



2007-09 CAPITAL BUDGET RECOMMENDATIONS

Overview

The 2005-07 Capital Budget represented a solid investment by the State of Wisconsin in UW System facilities. The final budget included approximately \$150,000,000 in General Fund Supported Borrowing (GFSB) for UW Major Projects and \$128,000,000 of GFSB of All Agency funds for maintenance, repair, and renovation. Major Projects are those individually enumerated in the statutes. All Agency funds are enumerated as a lump sum with the individual projects recommended by the UW System and approved by the Board of Regents and state Building Commission. Additionally, the budget included approximately \$170,000,000 Program Revenue Supported Borrowing (PRSB) for Major Projects and \$24,000,000 PRSB for All Agency projects.

During deliberations on the 2005-07 Capital Budget, the Division of State Facilities staff developed and presented to the state Building Commission a six-year plan for Major Projects funded with General Fund Supported Borrowing. The plan recommended enumerations for the 2005-07 biennium and some advance enumerations for the two subsequent biennia. The plan also identified priority projects for advance planning in 2005-07 with enumeration sought in 2007-09. While the Building Commission supported advance planning, they did not guarantee enumeration. The 2007-09 Capital Budget instructions from the Department of Administration included this statement from Secretary Bablitch. *Given continuing budget pressures and the state's policy to limit debt service between 3.5% and 4.0% of statewide General Purpose Revenue (GPR) expenditures it is unlikely that major projects requiring GFSB that were not included in the statewide Six-Year plan reviewed by the Commission will be included in the 2007-09 recommendations.* This instruction serves as the "Maximum Request Guideline" issued by DOA in the last biennium.

This Capital Budget recommendation accomplishes the following:

- Adheres to the funding target for the UW System established by the Division of State Facilities' six-year plan presented to the Wisconsin State Building Commission.
- Constructs and renovates academic space on every UW System campus for teaching and research.
- Renews and improves 17 student life facilities at nine institutions enhancing the student experience.
- Funds seven priority projects that were not funded in the 2005-07 capital budget.
- Establishes a plan to complete the priority projects requested in 2005-07 Capital Budget for advance planning.
- Continues a commitment to maintaining existing facilities and reducing backlog maintenance.

**2007-09 Capital Budget Recommendation
Funding Summary**

<u>Major Projects</u>	GFSB	Gift/Grants	PRSB
New Major Projects using GFSB	\$135.1	\$45.6	\$5.9
New Major Projects without GFSB		\$59.3	\$234.6
Advance Enumerations from 2005-07	\$129.1		\$27.8
<u>All Agency Funds</u>			
Maintenance/Repair/Renovation	\$130.0		\$25.0

**2009-11 Advance Enumeration Recommendation
Funding Summary**

<u>Major Projects</u>	GFSB	Gift/Grants	PRSB
New Major Projects using GFSB	\$108.8	\$2.0	\$8.2
Existing Advance Enumerations from 2005-07	\$28.3		\$27.8

The 2005-07 Capital Budget funded 13 of the UW System’s 20 prioritized projects, in whole or in part, or by advance enumeration. Seven high priority projects were not funded, but remain critical to UW System institutions. Because accomplishing these seven projects were not included in planning framework presented to the state Building Commission by the Division of State Facilities (DSF), this capital budget request recommends funding five of these carryover projects from the All Agency maintenance fund. Specifically, it is recommended that these five projects be itemized within the All Agency allocations. These projects are appropriately funded from the All Agency budget for maintenance, repair, and renovation because they construct zero or little new space and address significant backlog maintenance.

This capital budget recommendation also includes a plan to accomplish major projects that have been waiting for several biennia. The plan enumerates seven major academic facilities in 2007-09 with the GFSB spread over two biennia and will accomplish all but one project from the Board of Regents 2005-07 Capital Budget Priority List. Funding for the seven projects would utilize the \$105,000,000 GFSB in 2007-09 specified by DSF toward the first four projects already in planning and \$108,762,000 GFSB in 2009-11.

This funding method would create a more seamless four-year budget for projects allowing them to move forward by accessing the amount of funding needed in the first biennium with complete funding in the following biennium. Another advantage is that these seven projects bring a total of \$45,576,000 in matching gifts funds.

However, this plan would commit \$137.1 M in advance enumerations for 2009-11 including \$28.3 M for UWM – Columbia St. Mary’s.

