

**Minutes**  
**Capital Planning and Budget Committee**  
**Thursday, August 21, 2008**

Committee Chair Regent Bartell convened the meeting of the Capital Planning and Budget Committee at 12:40 p.m. in room 1418 Van Hise Hall on the UW-Madison campus. Committee members present were Regents Bartell, Vasquez, Drew, Ogenorth and Walsh.

**I.3.a. Approval of the Minutes of the July 31, 2008 Meeting of the Capital Planning and Budget Committee**

Upon the motion of Regent Vasquez and the second of Regent Walsh, the minutes of the July 31, 2008 meeting of the Capital Planning and Budget Committee were approved as presented.

**I.3.b. UW-Madison: Approval of the Design Report, and Authority to Adjust the project Scope and Budget and Construct the Chazen Museum of Art Project**

This project will construct a new 81,200 GSF building as part of the Chazen Museum of Art, which will be located at 750 University Avenue, to provide space for the display and storage of works of art. Conservation and exhibition preparation rooms, object and print study classrooms, an auditorium, and a museum shop will be included.

The new building will consist of a basement and three stories and will be located on the east side of Murray Street directly east of the existing Elvehjem building. It will be linked to the existing Elvehjem building via a third story gallery "bridge." A project will also develop the surrounding landscape and extend the East Campus Mall from University Avenue north to State Street. The East Campus Mall will eventually provide a continuous pedestrian corridor from Regent Street on the south to Lake Mendota on the north.

The majority of the existing Peterson Building was demolished this past fall as part of another project. The basement and first floor slab remain to be used as a staging area for the east campus utility project which is currently being demolished. The remainder of the Peterson Building will need to be removed during this project which is expected to cost \$200,000.

Associate Vice President David Miller reported that this project was enumerated in the 2005-07 Capital Budget and is beginning the construction phase. The budget for this project is now significantly more than the budget that was enumerated in the summer of 2004. Director of the Chazen Museum Russell Panczenko and UW-Madison Associate Vice Chancellor for Facilities Planning and Management Alan Fish were present to answer any questions regarding this project. Regent Bartell asked whether the \$200,000 from Building Trust Funds (BTF) was for the demolition part of this project. Miller answered that the BTF was for the demolition of the Peterson Building. Regent Vasquez asked about the timeline of this project. Miller stated that pending approval by the Building Commission in September, this project will make the timeline very realistic. Mr. Panczenko added that the Chazens have donated a majority of their art collection to the museum and are very pleased with the progress.

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

Resolution I.3.b.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the Design Report of the Chazen Museum of Art project be approved and authority be granted to (a) increase the project scope and budget by \$15,570,000 (\$15,370,000 Gift Funds and \$200,000 Building Trust Funds) and (b) construct the project at an estimated total cost of \$47,100,000 (\$46,900,000 Gift Funds and \$200,000 Building Trust Funds).

**I.3.c. UW-Oshkosh: Authority to Construct the Facilities Management Relocation – Phase I Project**

This project will remodel the former Department of Military Affairs vehicle maintenance facility and associated storage buildings, which are located in the City of Oshkosh for use by the auto and grounds shop of the university's Facilities Management Department. This property was transferred to the university in May 2008.

The project involves remodeling work for three separate buildings. The first is a 3,900 GSF concrete block/flat roof vehicle maintenance facility, which requires re-roofing, minor finish and fixture upgrades, and an upgrade of a small storage room for flammables. The second building is a 9,100 GSF concrete block/metal roof cold storage facility, which only requires re-roofing. The third building is a 9,100 GSF concrete block/metal roof facility, which is identical in construction to the second building. Only one fourth of this vehicle storage building is conditioned space and the remainder of the building is un-insulated. The entire building will be remodeled to provide space for the grounds shop and its support functions, heated storage for facilities management, and an area for the processing of archeology materials. Work will include re-roofing, installing an HVAC system and insulation, developing an archaeology lab, which will include a soil washing system, and remodeling office, break room, and locker room space. New passage doors and windows will replace large overhead doors. The electrical and plumbing systems will be upgraded or replaced.

