

Minutes
Physical Planning and Funding Committee
Thursday, February 7, 2008

Committee Chair Regent Bartell convened the meeting of the Physical Planning and Funding Committee at 12:36 p.m. in Room 1511 of Van Hise Hall on the UW-Madison campus. Present were Regents Bartell, Falbo, and Walsh. Regent McPike was absent.

I.3.a. Approval of the Minutes of the December 6, 2007 Meeting of the Physical Planning and Funding Committee

Upon the motion of Regent Falbo and the second of Regent Walsh, the minutes of the December 6, 2007 meeting of the Physical Planning and Funding Committee were approved as presented.

I.3.b. UW-Madison: Authority to Construct a Continuous Emission Monitor Project for the Charter Street Heating Plant

This item requested authority to construct a Continuous Emission Monitor (CEM) for the Charter Street Heating Plant at an estimated project cost of \$500,000 (Agency Fuel and Utilities Fund).

The CEM system will sample flue gas from the stack and monitor emissions of carbon dioxide, nitrogen oxides, and sulfur dioxides from Boilers 1, 2, 3, and 4. Emission data will be collected and recorded to obtain an hourly discharge value for monitoring requirements. Pursuant to a consent decree a CEM shall be installed on the common stack at the Charter Street Heating Plant no later than December 31, 2008.

Associate Vice President David Miller stated this is the first project required by the consent decree in the Charter Street Heating Plant lawsuit. The source of funding may be changed from Agency Fuel and Utilities Fund to All Agency Funds by the Division of State Facilities.

UW Madison Associate Vice Chancellor Alan Fish explained how the emissions tests work And that this project will enable the monitors to show day to day emissions.

Upon the motion of Regent Walsh and the second of Regent Falbo, 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, authority be granted to construct a Continuous Emission Monitor (CEM) for the Charter Street Heating Plant at an estimated project cost of \$500,000 (Agency Fuel and Utilities Fund).

I.3.c. UW-Madison: Approval of the Design Report and Authority to Adjust the Project Scope and Budget and Construct the Education Building Addition/Renovation Project

This item requested approval of the Design Report of the Education Building Restoration, Renewal, and Addition project and authority to (a) increase the scope and budget by \$2,345,000 (\$1,454,000 Gift Funds and \$891,000 Program Revenue-Cash) and (b) construct the project at a total cost of \$33,345,000 (\$32,454,000 Gift Funds and \$891,000 Program Revenue-Cash).

This project will demolish 17,000 GSF and renovate 69,000 GSF of the existing five-story Education Building located on Bascom Mall. It will construct a new four-story, 38,000 GSF wing on the east side of the building to house classrooms and offices; and create a three-story infill addition between the east and west wings for a 150 seat lecture hall, conference rooms, and a commons area with food service. There will be two main entrances to the building, a west entrance overlooking Observatory Drive and the original entrance off Bascom Mall. The facility will house Administrative Services, Student Services, classrooms, and four academic departments of the School of Education.

Historical building features such as the existing wood grand staircase and the lobby will be preserved. New mechanical, electrical, plumbing, fire protection, telecom, and audio visual systems will be provided throughout the renovated building and the new addition. The project will provide new insulation, replacement windows, and repairs to the exterior facade of the original building.

The project scope was increased to include a 15,000 GSF, 35-stall, single level underground parking structure with a green roof plaza to the west of the existing building and adjacent to the lower level.

Alan Fish used architectural drawings to show the original building, the addition, and the courtyard. Regent Walsh asked where the auditorium was located, to which Fish stated at the ground level. Regent Bartell asked if entry to the building was available from the underground parking area and Fish stated that entry was available from the parking level and there is an entrance from the ground level by the courtyard.

Regent Falbo asked Fish about parking fees and availability on this site. Fish explained the cost of parking and usage needed in this area and other possible parking ramp additions that could happen in the future.