2007-09 Capital Budget Recommendation GFSB Major Projects

Inst	Project Name	2007-09				2009-11		
		Total Cost	GFSB	Gift/Grants	PRSB	GFSB	Gift/Grants	PRSB
ADVANCE ENUMERATIONS (alpha order)								
MSN	Biostar IV - WI Institute for Discovery (WID)	\$31,000,000	\$31,000,000					
MSN	University Square Redevelopment	\$39,850,000	\$39,850,000					
MSN	Sterling Hall Renovation	\$20,000,000	\$20,000,000					
MIL	Columbia/St. Mary's Hospital	\$112,165,000	\$28,265,000		\$27,800,000	\$28,300,000		\$27,800,000
PLT	Tri-State Initiative (Engineering)	\$10,000,000	\$10,000,000					
	Sub-Totals:	\$213,015,000	\$129,115,000	\$0	\$27,800,000	\$28,300,000	\$0	\$27,800,000
2005-07 CARRYOVERS (in 2007-09 Priority Order)								
STO	Harvey Hall Renovation - Phase I Theater*	\$5,139,000	\$5,139,000					
OSH	Elmwood Center Remodeling*	\$8,464,000	\$8,464,000					
GBY	Rose Hall/Wood Hall Remodeling*	\$6,734,000	\$6,734,000					
MIL	Physics Building North Wing Remodeling*	\$3,969,000	\$3,969,000					
STP	Military Science Relocation	\$1,585,000	\$1,585,000					
STP	Maintenance and Materiel Remodeling/Addition	\$2,122,000	\$2,122,000					
OSH	Facilities Maintenance Relocation/Acquisition*	\$6,296,000	\$5,946,000		\$350,000			
	<i>*All Agency Total</i>		-\$30,272,000					
	Sub-Totals:	\$34,309,000	\$3,687,000	\$0	\$350,000	\$0	\$0	\$0
SYSTEMWIDE PROGRAM PROJECTS								
SYS	Utility Improvements	\$24,704,000	\$19,889,000		\$4,815,000			
SYS	Classroom Renovation/IT Improvements	\$6,500,000	\$6,500,000					
	Sub-Totals:	\$31,204,000	\$26,389,000	\$0	\$4,815,000	\$0	\$0	\$0
TWO BIENNIA ACADEMIC CLASSROOM PROGRAM								
SUP	Academic Building	\$31,143,400	\$24,143,400	\$7,000,000				
LAC	Academic Building	\$34,200,000	27,500,000	6,000,000	\$700,000			
PKS	Communication Arts Renovation & Addition	\$34,176,000	\$32,100,000	\$2,076,000				
OSH	Academic Building	\$48,000,000	\$40,000,000	\$8,000,000				
	<i>05-07 Academic Building Shortfall</i>		-\$18,743,400			\$18,743,000		
EAU	Education and Student Services Building	\$35,145,000				\$35,145,000		
MSN	Human Ecology Addition & Renovation	\$47,950,000		\$22,500,000		\$22,500,000		\$2,950,000
RVF	Health/Human Performance/Recreation Building	\$39,588,000				\$32,374,000	\$2,000,000	\$5,214,000
	Sub-Totals:	\$270,202,400	\$105,000,000	\$45,576,000	\$700,000	\$108,762,000	\$2,000,000	\$8,164,000
	Totals	\$548,730,400	\$264,191,000	\$45,576,000	\$34,365,000	\$137,062,000	\$2,000,000	\$35,964,000

General Fund Supported Borrowing Major Projects

In Priority Order

Project	Rank in Group	GFSB Funding	GFSB Cumulative Total
University Square		\$39.8	\$39.8
Sterling		\$20.0	\$59.8
WI Institute for Discovery		\$31.0	\$90.8
Milwaukee - Columbia		\$28.3	\$119.1
Platteville - Tri State Init.		\$10.0	\$129.1
Utilities		\$20.0	\$149.1
Classrooms		\$6.5	\$155.6
Superior - Academic	1	\$24.1	\$179.7
La Crosse - Academic	2	\$27.5	\$207.2
Parkside - Academic	2	\$32.1	\$239.3
Oshkosh - Academic	4	\$40.0	\$279.3
Stevens Pt. - Military Science	5	\$1.6	\$280.9
Stevens Point - Maintenance	6	\$2.1	\$283.0
Planning Shortfall (2009-11)		-\$18.7	\$264.3

All Agency Funded

Stout - Harvey Hall Theater	1	\$5.1	\$5.1
Oshkosh - Elmwood	2	\$8.5	\$13.6
Green Bay - Rose Wood Halls	3	\$6.7	\$20.3
Milwaukee - Physics	4	\$4.0	\$24.3
Oshkosh - Facilities Bldg. Reloc.	5	\$6.0	\$30.3

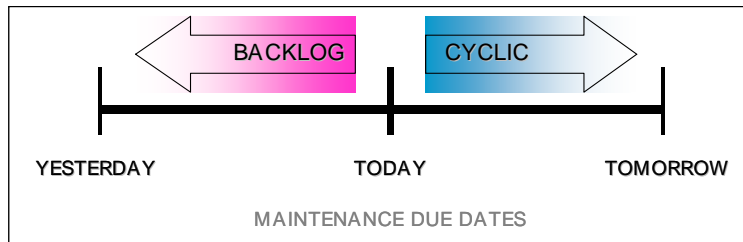
2007-09 Program Revenue and Gift-Funded Major Project Recommendations

Inst		Project Name	Total Cost	GFSB	Gifts/Grants	PRSB
EXT	2007-09	Lowell Hall Guestroom Remodeling	\$3,600,000			\$3,600,000
LAC	2007-09	Stadium and Fields	\$14,600,000	\$600,000	\$11,500,000	\$2,500,000
MSN	2007-09	Parking Ramps Expansions Lots 36 and 46	\$7,132,000			\$7,132,000
MSN	2007-09	Chadbourne and Barnard Halls Renovation	\$7,823,000			\$7,823,000
MSN	2007-09	Lakeshore Residence Hall Development - Phases I and II	\$67,815,000			\$67,815,000
MSN	2007-09	Music Performance Building	\$43,865,000		\$43,865,000	
OSH	2007-09	Softball Stadium	\$500,000		\$500,000	
OSH	2007-09	Residence Hall - Oshkosh	\$34,000,000			\$34,000,000
PKS	2007-09	Union Parking Lot Reconstruction/Expansion	\$1,173,000			\$1,173,000
RVF	2007-09	Field South Fork Suites Additions	\$14,586,000			\$14,586,000
STP	2007-09	Residence Hall - Stevens Point	\$36,205,000			\$36,205,000
STP	2007-09	Residence Halls Renovation	\$19,995,000			\$19,995,000
STO	2007-09	Price Commons Second Floor Renovation	\$2,713,000			\$2,713,000
WTW	2007-09	Drumlin Dining Hall Renovation	\$1,275,000			\$1,275,000
WTW	2007-09	Residence Hall - Whitewater	\$33,300,000			\$33,300,000
WTW	2007-09	Multi Sport Complex - Phase II	\$5,886,000		\$3,436,000	\$2,450,000
Totals:			\$294,468,000	\$600,000	\$59,301,000	\$234,567,000

MAINTENANCE FUNDING FOR 2007-09

Several factors influence the university's biennial maintenance needs, including: cyclic life, age and size of physical plant, capital maintenance and renewal funding levels, operational maintenance staffing and the condition of the physical plant inventory. As these factors evolve and change, the university's funding recommendations respond accordingly. The factors influencing the university's maintenance needs are summarized into two categories, cyclic maintenance and maintenance backlog.