Miller spoke of the surplus property transfer from the Department of Military Affairs that was received at no cost and stated that gifts funds will be used to make improvements to that facility so that components of the Campus Facility Maintenance Operations can move into the buildings. The relocation of the maintenance facilities makes way for the site of the new academic building that will begin construction next summer. Chancellor Wells commented that gifts funds and the property transfer made this project easier to accomplish. This project will include a community garden that the students can utilize.

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

Resolution I.3.c.

That, upon the recommendation of the of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Facilities Management Relocation Phase I project at an estimated total project cost of \$475,000 Gift Funds.

**I.3.d. UW-Platteville: Authority to Construct the Boebel Hall Remodeling – Phase I Project**

This project will construct biological science labs and supporting spaces in the Boebel Hall Science building. Phase I construction will address some building infrastructure deficiencies and renovate approximately 8,000 GSF of current classroom space to produce as many as four wet laboratories

and laboratory support spaces. Phase II of the project, which was submitted to UW System as part of the institution's six year plan, will complete the remodeling of the remaining building.

Miller stated that this project is an opportunity to use residual funds from the Tri-State Initiative construction of the New Engineering Building and the Ullsvik Center Remodeling and Addition projects. He said that a Boebel Hall Phase II project for additional remodeling will be requested a future biennia. Those two projects were constructed for less than the estimated costs. There are also residual budget planning dollars available from the Tri-State tuition, which is non-state student revenue, which can be used to pay for debt service because that service is lower than anticipated. Regent Walsh asked if this budget planning would have to be approved. Miller replied that the statutory authority was for the use of tuition dollars for facilities at Platteville.

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

Resolution I.3.d.

That, upon the recommendation of the of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Boebel Hall Remodeling-Phase I project at an estimated total project cost of \$2,200,000 (\$797,600 General Fund Supported Borrowing-Residual (New Engineering Building), \$505,767 Program Revenue Supported Borrowing-Residual (New Engineering Building and Ullsvik Center Addition and Remodeling), and \$896,633 Program Revenue Supported Borrowing-Tri-State Initiative).

**I.3.e. UW-Stevens Point: Authority of the Design Report and Authority to Construct the Steiner Residence Hall Renovation Project**

This project will renovate the 54,337 GSF Steiner Residence Hall, located in the South DeBot quadrant on the northwest campus and construct a five-stop elevator. The project will replace existing single-pane resident room windows with low-emissivity (Low-E) coated thermopane slide-by windows, provide increased electrical circuit capacity in each room, and upgrade individual room lighting.

The project will replace the steam heating system with a four-pipe HVAC system for heating and future cooling, which will provide individual room thermostatic control. The 1,100 gallon hot-water storage tank will be replaced with instantaneous water heaters with a limited back-up storage capacity offering energy savings.

The entire building will be made accessible with the installation of an elevator and an exterior access ramp. Resident room doors will be replaced by those with lever hardware. The project will provide eleven fully accessible resident rooms distributed on all four floors. The hall director's apartment will also be made accessible. A separate outside entrance will be installed to the directors' apartments in Steiner Hall and adjoining Baldwin Hall. The front desk in the lobby will be reconfigured and resident mailboxes will be moved to allow space for the elevator. Masonry block walls throughout the building will receive a coat of plaster finish and paint. An emergency generator will be installed which has the capacity to operate the life-safety systems in the four South DeBot quadrant residence halls during a power outage. A fire sprinkler system will be installed and the fire and emergency notification system will be upgraded to current digital addressable standards.

Miller stated this project is the second of four residence hall renovation projects at Stevens Point. Regent Bartell commented that this building was built in the mid to late 1960s and needs renovations.

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

Resolution I.3.e.

That, upon the recommendation of the of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, the Design Report of the Steiner Residence Hall Renovation Project be approved and authority be granted to construct the project for a total cost of \$4,986,000 Program Revenue Supported Borrowing.

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

This item requests authority to construct various maintenance and repair projects at an estimated total cost of \$10,078,400 (\$244,600 General Fund Supported Borrowing; \$944,000 Program Revenue Supported Borrowing; \$7,482,100 Program Revenue Cash; and \$1,407,700 Gifts and Grants).

