on the basis of the base bids with alternate bids accepted and with negotiated reductions from the base bids as indicated:

General Construction		
John D. Dahl	Base Bid #1	\$737,300.00
6013 Winnequah Road	Less negotiated reductions	<u>16,024.00</u>
Madison, Wisconsin	Net Contract	\$721,276.00
Plumbing		
Welch Plumbing Company	Base Bid #2	\$131,380.00
1507 Monroe Street	Less negotiated reductions	<u>4,328.00</u>
Madison, Wisconsin	Net Contract	\$127,052.00
Heating and Ventilating		
M. J. Thomas	Base Bid #3	\$115,628.00
4116 Monona Drive	Less Alternate 3D	<u>13,400.00</u>
Madison, Wisconsin	Net Contract	\$102,228.00
Electrical		
Berman Electric Co., Inc.	Base Bid. #4	\$ 90,902.00
831 Williamson Street		
Madison, Wisconsin		
Grading and Site Work		
Northwestern Construction Co.	Base Bid #5	\$ 96,831.50
1208 Mendota Avenue	Less negotiated reductions	<u>6,440.00</u>
Middleton, Wisconsin	Net Contract	\$ 90,391.50
Sewer and Water Extensions		
Central Contracting Company	Base Bid #1	\$ 43,460.00
2300 Algoma Boulevard		
Oshkosh, Wisconsin		

2. That the following schedule of costs be approved for construction and financing of the Fifth Married Student Apartments, (700 Group):

Schedule of Costs
Fifth Married Student Apartments
(700 Group)
Bureau of Engineering Project #5529

Construction Contracts:		
General Construction	\$\$ 721,276.00	
Plumbing	127,052.00	
Heating & Ventilating	102,228.00	
Electrical	90,902.00	
Grading and Site Work	90,391.50	
Sewer and Water Extensions	<u>43,460.00</u>	
Sub-Total		\$1,175,309.50

Resolutions of the Regents Re Contract Awards,
Cost Schedule, and Source of Funds for
Fifth Married Student Apartments (700 Group)

Reserve for Additional Contract for Kitchen Units		\$ <u>58,000.00</u>
Sub-Total Construction		\$1,233,309.50
Non-Fixed Equipment		10,000.00
Architect and Engineering		72,000.00
Legal and Administrative		5,000.00
Interest During Construction		36,000.00
Contingency		<u>54,690.50</u>
Total Project Cost		\$1,411,000.00
Note Reserve Fund		<u>73,000.00</u>
Total Project and Financing Costs		\$1,484,000.00
Source of Funds:		
Funds to be borrowed by Wisconsin University Building Corporation:		
For Project Costs	\$1,411,000.00	
For Principal of Note Reserve Fund	<u>73,000.00</u>	
TOTAL		\$1,484,000.00

UNIVERSITY OF WISCONSIN STATEMENT ON COMMISSIONER JOE E. NUSBAUM'S BUILDING
PROGRAM ANALYSIS OF JULY 23, 1962, AND ON POLICY ASSUMPTIONS EARLIER STATED
BY THE DEPARTMENT OF ADMINISTRATION.

August 14, 1962

The State of Wisconsin has created and maintained one of the nation's great educational institutions, and as a result, has achieved a position of leadership among the states which is far beyond its relative rank in population and natural resources.

To continue and enhance this leadership in the critical era ahead, in the face of (1) a tremendous surge in the college-age population, (2) a continuing increase in the percentage of high school graduates who want to go to college, and (3) a constantly accelerating expansion of knowledge, will require foresight, planning, flexibility and financing far beyond anything hitherto attempted by the state.

The Regents of the University, after an intensive two-year study, made in consultation with the University faculty and administration, have agreed upon and set down the principles under which this goal can be attained. The Coordinating Committee for Higher Education, in a series of studies and reports, has outlined in some detail a program of state wide higher education advancement which implements, so far as the University is concerned, the Regent principles.