Cyclic Maintenance represents future maintenance need. As capital assets reach the end of their useful lives, if those items are not repaired or replaced, they are classified as maintenance backlog.



Maintenance Backlog represents the current maintenance need. It is not only acceptable, but expected that the university will always have some level of maintenance backlog to address.

Addressing the most maintenance in the shortest time frame possible has the lowest long term cost. Since limited funding is available, it is critical the university address its most pressing maintenance needs in a timely and responsible fashion. This has led to the current approach to capital budget planning.

Maintenance Planning: Understanding the maintenance issues facing the university is paramount to managing and planning solutions. The university no completes a documented long range maintenance plan at each institution, integrated into the long range building development plans. This comprehensive planning approach provides facilities supporting our educational mission. This approach ensures proposed projects address relative backlog and cyclic maintenance issues in the context of functional and programmatic issues. Projects developed from sound functional and maintenance perspectives are unlikely to prematurely undo or redo the same work again.

2007-09 GPR MAINTENANCE FUNDING PLAN

Based on the cyclic life data and recent physical plant condition assessments, it is recommended UW System's maintenance approach for 2007-09 include All Agency funds sufficient to fund the most pressing maintenance needs (\$130,000,000 All Agency Funds). The funding received will be applied to the maintenance and renovation needs based on relative priority, logical sequence in relation to pending major projects, and overall project impact. Projects will be developed for the repair and renovation of facilities and utility systems, as well as projects related to health, safety and environmental protection.

All Agency Funds Needed in 2007-09 \$130,000,000 Maintenance and Remodeling

2007-09 Capital Budget Major Project Descriptions

Funding Sources

GFSB-General Fund Supported Borrowing
PRSB-Program Revenue Supported Borrowing

Gifts-Gift and/or Grant Funds
BTF-Building Trust Funds

Advance Enumerations

(Enumerated in 2005-07 with funding available 7/01/07)

- 1. UW-Madison University Square Redevelopment \$39,850,000 GFSB**
(\$17,000,000 PRSB 2005-07 +
\$39,850,000 GFSB 2007-09 = \$56,850,000)
229,779 GSF New Space
(of 1,104,656 GSF total development)

Construction of the University Square Redevelopment by Executive Management, Inc. (EMI), a private developer, began mid-June 2006. This condo arrangement will provide consolidated clinical, counseling, and administrative offices for University Health Services; a visitor center; offices for the bursar, registrar, Student Financial Services, and a student activities center. The retail spaces, parking ramp, and student housing will remain under private ownership. Occupancy of the university office tower is anticipated in December 2008.

- 2. UW-Madison Sterling Hall Renovation \$20,000,000 GFSB**
(\$17.5 million GFSB 2005-07 + \$2.0 million Gifts +
\$20.0 million GFSB 2007-09 = \$39.5 million)
161,100 GSF Remodeling

The Chamberlin Hall Renovation project will consolidate Physics at Chamberlin and enable renovation of Sterling Hall for the departments of Astronomy and Psychology. All space in Sterling Hall, with the exception of the nuclear accelerator space, will be renovated, and a new AAALAC-accredited vivarium will be constructed on the lower level. Once Psychology relocates into Sterling Hall, the Brogden Psychology building will become available for re-use until it is demolished to site a future phase of WID.

This amount of GFSB was included in the 2005-07 Capital Budget but was deferred by UW-Madison to reduce overall borrowing.

- 3. UW-Madison** **WI Institute for Discovery – BioStar IV** **\$31,000,000 GFSB**
(\$19.0 million GFSB 2005-07 + \$100,000 Gifts/Grants +
\$31.0 million GFSB 2007-09 = \$151.0 million)
300,000 GSF New Space

This project will construct the first phase of the Wisconsin Institute for Discovery (WID) and the fully gift-funded Morgridge Institute for Research. The two research institutes will be constructed with a combination of public and private dollars and will operate separately while providing opportunities for collaboration. The design and construction of both institutes must be done concurrently because their academic and research functions are interrelated. As a condition of the gifts, construction will be managed by WARF as the developer. Upon completion, the public institute will be turned over to UW-Madison for operation, while operations for the Morgridge Institute for Research will be privately supported. This initiative provides a home for existing faculty interdisciplinary programs specializing in basic research that offers relevant discoveries to researchers in the Medical School’s Interdisciplinary Research Complex and a smooth transition from basic discovery, to medical development, to clinical trials. The WID and Morgridge Institute for Research facilities will strengthen the state’s leadership position in science and technology and promote the state economy with new jobs and investments.

- 4. UW-Milwaukee** **Columbia/St. Mary’s Hospital** **\$28,265,000 GFSB**
\$28,265,000 GFSB 2007-09 + \$27,795,000 PRSB + **27,795,000 PRSB**
\$28,265,000 GFSB 2009-11 + \$27,795,000 PRSB = **\$56,060,000 Total**
\$112,120,000

Columbia-St. Mary’s Hospital (CSM) will build a new replacement facility for both hospitals on another site in Milwaukee with completion targeted for 2009-11. The immediate adjacency of CSM to the UW-Milwaukee campus provides a rare opportunity to acquire contiguous property for a major campus expansion. Acquisition of this property and reconstruction will address long-standing deficiencies in on-campus housing and parking as well as unmet space needs for instruction, student services, and research activities.

- 5. UW-Platteville** **Tri-State Initiative (Engineering)** **\$10,000,000 GFSB**
\$10,000,000 GFSB 2005-07 + \$23,100,000 PRSB
2005-07 + \$7,515,000 Gifts/Grants + \$10,000,000
GFSB 2007-09 = \$50,615,000
108,100 GSF New Space

This project will construct a new Engineering Building to accommodate the College of Engineering, Mathematics, and Science (EMS); technology-based programs in the College of Business, Industry, Life Sciences and Agriculture (BILSA); and new programs of Micro-Electro-Mechanical Systems (MEMS) and Bio-Medical Engineering. Although engineering space has been expanded in Ottensman Hall, that building is no longer adequate to support the growth that has occurred and the changes in engineering programs that have evolved into areas of higher technology. Approximately 22 labs, nine classrooms, and 32 faculty offices will address current and projected enrollment growth, all as part of the Tri-State Initiative.