**Energy Conservation**

The two following projects will implement energy conservation opportunities based on a recently completed comprehensive energy studies. The debt service will be paid from the annual energy cost savings from the fuel and utilities appropriation.

The UW-Madison "We Conserve" energy conservation campaign proactively works to reduce energy costs by 20% per square foot by the year 2010. This is consistent with the energy reduction goals established in the Governor's Executive Order 145 dated April 11, 2006. Completing both projects will provide substantial energy cost savings while having a significant impact on the deferred maintenance of the ventilation systems in these buildings. Simple payback will be approximately eight years.

MSN - Chemistry Building Energy Conservation (\$4,169,000): This project will replace fume hoods, fume hood exhaust balance valves, air terminal balancing dampers, and mechanical controls. The project reduces existing fume hood face velocities and installs new fume hood monitors, new static pressure controls on supply air systems, and new utility meters. Project work will rebalance the HVAC system and abate hazardous materials as necessary to accomplish the project work. The new utility meters will be calibrated and trended to meet the measurement and verification requirements established by the State of Wisconsin's energy conservation projects program.

MSN - Engineering Hall Energy Conservation (\$3,856,000): This project will replace fume hoods, fume hood exhaust balance valves, air terminal controllers, outside air and return air dampers, mechanical system controls, light fixtures, and light fixture ballasts. This project also decommissions and removes fume hoods, installs new utility meters, rebalances the HVAC system, and abates hazardous materials as necessary to accomplish the project work. The new utility meters will be calibrated and trended to meet the measurement and verification requirements established by the State of Wisconsin's energy conservation projects program.

**Special and Movable Equipment**

EXT - WHA-TV Remote Production Studio Equipment Replacement (\$3,120,000): This project will replace WHA-TV's obsolete remote production television equipment with a modern mobile studio, including digital production equipment, in order to meet the FCC February 2009 deadline for digital transmission. This project will purchase a new mobile studio for WHA-TV's remote television production operations. The mobile studio will consist of a new vehicle and digital production equipment. Project work includes integrating the various components of digital

production equipment, designing the equipment wiring schema, installing all equipment, and testing and documenting installation of all equipment operations and integration.

### **Facilities Maintenance and Repair Requests**

PLT - Williams Fieldhouse Bleacher Replacement (\$574,000): This project will replace the telescopic wooden bleacher system with a new and modern bleacher system that meets current ADA and safety standards. The new bleacher system will include safety rails, wider circulation aisles, wheelchair accessible spaces, vinyl side curtains, and a platform for media equipment and the campus band.

STO - North Hall and South Hall Emergency Generator Installation (\$310,000): This project will provide emergency power for two residence hall facilities to serve required life/safety loads and critical mechanical equipment. This project installs two exterior pad mounted natural gas engine driven generators to serve North Hall and South Hall.

### **Programmatic Remodeling and Renovation**

MSN - Babcock Hall Kitchen Remodeling (\$2,500,000): This project will remodel approximately 4,300 SF of dairy plant storage space in the basement of Babcock Hall into a new Food Application laboratory suite, which will be relocated from the Human Ecology Building. This project selects, purchases, and installs all new kitchen equipment for the renovated laboratory suite. Project work includes selective demolition and reconstruction of the architectural, mechanical, electrical, telecommunications, plumbing, and fire protection systems. The remodeled laboratory suite will include an instructional and student cooking laboratory, a lecture/sampling room, a student preparation room, a pantry and storage room, a delivery and staging area, a walk-in cooler and freezer, a dishwashing room, a lab manager office, and a custodial closet. This project also addresses dairy plant storage needs by vacating and reconfiguring space within the project area to accommodate a new cheese cooler.

MSN - Computer Sciences and Statistics Room 1240 Remodeling (\$1,202,900): This project will convert a 180-station general assignment classroom into a dedicated Computer Science seminar/lecture hall with flexibility for up to 213 seats. Project work includes revising the current tiered lecture hall seating configuration to provide flexible seating options for various room configurations and seating arrangements; installing new acoustical wall panels to improve room acoustics; installing new flat screen technology on the presentation wall; installing new electrical outlets throughout the room; replacing lighting fixtures and controls with new dimmable lighting system; and installing new carpeting on all flooring surfaces.