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

Resolution I.3.c.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the Design Report of the Education Building Restoration, Renewal, and Addition project be approved and authority be granted to (a) increase the scope and budget by \$2,345,000 (\$1,454,000 Gift Funds and \$891,000 Program Revenue-Cash)

and (b) construct the project at a total cost of \$33,345,000 (\$32,454,000 Gift Funds and \$891,000 Program Revenue-Cash).

I.3.d. UW- Madison: Approval of the Design Report and Authority to Construct the Sterling Hall Renovation Project

This item requested approval of the Design Report and authority to construct the Sterling Hall Renovation project at an estimated project budget of \$17,500,000 General Fund Supported Borrowing (\$16,500,000 General Fund Supported Borrowing, and \$1,000,000 General Fund Supported Borrowing – All Agency UW Infrastructure).

This project will upgrade 90,100 ASF/165,600 GSF in both the 1917 and 1959 wings of Sterling Hall to house offices and classrooms for the College of Letters and Science. Minor interior remodeling with upgrades to finishes and ceilings will occur in the original 1917 wing. In the 1959 wing, the entire interior of the seven story structure will be remodeled and receive a new HVAC system, a new plumbing system, and a new primary electrical service. Other upgrades will include two new elevators, a new emergency generator, campus steam/chilled water systems, voice/data systems, upgraded security systems/entrances, and the addition of a fire protection system. Exterior work will include replacement of windows in the 1959 wing and construction of a new accessible entrance on the Charter Street side of the facility.

As design work on this project progressed, the campus re-examined the project's viability and decided that the psychology department, which was the proposed occupant of the renovated space, would remain in Brogden Hall. The scope and budget of the project was reduced to make the building functional as a classroom/office building for a variety of short and long term campus space needs; and the campus requested that the remaining general fund supported borrowing be reallocated to other high priority campus projects.

The current project scope will enable the Department of Astronomy, an existing occupant of Sterling Hall, to receive remodeled and expanded space (a total of 18,400 ASF) in the building as originally planned. The remainder of the renovated space will be used to meet swing space needs in the short term and will fulfill a number of space needs for the social sciences within the College of Letters and Science in the long term.

Regent Falbo asked what the difference is between the \$16.5 Million and the \$1 Million of General Fund Supported Borrowing (GFSB). Miller answered that the \$16.5 Million is coming from GFSB and the \$1 Million is coming from the All Agency account for routine maintenance as if it were an all agency project. The money is both GFSB, but from different accounts.

Regent Bartell asked what was done to this building after it was bombed, to which Alan Fish answered that most of the damage was in the courtyard of the building. A wall in Sterling Hall was rebuilt and some of the interior had to be repaired as a major repair project.

Upon the motion of Regent Falbo and the second of Regent Walsh, 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, the Design Report be approved and authority be granted to construct the Sterling Hall Renovation Project at an estimated project budget of \$17,500,000 General Fund Supported Borrowing (\$16,500,000 General Fund Supported Borrowing, and \$1,000,000 General Fund Supported Borrowing – All Agency UW Infrastructure).

I.3.e. UW-Madison: Authority to Amend the Terms of an Existing Development Agreement Between the Board of Regents and the Wisconsin Alumni Research Foundation (WARF) for the Wisconsin Institutes of Discovery; to Incorporate a Portion of the 1200 Block of University Avenue Into the Use Agreement; Construct a Vivarium; and Accept the Completed Facility as a Gift-In-Kind

Item I.3.e. was withdrawn.

I.3.f. UW-Stout: Approval of the Design Report and Authority to Construct the Price Commons Second Floor Renovation Project

This item requested approval of the Design Report and authority to (a) increase the project scope and budget by \$896,000 (\$446,000 Program Revenue Supported Borrowing and \$450,000 Program Revenue-Cash) and (b) construct the Price Commons Second Floor Renovation project at an estimated total project cost of \$3,975,000 (\$2,875,000 Program Revenue Supported Borrowing and \$1,100,000 Program Revenue-Cash).