Two Biennia Enumerations for Academic Buildings

The first four projects (in priority order) were approved for advance planning)

1. UW-Superior	Academic Building	\$24,143,000 GFSB
	145,000 GSF New Space + 3,000 GSF	1,200,000 BTF
	Greenhouse addition to Barstow Science Bldg	<u>7,000,000</u> Gifts
		\$32,343,000 Total

This project will construct a new academic building to replace substandard classrooms throughout campus and provide replacement space for Sundquist Hall (converted residence hall) and McCaskill Hall (former campus school), both of which will be demolished as part of this project. An instructional greenhouse will also be constructed as an addition to the Barstow Science Building. Ten departments will move from Sundquist Hall, McCaskill Hall, and Old Main into this new building. This project is necessary as the first step of a long-range plan to replace deficient classrooms and improve computer labs, provide relief to overcrowded areas, efficiently consolidate functions, and eliminate deficient facilities and the associated backlog maintenance.

2. UW-La Crosse	Academic Building	\$27,500,000 GFSB
	156,500 GSF New Space	6,000,000 Gifts
		<u>700,000</u> PRSB
		\$34,200,000 Total

A new academic building will be constructed to addresses critical campus-wide building space issues. Three old residence Halls—Baird, Trowbridge, and Wilder (now used for administrative functions) will be demolished to create the site. New general access classrooms will replace deficient classrooms that are scattered throughout the campus and will provide the quantity and quality of general assignment classroom space required for instruction. Various academic and student services departments will relocate into this new building, including Communication Studies, International Studies, and Military Science. Computer labs will be developed for program and student use, and a serving kitchen and a storage area will accommodate gatherings for international students and associated organizations and families in the English as a Second Language program.

3. UW-Parkside	Communication Arts Renov. & Addition	\$32,100,000 GFSB
	48,200 GSF Addition and	<u>2,076,000</u> Gifts
	79,600 GSF Remodel	\$34,176,000 Total

This addition and remodeling project will address a significant deficit in the quantity and quality of instructional lab space for the fine arts that was identified as the most pressing space issue in a 2001 comprehensive space use assessment. The addition and renovation in the Communication Arts Building will provide space for the fine arts and modern classrooms. This project also will complete the relocation of 3-D Art programs (sculpture, ceramics, and fibers/metals lab) to renovated space in Molinaro Hall. Music, Theatre Arts, and 2-D Art programs will be reconfigured and expanded within the Communication Arts Building, and a multi-purpose choral rehearsal/recital space for music will be constructed.

Instructional

4. UW-Oshkosh	Academic Building 203,200 GSF New Space	\$40,000,000 GFSB \$ 8,000,000 Gifts \$48,000,000 Total
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This project will construct a new academic building to house the offices and associated lab spaces for the College of Business Administration, the College of Letters & Science departments of Economics, Geography, & Urban Planning, History, Journalism, Political Science, Psychology, Sociology and programs of Environmental Studies, International Studies and Women’s Studies. In addition, a PC computer teaching classroom and general access open lab will be included as well as student study spaces; a faculty/staff lounge; 44,422 ASF of general access classrooms, and various support spaces for the building occupants.

Technology Support will be relocated from Communication Arts to available space in Wyllie Hall, opening up space in Communication Arts for use by arts programs. Also included will be an improved entrance; an extension of the internal campus concourse system into the new space; construction of an exterior sculpture/ceramics laboratory; and renewal and updating of building systems, equipment, furnishings, and finishes.

5. UW-Eau Claire	Education & Student Services Building - Planning 149,000 GSF New Space	\$35,145,000 GFSB 464,000 BTF \$35,609,000 Total
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This project will construct a building to replace space in the Campus School, which will be demolished as part of this project, and Brewer Hall, which will be demolished in the future. The building will replace deficient instructional space in the Campus School and Brewer Hall currently occupied by the School of Education, and will move the Department of Psychology from Hibbard Hall, freeing up space there to relieve overcrowding in the College of Arts and Sciences. This project also consolidates Student Development and Diversity offices from scattered locations into this facility, and replaces deficient general assignment classrooms. It is the first step in a long-range plan to eliminate deficient facilities, relive overcrowding, and consolidate functions.

6. UW-Madison	Human Ecology Addition & Renovation - Planning 80,000 GSF	\$22,500,000 GFSB 2,950,000 PRSB 22,500,000 Gifts \$47,950,000 Total
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This project will construct an addition to the School of Human Ecology Building (SoHE). The addition is constructed on the site of the existing Preschool Laboratory and Human Development and Family Studies Building. These structures are demolished as part of this project. The building addition is linked to the existing building. This project allows three of the school’s departments to be programmed with contiguous accommodations for faculty, departmental, instructional, and project assistant staff offices. Further, special teaching environments associated with each department can be co-located with the other main functions of the department.

7. UW-River Falls	Health/Human Performance/ Recreation -	\$32,374,000	GFSB
	Planning	5,214,000	PRSB
	185,700 GSF Addition + 8,100 Remodeling	<u>2,000,000</u>	Gifts
		\$39,588,000	Total

This project will construct an addition to the Hunt/Knowles complex to house the Health and Human Performance programs that are currently located in the Karges Physical Education Center, the Nelson Building, and the Hunt/Knowles complex. Space in the Hunt/Knowles complex will be remodeled as necessary to support the addition, and upgrading will be done in the complex to renew backlog maintenance. In addition to being housed in scattered locations, the space now being used in Karges and Nelson is deficient in quantity and quality, and not capable of being renovated to meet current needs. This space will be demolished after the construction of the addition. The existing parking lot will be expanded by 230 spaces in order to support the new building. The current project scope is the result of careful investigation of a number of alternatives. This alternative has been shown to be the most cost effective proposal that could meet the program needs.