STO - Bowman Hall Entryway and Information Center Remodeling (\$614,500): This project will create a new Welcome and Information Center and a new building entrance on the south façade of Bowman Hall. This project will consolidate program space for several Student Services units into a cohesive office suite and provide a single contact point for new students and visitors. This project is the first phase of transforming Bowman Hall into the Student Services Center.

### **Utilities Repair and Renovation Requests**

EAU - Haas Fine Arts Parking Lot and Service Drive Resurfacing (\$272,000): This project will resurface the parking lot and service drive areas and provides minor upgrades for storm water management. The parking lot layout will be reconfigured to accommodate 246 stalls, which include eight accessible stalls, ten motorcycle stalls, and bicycle parking.

MSN - Lakeshore Preserve Robert E. Gard Memorial Renovation (\$166,700): This project will renovate and upgrade the approximately 3,600 SF Robert E. Gard memorial exterior pedestrian gathering area which is located on Muir Knoll in John Muir Park, on the north side of Bascom Hill. Project work includes removing a patio and overlook terrace, replacing the terrace railing, regrading the site, creating a new circular stone seating area for storytelling, and outdoor classroom activities. This project also installs new landscaping and plantings, provides erosion control and storm water control, and removes the uppermost portion of an old cistern. Other small existing memorials will be maintained and relocated within the site as part of the project.

MSN - Picnic Point Site Improvements (\$600,000): This project will renovates and upgrade a large group gathering area on the eastern tip of Picnic Point. The project site will allow safe pedestrian access down to the shoreline, address severe erosion problems; and protect the project area from further erosion. Project work includes developing a new stone council ring and fire pit; removing invasive/undesirable tree and shrub species to open views to the main campus and downtown Madison, restoring the steep embankment down to Lake Mendota to mitigate current erosion problems, and provide a set of rustic stone steps.

PLT - Heating Plant Condensate Tank Replacement (\$119,400 increase for a total project cost of \$266,280): This request will increase the project budget to allow the originally approved and intended scope to be completed. Recent estimates from the design consultant significantly exceed the approved project budget and Small Project budget limits.

Miller stated that the majority of funding for these projects is Program Revenue, with another good portion of the funds being gift funds and a small percentage of funds being General Fund Supported Borrowing. The energy savings from the UW-Madison projects will be close to \$100,000 per month once the projects are completed. The WHA remote truck project was presented by Malcolm Brett at the committee meeting a couple months ago when a picture of the truck was shown and the need for a new remote broadcast vehicle was more than evident from those prior pictures. Funding of a new broadcast vehicle will give WHA a statewide broadcasting remote facility. This vehicle is thought of as a production facility that is mobile. Regent Walsh asked what funding is being used for this project. Miller answered that gifts and grant funding would be used for this project. Malcolm Brett added that there is a tentative federal grant of \$600,000 and the Friends of WHA –TV Board of Directors has committed to raising the rest of the funds that are needed. Regent Bartell asked what the federal grant was related to, to which Brett answered that there is a federal program within the Commerce Department called the Public Telecommunications Facilities Program. There are funds available through that program to purchase production equipment for public radio and television, however, the available funds are largely segregated for new facilities. He stated that there is a portion of funds available for repairs or replacement. Regent Walsh asked if Mr. Brett had ever received grants from this program. Brett answered that WHA has been very successful soliciting and securing funding for all WHA projects.

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

Resolution I.3.f.

That, upon the recommendation of the 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 \$17,504,500 (\$2,538,700 General Fund Supported Borrowing; \$8,565,500 Program Revenue Supported Borrowing; \$930,700 Program Revenue-Cash; and \$5,469,600 Gift and Grant Funds).

**I.3.g. Report of the Associate Vice President**

1. Building Commission Actions - Associate Vice President David Miller reported that the Building Commission approved the only item on the agenda that was an All Agency request.

**I.3.h. Additional items which may be presented to the Committee with its approval**

No additional items were presented to the Committee.

**I.3.z. Closed Session 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-Madison.**

Upon the motion of Regent Opgenorth and the second of Regent Drew the Capital Planning and Budget Committee adjourned to closed session at 1:08 p.m. The closed session meeting adjourned at 1:20 p.m.