This project will abate asbestos containing building materials (ACBM) including floor tile in the second floor dining areas, spray fireproofing, and pipe insulation. The mechanical and electrical systems on the second floor will be upgraded and the walk-in cooler and freezer will be replaced. The servery areas will be reconfigured and lighting, finish, and serving equipment will be upgraded.

The budget increase is requested to fully fund the food service equipment necessary for this project. As the design of this project developed it became apparent that the original budgets for construction and asbestos abatement would not be adequate to accomplish the identified scope of work.

Regent Bartell asked about the cause of the budget increase and the large amount of contingency. Jeff Kosloske, UW System Senior Architect stated that there was not enough money for the food service equipment. Another factor was the asbestos abatement and ductwork replacement, because it is throughout the building, not in one location. Regent Falbo asked what the projected cost of the abatement is at this time and Kosloske answered that there is a combination of abatement and demolition so he does not have a dollar amount as yet.

Phil Lyons, Assistant Vice Chancellor for Student Life at UW Stout, said that this is the most heavily trafficked area on campus. Lyons went on to say that the kitchen and serving areas have not had any upgrades since the original was built.

Regent Falbo asked where the unspent money would revert back to if it was not all spent on this renovation. Miller answered that the money stays in the project and when the project is closed

it decreases the amount you would have to borrow to do the project, which decreases the debt service the campus would have to pay.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to (a) increase the project scope and budget by \$896,000 (\$446,000 Program Revenue Supported Borrowing and \$450,000 Program Revenue-Cash), and (b) construct the Price Commons Second Floor Renovation project at an estimated total project cost of \$3,975,000 (\$2,875,000 Program Revenue Supported Borrowing and \$1,100,000 Program Revenue-Cash).

I.3.g. UW System: Authority to Seek a Waiver of Wis. Stats. s.16.855 to Allow Alternative Forms of Delivery for Various Construction Projects

This item sought authority to request a waiver of Wis. Stats s.16.855 under the provisions of s.13.48 (19) to allow alternative forms of project delivery as follows:

MSN	Biochemistry Building	Single Prime
MSN	South Campus Union	CM-At-Risk
MSN	Education Bldg Renov./Addn.	Single Prime
PKS	Suite Style Residence Hall	Single Prime
STO	Jarvis Science Wing Renov./Addn.	Single Prime
SUP	Jim Dan Hill Library Renov.	Single Prime

- a. UW-Madison Biochemistry Building - Single-Prime bidding is requested for this project because of unusually complicated coordination and scheduling issues that are best addressed by a single source of responsibility. The proposed building is located on a tight site within a historic district and will require careful historic restoration of existing buildings. The connection to and the interface of this project with existing buildings will require a high level of contractor coordination and schedule control to assure that existing research functions are not disrupted. The complex plumbing, mechanical, electrical, and telecommunications infrastructure in this building will require an unusually high level of coordination.
- b. UW-Madison South Campus Union - A Construction Manager-At-Risk (CMAR) delivery method is requested for this project for reasons of complexity, coordination, and scheduling. The building will include student union space, hotel space, and a parking structure, all of which need to be constructed on a very constrained urban site with little or no staging area. Prior to construction, the demolition of three buildings will need to occur. In addition, construction of this project will need to be coordinated with city improvements to streets, construction of utility trunk lines, and construction of the Wisconsin Institutes for Discovery project which is directly across the street. This will all require a higher degree of contractor coordination and much earlier contractor involvement than would be possible through a standard delivery method.

