

Minutes
Physical Planning and Funding Committee
Thursday, November 10, 2005

Committee Chair Regent Salas convened the meeting of the Physical Planning and Funding Committee at 1:10 p.m. in Room 1511 of Van Hise Hall in Madison, Wisconsin. Present were Regents Crain and Gracz.

I.3.a. Approval of the Minutes of the October 6, 2005 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Gracz, and the second of Regent Crain, the minutes of the October 6, 2005 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.b. UW-Extension: Lowell Hall Improvements Project – Budget Adjustment

This item requested authority to increase the budget of the Lowell Hall Improvements project by \$639,000 Program Revenue-Cash for a revised total project cost of \$1,977,000 (\$1,144,000 Program Revenue Supported Borrowing and \$833,000 Program Revenue-Cash).

This project will renovate 5,910 GSF and construct 1,680 GSF of additional space at Lowell Hall, which is located at 610 Langdon Street in Madison. The project was bid in September of 2005, and bids resulted in a construction cost increase of approximately \$551,000. Over budget bids are believed to have been caused by restricted site conditions (elevator, front entrance, contractor access, and staging), a too restrictive project schedule, the choice of materials selected for interior and exterior finishes, and the cost increases in steel, concrete, and fuel prices. The project architect worked with the low bidders to identify changes and possible scope reductions to the project but the small resulting savings were not substantial and the program would have been negatively affected. The additional budget increase (from \$551,000 to \$639,000) is the result of original program omissions and oversights such as possible asbestos abatement, additional AV equipment, testing and balancing, and additional design and management fees.

The additional funding of approximately \$639,000 will be provided by the UW-Extension Conference Centers from approximately \$300,000 savings realized from the recent bidding of the Lowell parking ramp project and additional cash.

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

Resolution I.3.b.

That, upon the recommendation of the UW-Extension Interim Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Lowell Hall Improvements project by \$639,000 Program Revenue-Cash for a revised total project cost of \$1,977,000 (\$1,144,000 Program Revenue Supported Borrowing and \$833,000 Program Revenue-Cash).

I.3.c. UW-Green Bay: Authority to Grant and Easement for the Installation of Utilities

This item requested authority for the officers of the Board of Regents to grant a 20-foot wide by approximately 1,320-foot long permanent easement in the Town of Bailey's Harbor, Door County, Wisconsin, for the installation of underground utilities.

Approval of this request will provide the Wisconsin Public Service Corporation a 20-foot wide permanent underground utilities easement along the entire western edge of the Northwest quarter of the Northwest quarter of Section 27, Township 30 North, Range 27 East in the Town of Bailey's Harbor, Door County, Wisconsin. This easement permits the owners of land adjacent to University property to legally extend municipal utilities across university property to their newly developed home.

In the interest of being a good neighbor, the university supports the granting of an easement to the utility company which will protect the university's property rights and allow the owners of the land locked parcel to develop the land as intended.

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

Resolution I.3.c.

That, upon the recommendation of the UW-Green Bay Chancellor and the President of the University of Wisconsin System, authority be granted for the officers of the Board of Regents to grant a 20-foot wide by approximately 1,320-foot long permanent easement in the Town of Bailey's Harbor, Door County, Wisconsin, for underground utilities installation.

I.3.d. UW-Madison: Biochemistry II Project – Authority to Seek a Waiver of s.16.855 under Provisions of s.13.48 (19) to Allow Selection of a Construction Manager-At-Risk

This item requested authority to seek a waiver of s.16.855 under the provisions of s.13.48 (19) to allow selection, through a Request for Proposal (RFP) process, of a Construction Manager-at-Risk for construction of the Biochemistry II project, at a preliminary estimated budget of \$88,950,000 (\$43,450,000 General Fund Supported Borrowing–BioStar, and \$45,500,000 Gifts/Grants). This project is part of the BioStar Program, which is a ten year approximately \$317 million program funded half by GPR and half by non-GPR funds to supplement biotechnology-related facilities at UW-Madison

This project will construct a new 146,715 ASF/250,000 GSF building at the southwest end of Henry Mall, replacing part of the 1912 wing along with the 1937 and the 1956 wings of the Biochemistry complex. The new facility will contain laboratories for 20 research groups, animal quarters, three large modern teaching auditoriums, three smaller classrooms, three biochemistry instructional laboratories, administrative space, a variety of specialized equipment and support facilities, and offices for the national NMR structural database initiative.