Basic to the progress planned is orderly provision for adequate construction. Such a program has been incorporated in the priority listings presented by the Coordinating Committee to the Department of Administration and the State Building Commission. The University's part in this program was developed by departmental, school, and college studies, over-all coordination by the Campus Planning Committee with the aid of planning experts, and Regent study and review of each building proposed, as well as the priority order. The University list, thus developed, has been considered, approved, and coordinated with the State College requests by the Coordinating Committee for Higher Education.

The Department of Administration now has inspected present plants, examined available data including our enrollment projections, and has recommended a building program which will be a major step forward. It has selected recommendations from our priority list which will be extremely helpful, and has demonstrated thoughtful concern for the progress of the University and the State Colleges.

However, the program recommended by the Department of Administration will not meet University needs.

In reducing our proposals, the Department of Administration has made a number of assumptions which are not in accord with University and Coordinating Committee policy. Furthermore, a study of the assumptions indicates that if they were adopted, they would not produce the savings anticipated. Examples from the July 23 Department of Administration memorandum include:

EXHIBIT C

1. Enrollment Estimates. The table presented in paragraph A. 1, heavily reduces University and Coordinating Committee estimates of future University enrollments. These estimates already were conservative. Their further reduction by the Department of Administration apparently was based mainly upon an assumption that out-of-state enrollments will be restricted by quota. A restriction based on a quota system is contrary to University and Coordinating Committee policy. Furthermore, if Wisconsin should institute enrollment quotas, it is likely that comparable restrictions would be placed by other states against Wisconsin residents. Since almost as many Wisconsin residents go out of state for higher education in public institutions as out-of-state students come into our public institutions, the erection of artificial barriers at state lines would merely force Wisconsin students to take the place of out-of-state students in our enrollments, leaving them essentially the same as projected by our experts. In addition, the restrictions would tend to destroy the varied educational opportunities now open to our own young people, and cause a loss of out-of-state fee income.
2. Longer School Year. Item A. 2. suggests that a year-around academic program would diminish undergraduate enrollments 10 percent below the already unrealistic estimates in Item A. 1. While the University is exploring various possibilities for more intensive use of facilities by undergraduates in the summer, and will have programs aimed at this goal before 1967, evidence thus far obtained does not support the assumption that heavier summer enrollments would materially diminish the peak fall enrollments which the University must be equipped to handle. It should also be pointed out that the University already has achieved year-around use of its research and public service space and has steadily increased Summer Sessions enrollments; in fact, any sizeable increase in the use of summer facilities by undergraduates would merely force out adult education programs which now make heavy use of classroom and dormitory space during the summer months.
3. Laboratory Schools. Attention is called to the fact that the University has not yet made a policy decision on Wisconsin High School; that this question has been under intensive study for some time; and that the decision must be based on educational considerations rather than space needs. The University plans to retain its Pre-School Laboratory as well as the UW-Milwaukee Laboratory School. Paragraph A. 3. excepts only the Milwaukee School from its general assumption that laboratory schools will be closed.
4. Stabilized Undergraduate Enrollment. In its preliminary report on the 1963-65 State Building Program, dated July, 1962, the Department of Administration states the assumption (Paragraph 2, Page 5) that undergraduate enrollment at Madison will reach a plateau in the late 1960's. Although we feel no great certainty about detailed enrollment projections beyond 1967, we can find no evidence that would substantiate a leveling off of undergraduate enrollment at that point or beyond in Madison. University policy, as stated by the Regents in their report on The Future of the University, is that "students should be allowed to enroll at the locations of their choice. Facilities should be planned to assure that choice; for example, dormitory construction should not be restricted as a means of limiting enrollment on the Madison campus." The idea that the University at Madison should concentrate on upper level and graduate work is unsound and uneconomical. University studies indicate that the Madison campus has the potential for a larger undergraduate enrollment than the Department of Administration has assumed.

The four assumptions listed above apparently underlie the reductions made by the Department of Administration in the building sizes and total number of buildings requested by the University Regents and the Coordinating Committee. The faults cited in the assumptions, we believe, justify reexamination of the recommendations on the basis of more realistic projections than those provided by the Department of Administration.