- c. UW-Madison Education Building Renovation and Addition - Single-prime bidding is requested for this project because the site must continue to accommodate ongoing traffic and operations and provide construction staging on a very constricted footprint. The East Campus Utility project's underground lines will be installed on this same site during the construction of this renovation/addition project, therefore, careful coordination between these two projects is essential. Additionally, the extensive documentation required for LEED certification is best managed by a single entity.
- d. UW-Parkside Suite Style Residence Hall - Single-prime bidding is requested for this project due to the extremely tight construction schedule that will best be met by a single source of schedule responsibility. The construction period of 13 months is much shorter than normal for a state project, but is necessary in order to occupy this project by the 2009 fall semester. Failure to meet a fall semester opening would result in a year of lost revenue for university housing.
- e. UW-Stout Jarvis Hall Science Wing Renovation and Addition - Single-prime bidding is requested for this project due to complicated phasing that involves constructing the addition first, then relocating labs to that addition and renovating the existing space. These phases have to be completed in time intervals that coordinate with academic semesters in order to assure continuity of instructional programs. The contractor must protect and keep in operation steam and chilled water utility lines that are in a portion of the building that will be demolished, since these utilities serve Jarvis Hall Technology Wing, Micheels Hall, and Applied Arts.
- f. UW-Superior Jim Dan Hill Library Renovation - Single-prime bidding is requested for this project because in the Duluth-Superior construction market multiple-prime bidding is unusual and is not normally used by local governmental agencies or the state of Minnesota. The use of multiple-prime bidding on this project could impede competitive bidding by otherwise qualified local contractors by requiring them to use an atypical bidding and contracting method.

Regent Falbo asked how contractor selection is done. Miller answered that single-prime contractors are selected by low bid. Miller explained that a single-prime contractor offers a single point of contact and responsibility. Miller explained that a construction manager is selected through a competitive Request for Proposals (RFP) process screened by a committee through the Department of Administration (DOA). Alan Fish explained how the Union South project would be done ahead of schedule by using a Construction Manager at Risk process.

Regent Bartell asked if the guest rooms that will be at the Union South are supported by the local innkeepers. Alan Fish explained that the rooms will be available for use by members of the Union. He said there will not be a nationwide reservation system and that the general public will not have access to these rooms. Fish stated that some innkeepers support this project and others do not. He said that the campus is negotiating with the innkeepers and expects that will create a positive working relationship with the area innkeepers.

Upon the motion of Regent Falbo and the second of Regent Walsh, the Committee unanimously 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 request a waiver of Wis. Stats s.16.855 under the provisions of.s.13.48 (19) to allow alternative forms of project delivery as follows:

Institution	Project Name	Proposed Delivery Meth	Total Proj Budget	GFSB	PR/Gift
MSN	Biochemistry Building	Single-Prime	\$117.0M	\$58.5M	\$58.5M
MSN	South Campus Union	CM-At-Risk	\$87.7M		\$87.7M
MSN	Education Building Renovation Addition	Single-Prime	\$31.0M		\$31.0M
PKS	Suite Style Residence Hall	Single-Prime	\$17.7M		\$17.7M
STO	Jarvis Science Wing Renovation & Addition	Single-Prime	\$43.2M	\$43.2M	
SUP	Jim Dan Hill Library Renovation	Single-Prime	\$7.8M	\$4.7M	\$3.1M

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

This item requested authority to construct various maintenance and repair projects at an estimated total cost of \$9,148,900 (\$2,154,000 General Fund Supported Borrowing; \$2,280,000 Program Revenue Supported Borrowing; \$3,996,800 Gifts and Grants; and \$718,100 Program Revenue Cash).

Facilities Maintenance and Repair

MIL - Sandburg Hall Elevator Safety Modifications (\$55,000 increase for a total project cost of \$284,700): This request increases the project budget to match recent consultant estimates to complete the originally approved project scope and intent.

OSH - Blackhawk Commons/Reeve Memorial Union/Stewart Hall Roof Replacements (\$1,050,000): This project replaces 50,093 SF of ethylene propylene diene monomer (EPDM) roofing on Blackhawk Commons; 19,083 SF of built-up roofing on Reeve Memorial Union; and 11,834 SF of elastomeric sheet roofing on Stewart Hall to maintain the integrity of the building envelope and prevent damage to the building and contents.