Carryover Projects
(Unfunded 2005-07 Priorities)

1. UW-Oshkosh	Elmwood Center Remodeling and	\$8,464,000	GFSB
	Addition for Student Support Services		
	31,400 GSF Remodeling 4,500 GSF New Space		

This project will completely remodel the entire Elmwood Commons facility to house a new Student Support, Development and Referral Center. Remodeling will provide typical offices for combined functions of student advising, counseling services, career services and a new referral unit to help students access the satellite support services on campus, such as specialized tutoring. Work will also renovate and upgrade utility systems, such as, plumbing, HVAC and electrical. The building has not been remodeled or renovated since it was originally constructed 36 years ago as the first food service commons on the campus. Elmwood was vacated due to consolidation of all board dining services into another facility. Once the project design is underway, the A/E team may find the cost benefit of new construction may outweigh the cost of remodeling plus an addition.

2. UW-Green Bay Rose Hall/Wood Hall Remodeling \$6,734,000 GFSB
36,848 GSF Remodeling

This project is the third step in a sequence of projects, following construction of Cofrin Hall and the Lab Sciences project, to provide the minimum amount of space needed to solve all significant building space issues on campus. Work will consist of extensive interior demolition and remodeling of significant portions of office and classroom space. Rose Hall will accommodate campus administrative offices, which will relocate from the seventh and eighth floors of the Cofrin Library. Wood Hall will accommodate the offices of the academic program in Social Work; the NEW Partnership for Children and Families, which provides training and continuing education for social services professionals; the Office of Outreach and Adult Access; and the Phuture Phoenix community partnership program. Classroom spaces, corridors, and lounges will be reconfigured to create four to six new classrooms that meet current occupancy codes, improve efficiency and sightlines, and change aspect ratios.

3. UW-Stout Harvey Hall Renovation - Phase I Theater \$5,139,000 GFSB
12,000 GSF Remodeling

This is the first of two projects that will renovate and upgrade the building infrastructure and remodel space to renew the service life and functionality of 90-year old Harvey Hall, which is listed on the National Register of Historic Places. Phase I will upgrade the theater, support spaces, and related infrastructure including accessibility improvements; ventilation, electrical, plumbing, and furnishing upgrades; seating replacement; asbestos abatement; and lead paint removal. The current theater and support space is outdated and has deteriorated to the point that the theater, which is the only one on campus, cannot support the arts courses that use that space, and thus gets very little use. A future project will be requested to address the remainder of the building infrastructure. Harvey Hall is the second oldest building on the main campus and is expected to continue as an intensively used academic building for the foreseeable future.

4. UW-Stevens Point Military Science Relocation \$1,585,000 GFSB
8,560 GSF Addition + 1,620 GSF Remodeling

This project will construct two additions and remodel space to enable relocation of the Military Science Department from the Park Student Services Center (SSC) to the Health Enhancement Center. One addition will provide offices, support space, a classroom, lab, and storage. The second addition will replace an old, pre-fabricated metal storage building. The relocation of Military Science will provide suitable space and release space in the SSC for partial reassignment of Nelson Hall occupants. Nelson Hall is a 90-year-old former student residence hall that is structurally sound but has antiquated building systems. The state will not support renewal of this facility, and the high probability of building systems failures may force a building shut-down.

5. UW-Milwaukee Physics Building North Wing Renovation \$3,969,000 GFSB
 16,400 GSF Remodeling

This project will renovate the 1966 north wing to provide a completely refurbished instructional facility. The first floor north wing general assignment tiered lecture halls seating 128, 130, and 252 persons will be refurbished and upgraded. Asbestos-containing floor tile will be removed, and new seating, lighting, audio-visual equipment, fixed equipment, ceiling, wall and floor finishes, and ADA accessibility will be provided. In addition, the 65-seat Manfred Olson Planetarium, which serves community outreach activities, will be refurbished and upgraded, including supplementary project, sound equipment, and an ambient lighting system. All of the project surfaces of the dome will be cleaned, and the walls will be repainted. Mechanical systems will be updated and emergency exits and restroom improvements will be made.

6. UW-Stevens Point Maintenance and Materiel Remodeling \$2,122,000 GFSB
and Addition
 10,775 GSF Additions + 10,300 ASF Remodel

Additions to and remodeling of the Maintenance & Materiel Building are needed to meet organizational, safety, and space needs. A north-end addition will provide the equipment storage needs of the Grounds Department for front-end loaders, lawnmowers, seeders, trucks, etc. An addition at the southwest corner will provide a new electrician shop, welder shop, and a painter/carpenter/welder materials transfer-loading area. Secure storage space will be available to locksmiths, and irreplaceable building plans and specifications will be protected. The project also will provide expansion of the central receiving dock, repair of the building's mechanical system, and installation of safety equipment such as eye wash stations.

7. UW-Oshkosh Facilities Maintenance Relocation/ \$5,946,000 GFSB
Acquisition 350,000 PRSB
 65,400 GSF Building/Land Acquisition **\$6,296,000 Total**

This is a substitute carryover project for the 2005-07 AxelTech Facilities Management Remodeling project since the AxelTech property has not been acquired. This project will provide acquisition of a remodeled, former grocery store to enable the relocation of the Facilities Maintenance operation, Central Stores, Document Services and Postal Service departments. Currently, the UW Oshkosh Foundation has a five-year lease agreement with a purchase option for this building. The large parking lot will continue to be used by parking services to address residence hall long-term parking needs. The existing Facilities Management building will be demolished to create a site for the proposed new academic building.