Contractors now frequently partners with a consulting architectural/engineering team from the early design phase of a project through completion. Such preconstruction services will allow the university and the contractor to make informed decisions about design issues that might have a negative impact on the project budget, constructability of the project, or the project schedule. Determining the project cost early in the

process will allow the campus to make more informed decisions and to better manage its limited financial resources for the project.

Many of the spaces in this facility will contain elaborate building systems for research laboratories, yet at the same time will require flexibility in those spaces to easily accommodate future changes. A contractor experienced in the construction of research and advanced technology projects will be able to suggest alternative design strategies or construction methods for resolving these issues before design is complete and construction begins.

Assistant Vice President Miller stated that for previous construction projects of this type the Building Commission required that construction manager bid out each component of work. Regent Salas stated that part of the reason to ask for this waiver is the past history of cost overruns that have happened to previous projects.

UW-Madison Associate Vice Chancellor Alan Fish explained to the committee that in the last year or so several significant UW-Madison projects such as those in Chamberlain Hall, Mechanical Engineering, the Microbial building, and a major utility project all came in over budget. Fish stated that the volatility of the construction market made the bids come in well over the original budget for those projects. He explained that the campus then had to go back and negotiate items out of the projects or add significant additional money to them. Fish continued by saying that when a contractor is included in the planning process all parties can figure out piece-by-piece how best to build out the project and can accomplish a guaranteed maximum project price. Fish stated that the only way to get to a guaranteed maximum price is through the use of a waiver.

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

Resolution I.3.d.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to seek a waiver of s.16.855 under the provisions of s.13.48 (19) to allow selection, through a Request for Proposal (RFP) process, of a Construction Manager-at-Risk for construction of the Biochemistry II project, at a preliminary estimated budget of \$88,950,000 (\$43,450,000 General Fund Supported Borrowing–BioStar, and \$45,500,000 Gifts/Grants).

I.3.e. UW-Stevens Point: University Center Remodeling and Addition Project – Authority to Construct and Budget Adjustment

This item requested: (1) approval of the Design Report; (2) authority to construct a University Center Remodeling and Addition project; (3) authority to increase the project budget by \$6,547,000 (\$6,000,000 existing Program Revenue Supported Borrowing and \$547,000 Program Revenue-Cash) for a total estimated cost of \$23,267,000; and (4) approval to merge an All Agency project at a cost of \$1,055,000 (\$949,500 General Fund Supported Borrowing-Utilities Repair & Renovation and \$105,500 Program Revenue-Cash).

The University Center was renamed the Lee Sherman Dreyfus Center in November of 2004 and is now known as the Dreyfus University Center (DUC). This project will revitalize and expand the existing Dreyfus University Center with approximately 36,500 GSF of addition and 155,010 GSF of remodeling. The project will include a new two story entrance concourse with student oriented retail and student organization space, a remodeled bookstore, text rental, and food service areas and an expanded banquet

room accommodating 1,000 occupants. The project will also construct a new multi-purpose sloped-floor theatre and remodel office areas. The project will replace the existing HVAC, plumbing and electrical systems throughout most of the building. It is requested that a separate All Agency project to replace the chiller that serves this facility and two other building be merged with this project for bidding and construction efficiencies.

The budget for this project was set nearly four years ago when the project was requested for enumeration. The \$6 million variance is the result of using an initial low dollar per square foot estimate for the remodeling and new spaces, a discovery of additional asbestos requiring abatement, and the impact of inflation which exceeded ENR index projections for this same period. During the A/E selection process, all candidates indicated that the budget was inadequate. The selected A/E team investigated two design options. Option I included looking at how much of the program could be accommodated within the original budget. Option II determined what it would cost to do the entire program. The University Centers Advisory Policy Board (UCAPB), the majority of which are students appointed through Student Government, approved Option II which provided the entire program.