Health, Safety, and Environmental Protection

MSN - Storm Water Remediation Phase IV (\$1,600,000 increase for a total project cost of \$3,621,300): This project maintains and improves the arboretum and campus storm water drainage systems. The requested budget increase is needed to complete the originally approved project scope and intent.

Programmatic Remodeling and Renovation

MSN - Kohl Center Light Sculptures (\$409,400): This project will install ten external light sculptures, modifies electrical service to two external light sculptures, installs twelve new flag poles, replaces light poles with new lighting bollards, and renovate the site landscaping to improve the overall atmosphere of the approach to the Kohl Center’s main entrance.

MSN - Wisconsin National Primate Research Center Renovation (WNPRC) (\$646,500): This project will renovate approximately 1,128 SF of storage areas into three Animal Bio-Safety Level 2 animal housing rooms, and equip the rooms with mobile cages. This project will renovate mechanical, electrical, and plumbing systems and modify or replace architectural finishes, partition walls, and interior doors.

MSN - University Houses Preschool Renovation (\$800,000): This project will create a temporary location for the School of Human Ecology Preschool Laboratory.

Utilities Repair and Renovation

MSN - Randall St. Substation Removal (\$3,108,000): This project will reroute and redistribute electrical circuits fed from the Randall 5KV substation to other campus substations.

STP - Parking Lots K & R Expansion and Reconstruction (\$1,480,000): This project will expand and reconstruct two parking lots providing a total of 355 parking spaces.

Miller gave the Regents a brief synopsis of each project. Regent Bartell asked for an explanation of what projects are funded by All Agency funds. Miller stated that All Agency categories include projects relating to health and safety, facility repair, utility repair, remodeling, preventive maintenance, and land acquisition. Miller explained that all agency funds were not allocated to projects related to the last three categories (remodeling, preventive maintenance and land acquisition) in the 2007-09 biennium.

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

Revised Resolution I.3.h.

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 \$9,148,900 (\$2,154,000 General Fund Supported Borrowing; \$2,280,000 Program Revenue Supported Borrowing; \$3,996,800 Gifts and Grants; and \$718,100 Program Revenue Cash).

I.3.b. Report of the Associate Vice President

1. Associate Vice President David Miller reported that the Building Commission approved \$64M for projects at their December and January meetings. The funding breakdown for those projects is \$46M General Fund Supported Borrowing, and \$18M Program Revenue. (For more detail about those projects, please see the chart at the end of these minutes.)
2. David Miller provided the committee with an overview of the 2009-11 Capital Budget planning process and timeline. Miller stated that at this time all UW institutions have submitted draft six-year plans which include requests for more than fifty major projects totaling over \$1.6 billion of general fund supported borrowing. He said that under state bonding policies and practices it is likely that the UW System could receive up to \$700 million in general fund supported borrowing in the same six-year time period. Miller explained that during the next few months UW System staff will work with the campuses

and the Physical Planning and Funding Committee to prioritize the projects requested for the 2009-11 Capital Budget request which will be presented to the full board in August.

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

No additional items were presented to the Committee.

Upon the motion of Regent Falbo and the second of Regent Walsh the Physical Planning and Funding Committee adjourned at 2:16 p.m.

December 2007 and January 2008 SBC Actions on Projects for February 2008 PPF Committee Meeting		
Campus	Project / Funding	Amt. Approved
	December 2007	
PKS	Suite Style Residence Hall	\$17,740,000
STO	Jarvis Hall Science Wing Renovation	\$43,171,000
SYS	Maintenance and Repair Projects (\$2,625,000 total)	
	COL - Rock- Movable/Special Equipment	\$2,500,000
	MSN - Storm Water Pond Repr (Increase)	\$125,000
	January 2008	
SYS	Oshkosh Academic Bldg - Additional Planning Funds	\$130,000
MSN	Two Building Demolition Project - Budget Increase	\$147,400
	Total for December 2007 and January 2008 SBC Meetings	\$63,813,400