- 4. UW-Madison Chadbourne and Barnard Halls Renovation \$7,823,000 PRSB**
42,700 GSF Remodeling
4,500 GSF New Space

This project will renovate areas of Chadbourne and Barnard Halls to improve the overall efficiency and usability of the space which is currently hampered by mechanical failures and little flexibility of design. Typical project work will include construction of new elevator hoistways and installation of new elevators, creation of more modern bathroom spaces, expansion and renovation of floor lounges, HVAC and electrical replacements and upgrades, as required, and appropriate site work. The work will be phased to allow occupancy during the academic year.

- 5. UW-Madison Lakeshore Residence Hall Development \$67,815,000 PRSB**
Phases I and II
\$44,007,000 PRSB (Phase I)
\$23,808,000 PRSB (Phase II)
251,820 GSF New Space
6,000 GSF Additional Space

This is a two-phase, multi-year project that will increase residence hall capacity and significantly improve housing and food service facilities in the west lakeshore area of campus by constructing three new residence halls with a total capacity of 504 beds, a new food service facility, and a new commons space. Phase I of the project will include the construction of one building (approximately 171,820 GSF) that will include two residence halls and a new food service facility, and the construction of a modest addition to Bradley Hall (approximately 3,000 GSF) and related renovations. Phase II of the project will complete the project with the construction of a new building (approximately 80,000 GSF) that will include the third residence hall and area-wide program and student services spaces, the demolition of Holt Commons, and a modest addition (approximately 3,000 GSF) and related required renovations to Cole and Sullivan Halls.

- 6. UW-Madison Music Performance Building \$43,865,000 Gifts**
55,000 GSF New Space

This building is the first of two new facilities planned for the School of Music, the first being the Music Performance Facility, the second, a Music Instructional Facility that will be requested in the future. This project will construct a 55,000 GSF three-story Music Performance Facility building at the corner of Lake Street and University Avenue which will include an 800-seat Concert Hall, a 350-seat Recital Hall, and key front and back-of-the-house support spaces. Included in this project is construction of a main plaza that will also serve the Chazen Museum of Art. This project will include demolition of commercial properties owned by the university in order to provide a site for this project. The two facilities for the School of Music will replace deficient space that is currently located in the Mosse Humanities Building, which will be demolished in the future.

7. UW-Oshkosh Softball Stadium \$500,000 Gifts
3,300 GSF New Space

This project will create a 3,300 GSF softball stadium facility at the Oshkosh Athletic Complex. The new facility will provide integrated grandstands, public restrooms, concessions and storage for the softball field. Federal Title IX anti-discrimination legislation mandates gender equity in college athletic program funding and support. Construction of a men’s baseball grandstand and support building in the previous biennium has created a potential in-equity which construction of this facility will address.

8. UW-Oshkosh Residence Hall \$34,000,000 PRSB
148,000 GSF New Space

This project will construct a new 148,000 GSF residence hall facility that will consist of apartment/suite-style living accommodations for approximately 400 students. The design of the residence hall supports the expectation of today's students that residence hall living will provide individual privacy as well as a physical layout that promotes a positive sense of community to enhance their academic experience. The planning of this project will involve an analysis of the existing housing inventory to determine the best site for the new structure.

**9. UW-Parkside Union Parking Lot Reconstruction/
Expansion \$1,173,000 PRSB**
659 Spaces

This project will construct a 639 stall parking lot that includes reconfiguration and expansion of the existing Union parking lot by 48 stalls, and construction of approximately 1,300 lineal feet of new roadway. In addition to replacing a parking lot that is at the end of its useable life, this project will enable the implementation the first of several phases of traffic circulation improvements that were recommended in the recently completed campus master plan.

10. UW-River Falls Field South Forks Suites Additions \$14,586,000 PRSB
75,000 GSF New Space

This project constructs two additions to the existing George R. Field South Fork Suites to accommodate 240 students in 60 four-person suites. The additions will match the design of the existing building, which was completed in 2005, and will be constructed in locations identified during the planning of the original building. The project will also expand an existing parking lot by 120 stalls to serve the residents of the new suites. This project is a response to increasing demand for on-campus housing that has resulted in the use of temporary solutions to accommodate demand.

11 UW-Stevens Point Residence Hall \$36,205,00 PRSB
181,500 GSF New Space

This project will construct a 500 bed suite style housing complex as part the Allen Residence quad on the east side of campus. 125 units will be in a suite-style configuration with 4 single occupancy rooms and include two baths and a shared study/common room plus a kitchen. 75 of those units (200 beds) will be in the same style but with kitchenettes. To make room for the project, Hyer Hall, the smallest residence hall at UW-Stevens Point at 180 beds and 40,400 GSF will be demolished.

12 UW-Stevens Point Residence Halls Renovation \$19,995,000 PRSB

This project will renovate four residence halls in the south DeBot quadrangle: Baldwin, Neale, Steiner, and Hansen. The halls comprising a total of 216,100 GSF will receive limited renovation with window replacement, room lighting upgrades, and ADA modifications including an elevator. A fire sprinkler system will be installed throughout and individual heating control valves added to each sleeping room. Updates and upgrades to existing finishes include replacement of carpet tile, window treatments, and closet side panels. This project is a result of a campus wide housing master plan completed summer of 2006.

13. UW-Stout Price Commons Second Floor Renovation \$2,531,000 PRSB

This project will address the complete abatement of all remaining asbestos containing material (ACM) in the ceilings, floors, piping, and ductwork of Price Commons. Most of this abatement will occur on the second floor, but selective abatement will also occur on the first floor in the mechanical room, hallway, freight elevator, and employee restroom. The mechanical systems (HVAC, fire protection and above floor plumbing) and the electrical systems (power and lighting) will be upgraded or renovated as required. These systems are past the end of their usable lives and require replacement. This project will provide updated floor and ceiling finishes in those areas where abatement will occur in order to provide a more appealing dining experience. In addition, the servery areas, which date to the original 1967 construction, will be updated to serve current food service standards.

