

Minutes
Capital Planning and Budget Committee
Thursday, October 15, 2009

Committee Chair Regent Bartell convened the meeting of the Capital Planning and Budget Committee at 1:02 p.m. in Room 214, Davies Center on the UW-Eau Claire campus. Committee members present were Regents Bartell, Drew, S. Davis, Loftus, and Opgenorth.

I.3.a. Approval of the Minutes of the September 10, 2009 Meeting of the Capital Planning and Budget Committee

Upon the motion of Regent Drew and the second of Regent Opgenorth, the minutes of the September 10, 2009 meeting of the Capital Planning and Budget Committee were approved as presented.

I.3.b. UW-Eau Claire Presentation: Recent Capital Projects

Mike Rindo, Executive Director of Communications and Special Assistant to the Chancellor and UW-Eau Claire staff provided the committee with an update on their master plan process and recent capital projects.

The presentation emphasized the natural assets of the Chippewa River, the “hill”, and Putnam Park and how those natural features also present challenges to campus planning. The campus is embarking on a master plan using three guiding values: campus and community input; support academic and strategic goals; and stewardship and sustainability. Mr. Rindo stated that the campus has 29 significant buildings with an average age of 39 years. Four buildings were constructed contiguously 58 years ago and the most recently constructed academic building is 29 years old.

Rindo continued by saying that the construction of a new student-funded student center is planned to begin in 2010 with completion in spring 2012. He explained that the new UW-Eau Claire academic building was given advance enumeration in the state's 2009-11 Capital Budget and will replace the university's obsolete Brewer Hall/Campus School facility built 58 years ago. Program analysis for the \$44.5 million project, which will house the College of Education and Human Sciences, is nearing completion.

I.3.c. UW-Stout Presentation: Campus Master Plan

UW-Stout provided the committee with a presentation of their Campus Master Plan. Vice Chancellor Diane Moen and Campus Planner George Acker stated that the campus had completed the first master plan in its history after a one and one-half year process. The plan's guiding principles include the unique role of the university as a polytechnic institution; the changing needs of students; academic and infrastructure planning; land use and acquisition; and the campus's relationships with the city of Menomonie and Dunn County.

Highlights of the master plan include the development of the north campus to create more student amenities and a more cohesive sense of place for student residents and, on the south campus, expansion of the Memorial Student Center and the Sports and Fitness Center.

I.3.d. UW Colleges: Authority to Enter into a Land Use Agreement with the Wildlife In Need Center to Construct a Wildlife Rehabilitation Clinic and Accept the Facility as a Gift-In-Kind

This item requested authority to: (1) enter into a ground lease between the University of Wisconsin Board of Regents and the Wildlife in Need Center to allow for construction of a wildlife rehabilitation clinic facility at the UW-Waukesha Sherman Field Station on Board of Regents land at an estimated cost of \$700,000 Gift Funds; and (2) grant an easement for shared roadway and turnaround access.

The UW-Waukesha Field Station is located at W349 S1480 Waterville Road in Oconomowoc, Wisconsin. The field station is approximately 100 acres in size with the northern portion located in the Town of Summit and the southern portion located in the Town of Ottawa. Several farm buildings, a classroom building, a small parking lot, and an access road are currently located on the property which has been predominantly restored to native plant communities. The property is used by UW-Waukesha for academic instruction and research in the natural sciences.

This project will allow the Wildlife in Need Center (WINC), a 501(c)(3) nonprofit organization, to construct an approximately 6,000 GSF wildlife rehabilitation clinic facility, outdoor rehabilitation enclosures, and a small equipment storage building. The new facility will be connected to the classroom building by a joint common entrance and gathering space. The facility will provide office space, treatment rooms, and basic laboratory space to support the wildlife rehabilitation and research conducted at the clinic.

The WINC provides rehabilitation to Wisconsin wildlife with the intent to release them back to their native habitat, conduct research designed to further the positive impact of rehabilitation, and provide quality community education programs and services. The cost of the facility is estimated at \$700,000. WINC obtained in excess of the \$700,000 projected cost of this project from private donors and plans to continue its capital fundraising effort to grow an endowment to provide for facility maintenance.