The UCAPB voted to increase student segregated fees by \$239 per student for this project. The overall debt impact will be phased in over a four year period which began in 2005-06. The 2004-05 segregated fee was \$700 annually before the segregated fee increase.

Regent Salas asked for some discussion about the segregated fee portion of this project. UW-Stevens Point Vice Chancellor Greg Diemer stated that students had been involved with this project from 2001-02 when the project was first initiated. He stated that the UCAPB was consulted on segregated fee increases and that the UCAPB group reports to the student government association. Diemer stated that the students made it quite clear that they wanted the major components of the project and that they authorized the budget increase to the project. Assistant Vice President Miller commented that he wanted to state that system administration does exercise authority over controlling costs of university projects, and that his staff did restrain the students' tendency to overspend on this project.

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

Resolution I.3.e.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, (1) the Design Report be approved and authority be granted to: (2) construct a University Center Remodeling and Addition project; (3) increase the project budget by \$6,547,000 (\$6,000,000 existing Program Revenue Supported Borrowing and \$547,000 Program Revenue-Cash) for a total estimated cost of \$23,267,000; and (4) merge an All Agency project at a cost of \$1,055,000 (\$949,500 General Fund Supported Borrowing-Utilities Repair & Renovation and \$105,500 Program Revenue-Cash).

I.3.f. UW System: Classroom Renovation/Instructional Technology Improvement Projects

This item requested authority to allocate the 2005-07 Classroom Renovation/Instructional Technology Improvements Program funding, totaling \$2,500,000 of General Fund Supported Borrowing; undertake various classroom/technology projects at five UW institutions; and expand the capacity of this program by utilizing institutional and gift and grant funds.

This request provides funding to continue the UW System Classroom Renovation/Instructional Technology Improvements Program at select degree-granting institutions. Funding allocated to UW-Madison will be used to continue work under their 21st Century Telecommunications project. The remainder will update general assignment classrooms and acquire furnishings and equipment to improve instructional technology at UW-Eau Claire, UW-Milwaukee, UW-River Falls, and UW-Stevens Point. The scope of projects will vary from campus to campus. Various maintenance needs and improvements in the learning environment will be undertaken such as lighting, flooring, HVAC, acoustics, and seating. This funding is targeted towards institutions which have no major classroom building projects expected in the near future. This distribution solution was presented to all the Chief Business officers and the chancellors of the UW System institutions.

This project continues the Classroom Renovation/Instructional Technology Improvements Program that was initially funded in the 1995-97 Capital Budget to complete in-building wiring at several institutions and provide classroom renovation, technology improvements, and teleconferencing upgrades. The Board of Regents recommended continuation of this program at \$15 million as part of the 2005-07 Capital Budget, and it was enumerated at \$7 million, with up to \$4 million of that amount targeted for wiring needs at UW-Madison. Subsequently, the Board of Regents approved a plan to abide by a legislative mandate to reduce enumerated 2005-07 projects by \$10 million. To accommodate that reduction, the Classroom Renovation/IT Improvements Program was decreased by \$4.5 million, for a revised budget of \$2.5 million. The recommended targets for 2005-07 Classroom Renovation/Instructional Technology Improvements are:

UW-Eau Claire	\$ 480,952
UW-Madison	1,000,000
UW-Milwaukee	533,333
UW-River Falls	166,667
UW-Stevens Point	<u>319,048</u>
Total	\$2,500,000

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

Resolution I.3.f.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to authority be granted to allocate the 2005-07 Classroom Renovation/Instructional Technology Improvements Program funding, totaling \$2,500,000 of General Fund Supported Borrowing; undertake various classroom/technology projects at five UW institutions; and expand the capacity of this program by utilizing institutional and gift and grant funds.

I.3.g. UW System: Facility Maintenance and Repair Projects – Authority to Construct

This item requested authority to construct various maintenance and repair projects through the All Agency Project Program at an estimated total cost of \$10,531,000 (\$5,615,600 General Fund Supported Borrowing, \$806,000 Program Revenue Supported Borrowing, \$3,959,400 Program Revenue-Cash, and \$150,000 Gifts/Grants).