14 UW-Whitewater Drumlin Dining Hall Renovation \$1,275,000 PRSB

This project will remodel the 33,407 GSF Drumlin Hall Dining Hall, which was constructed in 1965 and serves student residents on the west side of the campus. Work will include a new front entrance that will include an elevator and stairway on the east side of the building and the second floor balcony located on the east side of the building will be restored. This project will also include upgrades to the current HVAC system. Drumlin Hall primarily serves the six low-rise dorms on the west side of campus and two low-rise residence halls located on the south side of Starin Road, although it is open to all students.

15. UW-Whitewater	Residence Hall 198,700 GSF New Space	\$33,300,000 PRSB
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This project will build two suite style residence halls for 450 student located in the academic core of the campus. They will be single occupancy bedrooms in suite-style arrangements to meet the market demand. The possibility of a single residence hall with a slightly smaller budget will be investigated during the design phase. Four-bedroom suites will be provided, with a common area, kitchenette with sink, microwave and refrigerator, and bathroom facilities dedicated to only that suite. The project will also include common areas such as lobby, mail rooms, laundry rooms and gathering space on the first floor and lower level to support the building occupants.

16. UW-Whitewater	Multi-Sport Facility – Phase II 11,547 GSF New Space	\$2,450,000 PRSB <u>3,436,000 Gifts</u> \$5,886,000 Total
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This project will reconfigure a portion of the 40-acre West Campus Athletic Fields Complex this area, constructing Phase II of the Multi-Sport Athletic Facility on approximately 17 acres within the complex. The project will complete the fields at the van Steenderen Softball Complex and will provide new irrigation systems for the softball fields and for Prucha Field. The project will also construct new bleachers at the softball area and provide a new scoreboard for the van Steenderen Varsity Softball field. This project will construct a new Softball Support Building (1,200 GSF) and a new Track/Soccer Support Building (10,347 GSF) that will contain a concessions area, public restrooms, team locker rooms, working and meeting spaces, and an athletic training area. The project will provide a new irrigation system and new field lighting for softball, baseball, and the combined track and soccer facility.

This project is partially supported by segregated fees. The Segregated University Fee Allocations Committee (SUFAC) approved \$3,734,000 for Phase I (\$1,284,000) and Phase II (\$2,450,000) of the Multi-Sport Facility project on April 26, 2006. The SUFAC later confirmed the fee impact of \$35.32 necessary to support the project. The fee implementation will be \$17.76 beginning with 2007-08, increasing to \$26.64 in 2008-09, and then increasing to \$35.32 in 2009-10. This calculation was based on a twenty year payback.

2007-09 Capital Budget – Informational Materials

UNIVERSITY OF WISCONSIN SYSTEM CAPITAL ASSETS

The University of Wisconsin System has approximately 2,300 structures and over 1,200 buildings totaling 60 million gross square feet of space with replacement costs of nearly \$7.3 billion. This accounts for 63% of the total state-owned facilities in Wisconsin. The Board of Regents holds title to approximately 18,000 acres of land throughout Wisconsin, the majority of which has been donated to the university and is deed restricted for research and nature preserves. About 4,600 acres comprise the main campuses of the system's 13 universities.

While the portfolio of UW System facilities includes buildings from the mid-1800's, approximately 70% were constructed in the last 30 to 40 years. Most of these buildings were built to 30-year life expectancy standards and are in need of significant maintenance and renovation.

The UW System has approximately \$700 million of deferred maintenance needs. Although the state of Wisconsin and UW institutions have made significant investment through biennial capital budgets in recent years, the backlog continues to grow. In addition to providing funding for maintenance, the state and universities are investing in major remodeling projects of entire facilities to eliminate backlog maintenance.

THE CAPITAL BUDGET PROCESS

The quality of education depends on careful integration of curriculum, faculty, and facilities. Long range physical planning for campuses of the University of Wisconsin System is an ongoing process designed to provide appropriate facilities in response to the dynamics of higher education. Each university has a Campus Development Plan that defines overall land use patterns, identifies potential construction needs, and serves as an illustration to ensure cohesive, aesthetic development compatible with the community and environment.

The Capital Budget is generally the mechanism for universities to receive funding for facilities needs. Those needs defined within the parameters of the Campus Development Plan, are more specifically stated in a Six Year Facilities Plan.

The Six Year Facilities Plan aids the campus by identifying long-term program directions and describing their effect on the institution's facilities needs. The Six Year Plan is required for each institution by Sections 16.84(6) and 13.48(6) of the Wisconsin Statutes.

Because the Campus Development Plan and Six Year Facilities Plan reflect the needs of students, faculty and staff, and the local communities, extensive participation in the preparation of the plans is warranted. Each campus has established Campus Planning Committees that involve the various affected entities within the institution. Additionally, separate committees are established for individual major projects. Those committees include representatives of the user groups of the proposed facility.

The UW System Office of Capital Planning and Budget is responsible for formulating a biennial capital budget request for consideration by the Board of Regents. Once approved by the Regents, the budget request is submitted to the Department of Administration's Division of State Facilities (DSF). The division prepares a capital budget request for all state agencies and introduction by the Governor in the biennial budget process. There are three primary sources of funding for capital projects.

- General Fund Supported Borrowing (GFSB) 20-year state-issued bonds repaid with GPR
- Program Revenue Supported Borrowing (PRSB) 20-year state-issued bonds repaid with UW PR
- Gift and Grant funds

Construction and maintenance projects are approved in two chief categories:

- Major Projects – require specific enumeration and cost \$500,000 or more.
- All Agency Projects – require Building Commission approval from a fund for capital maintenance

THE ROLE OF THE WISCONSIN STATE BUILDING COMMISSION

The State of Wisconsin Building Commission is an eight-member body consisting of the Governor, three senators and three representatives, and one citizen member who is appointed by the Governor.

The Commission is subdivided into two subcommittees: a Higher Education Subcommittee and an Administrative Affairs Subcommittee. The Higher Education Subcommittee is responsible for reviewing building program requests of the University of Wisconsin System. The Administrative Affairs Subcommittee is responsible for reviewing building program requests of all other state agencies.