We would like to call attention to two other areas in the Department of Administration recommendations which we believe should be reconsidered.

LOWER CAMPUS DEVELOPMENT STUDY

Item C.4.a. in the Detailed Analysis dated July 23 suggests a time-consuming re-study by a consultant architect of the land use plan for the lower campus area and would include in such a study a number of disciplines which are located elsewhere on the campus in the general University plan, approved by the Regents.

While the University concurs with the suggestion that an architectural firm of stature be selected, we believe that prudent use of planning funds suggests that the architect be commissioned to undertake the design of the Art Gallery, for which gift funds now are available, and that in this commission there be included a detailed study of the relationship between buildings placed in the area bounded by State Street, Park Street, University Avenue, and Lake Street. These two phases should be budgeted separately in the contract with the architect so that Art Gallery funds are not expended for the area studies. In considering the disciplines to be accommodated in the Lower Campus area, it may be desirable for the architect to take into account the use that may be made of the site now occupied by 600 North Park St. and Journalism Hall. The language departments should not be considered potential users of either of these areas.

There is flexibility in the Lower Campus land-use plan which already has been given extensive study and Regent approval. There are programs for the detailed space needs of the several disciplines that the Campus Planning Committee has determined are to be accommodated in this area. Duplication of effort and waste of critical time could be avoided by utilization of available plans and programs by the commissioned architect. Since organization is under way for the gift campaign which, it is hoped, will underwrite much of the art development in this area, and funds for the Gallery already are at hand, it is imperative that this project be moved along with greater speed than would be likely under the Department of Administration recommendation.

THE PROPOSED SOUTHEASTERN WISCONSIN BRANCH OF THE UNIVERSITY

The Department of Administration has proposed that approximately \$2,000,000 be allocated for the land acquisition, utilities, and other expenses connected with a new four-year institution in southeastern Wisconsin, and in Item C.6.a. asks the Coordinating Committee to initiate a study of the requirements for such an institution.

The University agrees that there eventually should be a third four-year campus of the University in southeastern Wisconsin, but in the face of (1) the critical needs of our present institutions, (2) the suggested reductions in the Coordinating Committee requests for buildings by the Department of Administration, (3) the effectiveness and rapid growth of established two-year University Centers constructed with local financing, and (4) the potential for growth at the Kenwood

site of the UW-Milwaukee, the University suggests that the \$2,000,000 earmarked for this project be used instead for buildings on the University Priority List. The University will be happy to undertake a long-range study of population trends, present educational services, future educational needs, and other factors which must be determined before such an institution is initiated. The study must include a realistic estimate of the potential for growth of the Kenwood Campus since it appears that the Department of Administration may have underestimated this potential to a major degree. The effectiveness and advisability of undertaking a completely new four-year institution should be compared with adding junior and senior year work to an already established two-year University Center, or establishing a separate junior-senior facility to extend the offerings of two nearby freshman-sophomore University Centers. In any proposal for a new campus, nothing should be done to jeopardize the successful development, with local plant financing, of the two-year University Center system.

THE BUILDING PROGRAM

As an alternative to the building program suggested for 1963-65 by the Department of Administration in its Tentative Projects Summary, the University recommends that the Building Commission return to the original Priority List submitted by the Coordinating Committee.

This would utilize the \$1.6 million suggested for an Intermediate All-Purpose Building for general classrooms in Priority List structures, incorporate the \$2.9 million suggested for Additional Research Facilities in Priority List structures, and apply the \$2 million suggested state contribution for the South-eastern University development to expansion of facilities on the Milwaukee Kenwood Campus.

Using approximately the same total of funds for major buildings suggested by the Department of Administration, with some adjustments in individual buildings, it would be possible to construct, in Priority List order, through the Milwaukee Science I facility, which would be approximately 55 per cent of the demonstrated University needs as determined by the Coordinating Committee for 1963-65.

This discussion has been limited to major buildings, since the Department of Administration's memoranda were thus limited. It is assumed that funds for such other needs as land acquisition, utility extensions, remodeling, and general campus improvements will be provided in the full building program.

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