Facilities Maintenance and Repair Requests

EAU - Governors Hall Roof Replacement (\$145,000): This project replaces 14,700 SF of membrane roofing, insulation, and fabric. Existing roof ballast will be re-installed over replacement roof coverings. Project work includes the complete roofing surface, upgrading lightning protection, and coordinating roofing replacement activities around an eastern edge electrical conduit run over the existing roof coverings.

OSH - Blackhawk Commons Chiller/Cooling Tower Replacement (\$661,000): This project replaces a 280-ton centrifugal chiller and cooling tower, associated chilled water pumps and condenser pumps, and chilled water system controls.

PLT - Multi-Residence Hall Exterior Window Replacement (\$546,000 Increase): This project work replaces a total of 192 windows (148 aluminum slider units, 48 awning units, 12 fixed units, and three double-hung units) in Morrow Hall.

Health, Safety, and Environmental Protection

MSN - 05J2A - Eagle Heights Fire Alarm Phase 2 (\$1,693,000): This project replaces fire alarm systems in 51 facilities and approximately 438,300 GSF located throughout the Eagle Heights Complex.

Utilities Repair and Renovation Requests

EAU - Heating Plant Boiler Stoker Repair (\$702,000): This project completely tears down, inspects, and repairs and/or replaces all parts necessary to bring the traveling stoker grates of boiler numbers 1 and 2 into conformance with acceptable operational tolerances.

MSN - Engineering Research Building Emergency Generator Installation (\$216,000): This project installs an emergency generator to serve life safety and critical equipment needs of the Engineering Research Building (ERB). Life safety loads to be served include the corridor and stairwell egress lighting, exit lighting, fire alarm system, elevator cab lights, and one of two passenger elevator machines.

MSN - Bascom Hill Central Utility Repair (\$1,276,000): This project repairs pipe guides and supports in approximately 200 LF of utility tunnel between the Education Building and Radio Hall

MSN - Parking Lot 34 Reconstruction (\$498,000): This project reconstructs Parking Lot 34 (approximately 70,000 SF), including design improvements to reduce direct storm water runoff to Lake Mendota.

MSN – Walnut Street Heating Plant Chilled Water Pump Variable Frequency Drive Replacement (\$400,000): This project purchases two magnetic adjustable speed drives and related installation materials for the evaporator and condenser water pumps serving Chiller No. 4 in the Walnut Street Heating Plant.

OSH - Fiber Optic Backbone Upgrade (\$1,583,000): This project upgrades the campus network fiber optic cable backbone signal utility. Multimode (MM) and single mode (SM) fiber will be installed in a radial fashion from the central campus node in Dempsey hall to each building. A redundant SM fiber ring will be installed to support six large academic buildings (Arts and Communications, Clow Classroom, Halsey Science, Harrington Science, Nursing, and Polk Library).

RVF - Multi-Building Chiller/Cooling Tower Replacement (\$2,811,000): This project replaces chillers and cooling towers serving Kleinpell Fine Arts, Davee Library, and Centennial Science Hall with two new 500-ton centrifugal chillers and related pumps, cooling towers, and underground piping connections in a 3,000 GSF Central Heating Plant addition.

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

Resolution I.3.g.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$10,531,000 (\$5,615,600 General Fund Supported Borrowing, \$806,000 Program Revenue Supported Borrowing, \$3,959,400 Program Revenue-Cash, and \$150,000 Gifts/Grants).

I.3.h. Report of the Assistant Vice President

Assistant Vice President David Miller reported that the Building Commission approved about \$27 million for projects at their October meeting. Of that amount \$22 million was General Fund Supported Borrowing, \$4 million was Program Revenue, and \$1 million was Gift Funds. (For details, please see the chart at the end of these minutes.) Miller also mentioned that it was noteworthy that the Building Commission had approved the request for Building Trust Funds for the four projects that will go into early planning for 2007-09 with the expectation that they will be enumerated in the next capital budget.