Every two years, as part of the biennial budget process, the Building Commission recommends a state building program to the Legislature that includes a list of projects and funding sources to meet the state's capital improvement and maintenance needs over the following two-year budget cycle.

The All Agency program, provides funding to the Building Commission to support general categories of repair and renovation projects. The UW System is given a funding allocation from which to request specific projects for construction. The UW System manages these requests on a competitive basis and submits projects to the Division of State Facilities and state Building Commission for approval.

As required under WI Stats. s. 13.48 (7), the Building Commission's capital budget recommendations are forwarded to the Legislature's Joint Committee on Finance by the first Tuesday in April. The Committee reviews the recommendations and may modify them before incorporating the capital budget into the biennial operating budget. Both houses of the Legislature take up the capital budget as part of their deliberations on the biennial budget.

IMPLEMENTATION OF THE BUILDING PROGRAM

After projects are approved in the capital budget the Building Commission must again review and approve each project. Upon recommendation of the campus and System Administration, the Division of State Facilities advertises for, hires and contracts with an Architectural or Engineering firm (AE) to prepare preliminary designs. When the preliminary design work reaches 35%, a design report is prepared that describes the proposed design, budget and schedule. Before construction can proceed, the Building Commission must approve the design report. If it is approved, the A/E firm completes final construction documents DSF solicits construction bids. State statutes require that contracts be awarded to the lowest qualified responsible bidder, unless the Building Commission has approved an alternative method.

All building projects in excess of \$100,000 must be approved by the Building Commission prior to construction. For projects under this threshold, The DSF is authorized under the Small Projects Program (13.48 (10), (29)) to design and bid projects upon request of the UW institution.

**CRITERIA FOR RANKING
STATE GENERAL FUND MAJOR PROJECTS
REQUESTED BY UW SYSTEM INSTITUTIONS**

BACKGROUND

Each biennium, the Board of Regents establishes criteria to be used by System Administration staff in ranking proposed GPR major projects that would require specific enumeration in the upcoming capital budget. Using approved criteria in preparing capital budget submissions was established in 1999-2001 and the criteria have been updated biennially to reflect current systemwide initiatives, priorities, and goals of the Board of Regents. The intended use of these criteria is to create a priority list that addresses the greatest needs, highest academic priorities, and most cost-effective solutions to various facility problems.

REQUESTED ACTION

That the Board of Regents adopts Resolution I.3.j., authorizing the use of criteria as defined in Appendix A for ranking state general fund major projects for enumerated planning or construction.

DISCUSSION

The proposed criteria for ranking major capital projects emphasize extending the useful life of existing facilities and functionality. They also support goals of improving the quality of education by providing effective learning and teaching environments with appropriate technology. Strong consideration is given to the academic significance of the program(s) served by each project, as well as any operating efficiencies to be realized. Consideration is also given to the institutional priority of each project established by the respective Chancellor. All general fund projects requiring enumeration must be supported by a completed Campus Space Use Plan.

A critical change is the prioritization of capital projects for which enumerated planning will be requested in the current biennium with the expectation of construction funding following in the subsequent biennium. This process provides the necessary linkage to accomplish rational programming and initial design that should produce more realistic cost estimates and capital budget submissions. It also gives credence for effective long-range planning efforts. Four major projects were enumerated for planning in 2005-07 and comprise a significant portion of our capital budget request for funding in 2007-09.

Given the magnitude of capital budget needs, each major project proposal will be ranked using the recommended criteria to determine its overall placement on a prioritized Systemwide list for Regent approval in the next capital budget.

System Administration has not yet received capital budget instructions from the Department of Administration. It is expected that additional guidelines, which may be established by the Department of Administration, will be addressed in the context of the foregoing framework.

RANKING CRITERIA FOR STATE GENERAL FUND MAJOR PROJECTS

CRITERIA	DEFINITION	MAX. PTS.
Facility Considerations		100 Total
Group 1	Maintenance, Safety, Environment and Accessibility	35 Total
Maintenance	Renews backlogged maintenance items or eliminates backlogged maintenance through demolition	0-20
Health, Safety, Environment, & Accessibility	Eliminates health hazards, safety hazards, non-code-complying conditions, and accessibility barriers. Remediates hazardous materials	0-15
Group 2	Functionality	50 Total
Functionality	Eliminates functional obsolescence, improves functionality, and/or updates technology.	0-15
Space Utilization	Improves utilization of space and/or makes use of under-utilized space.	0-10
Space Adequacy	Relieves overcrowding and/or provides sufficient space to accommodate intended functions.	0-15
Operating Efficiencies	Accomplishes consolidation of services or reduces operating resources required (maintenance, custodial, support, energy consumption, or supplies).	0-10
Group 3	Sustainability	15 Total
Reuse of Facilities	Reuses existing space.	0-5
Infrastructure Impact	Makes use of existing utility, road and site infrastructure/ minimizes need for additional infrastructure construction.	0-5
Sustainable Design	Incorporates sustainable design principles (site, water, energy, and material conservation, indoor environment)	0-5
Institutional Significance		55 Total
Institutional Mission	Directly supports institution's mission and goals	0-10
Academic Goals	Directly supports academic goals	0-15
Student Services	Improves access to student services	0-10
Programs	Addresses program needs that currently cannot be met, including program accreditation	0-10
Other	Other benefits to the institution, including benefit to support and administration areas.	0-10
Long Range Planning		45 Total
Development Plan Consistency	Identified in previous long-range development plan. Yes = 10, No = 0	0 or 10
Campus No. 1 Priority in 2003-2005	Yes = 5 points, No = 0 points	0-5
Campus No. 1 Priority in 2005-2007	Yes = 5 points, No = 0 points	0-5
Campus Number One Priority	Yes = 5 points, No = 0 points	0-5
Sequence of Project	Must be implemented before other projects in long-range plan can occur.	0 or 10
Timing of Project	Delaying project would jeopardize occupants, programs, operations, building integrity, or availability of external funding.	0-10
Total Possible Points = 200		