Miller continued by saying that the committee can expect to see the following items over the next few months: in December, consideration of project ranking criteria and a joint meeting with the Business and Finance Committee to review the UW-Madison Master Plan; in February, a first discussion of updating facilities-related Board of Regents policies, a preliminary 2007-09 capital budget, and a joint meeting with the Business and Finance Committee to review the UW-Parkside Master Plan; in March, a final review and adoption of updated facilities-related Board of Regents policies; in April, a joint meeting with the Business and Finance Committee to review the UW-Green Bay Master Plan; in June, a discussion of 2007-09 Capital Budget requests; and in August, approval of the 2007-09 Capital Budget. Miller mentioned that there are other reports that the committee could request, if it so desired. Regent Salas mentioned to the new committee members that the Minority Participation in University Building Projects Report had been postponed this past year and suggested that it could now be completed and presented to the committee in the spring. Regent Crain asked what other reports were typically brought to the committee. Miller said he would review reports that the committee had received in previous years.

Miller also mentioned that Vice President Durcan had asked the Office of Capital Planning and Budget to provide information on capital assets that would be included in the University of Wisconsin System Annual Financial Report.

i.3.x. Additional items, that may be presented to the Committee with its approval

No additional items were presented to the Committee.

i.3.z. Closed Session to consider personal histories, as permitted by s.19.85(1)(f) Wis. Stats., related to the naming of a facility at UW-Green Bay

The Physical Planning and Funding Committee meeting adjourned to closed session at 2:12 p.m. for purposes of considering personal histories, as permitted by s.19.85(1)(f), *Wis. Stats.*, related to the naming of a facility at UW-Green Bay and concluded their discussion at 2:32 p.m.

October 2005 SBC Actions on Projects for November 2005 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
SYS	Various Projects Enumerated in 2005-07	
	MSN Sterling Hall, MIL Golda Meir Library Phase I, STP Waste Mgmt Lab, STO Jarvis Sci Wing, SUP Jim Dan Hill Library, WTW College Business	
	Various Projects Expected to be Enumerated in 2007-09	
	LAC New Academic Bldg, OSH New Academic Bldg, PKS Comm Arts, SUP New Academic Bldg	
	\$5,809,000 Building Trust Funds-Planning	
	\$1,056,000 Program Revenue/Gifts-Cash	\$6,865,000
MSN	West Campus Utility Planning	
	Release of \$800,000 Building Trust Funds-Planning	\$800,000
PLT	Acquisition of property at 480 West Pine Street, Platteville, WI	
	\$145,000 Program Revenue Cash-Parking	\$145,000
STO	Acquisition of property at 209 3rd Street West, Menomonie, WI	
	\$124,000 Program Revenue Cash-Parking	\$124,000
SYS	All Agency Maintenance and Repair Projects	
	EXT WHA-TV Equipment Replace \$1,127,500 GFSB	
	STO Clow/Swart ADA Modifications \$800,000 GFSB	
	RVF Fine Arts HVAC System \$5,350,000 GFSB	
	STP Fine Arts Center Roof \$495,000 GFSB	
	LAC Heating Plant Pollution Controls \$2,554,600 GFSB & \$1,500,400 PR-Cash	
	STP Heating Plant Pollution Controls \$2,363,400 GFSB & \$1,448,600 PR-Cash	
	MSN Elm Dr Force Main Replace \$353,900 GFSB & \$94,100 PR-Cash	
	PLT New Res Hall Site Utility Ext \$1,481,100 GFSB & \$869,900 PR-Cash	
	STO Steam Pit #11 Repair \$112,500 GFSB & \$66,100 PR-Cash	
	\$1,127,500 GFSB – Special and Movable Equipment	
	\$6,645,000 GFSB – Facilities Maintenance and Repair	
	\$4,918,000 GFSB – Health, Safety, & Environmental Protection	
	\$1,947,500 GFSB – Utilities Repair & Renovation	
	\$3,979,100 Program Revenue-Cash	
	Total All Agency Projects	\$18,617,100
	October SBC Meeting TOTAL	\$26,551,100