WINC will build, own, and maintain the facility. The Board of Regents will enter into a ground lease with WINC for a nominal sum for an initial period of twenty-five years with a mutually agreed upon twenty-five renewal option. The ground lease will be conditioned on the continued academic benefit to UW-Waukesha instruction and research. At the end of the initial period, the parties will mutually determine the need for renewal considering the academic benefits and facility condition.

Regent Bartell inquired as to the academic use of this center. Patrick Schmidt the Dean of UW-Waukesha answered with a description of the proposed academic participation opportunities this center will allow students. Regent Loftus asked if academic programs are a condition of the lease and who would be responsible of the maintenance of the building. Associate Vice President David Miller said the language of the ground lease could include these specifications and that WINC will be solely responsible for maintenance and utilities of the new facility. Regent Opgenorth asked about the green initiatives involved with building this center. Mike Guzniczak, Director of the WINC spoke that this building would be designed with green principles and would be an environmentally friendly building.

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

Revised Resolution I.3.d.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to: (1) enter into a ground lease between the University of Wisconsin Board of Regents and the Wildlife in Need Center to allow for construction of a wildlife rehabilitation clinic facility at the UW-Waukesha Sherman Field Station on Board of Regents land at an estimated cost of \$700,000 Gift Funds; and (2) grant an easement for shared roadway and turnaround access.

I.3.e. UW-Platteville: Authority to Purchase a Parcel of Land at 840 South Chestnut Street to Support the Chestnut Street Realignment and Bridge Replacement Project

This item requested authority to: (1) purchase a property of approximately 1.26 acres, located at 840 South Chestnut Street, Platteville, Wisconsin, for a total cost of \$125,000 (\$86,000 Program Revenue-Cash and \$39,000 Gift Funds) and (2) convey land along Chestnut Street that is necessary to construct the Grant County Chestnut Street Realignment and Bridge Replacement project to the city of Platteville and grant the necessary rights-of-way.

This property, which is located at 840 South Chestnut Street, Platteville, Wisconsin, abuts university-owned property to the southeast of the Ralph E. Davis Pioneer Stadium. A Phase 1 Environmental Site Assessment states that no environmental conditions were recognized that would likely indicate the presence of hazardous substances or petroleum products on this property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. A campus-prepared Environmental Assessment for Real Estate Acquisitions was completed in August 2009. The review revealed insignificant problems and no apparent environmental contamination, and stated that no further examination was necessary.

Two appraisals of this property were completed in the summer of 2009. The two appraisals were \$90,000 and \$82,000, with an average fair-market-value of \$86,000. Since the owners of the property were unwilling to sell for this amount, and to assure timely property acquisition to support the Chestnut Street Realignment and Bridge Replacement project, the campus will purchase the property for \$125,000 including \$39,000 of gift funds.

The project will also transfer portions of land adjacent to Chestnut Street to the city of Platteville as determined by engineering design and surveys. The land transfers constitute the university's contribution to the county road improvement project. In addition, some permanent rights-of-way will be granted to the city for road access.

University ownership of this property will contribute to the development of a new entrance to the campus from US HWY 151/Business 151. The new entrance will be accomplished by the Grant County Highway Department replacing and reorienting a deteriorated concrete bridge and the city developing a round-a-bout and new street from the new bridge to the campus.

Construction is scheduled to begin in spring 2010.

Regent Bartell asked if there was going to be a monument or some signage giving campus identification. Assistant Chancellor Rob Cramer answered that the City of Platteville was working with the campus on a signage area in the round-a-bout identifying the campus.

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

Revised Resolution I.3.e.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to (1) purchase a property of approximately 1.26 acres, located at 840 South Chestnut Street, Platteville, Wisconsin, for a total cost of \$125,000 (\$86,000 Program Revenue-Cash and \$39,000 Gift Funds) and (2) convey land along Chestnut Street that is necessary to construct the Grant County Chestnut Street Realignment and Bridge Replacement project to the city of Platteville and grant the necessary rights-of-way.

I.3.f. UW- Stevens Point: Approval of the Design Report of the North Campus Chiller Project and Authority to Adjust the Project Budget and Construct the Project

This item requested approval of the Design Report for the North Campus Chiller project and authority to increase the budget by \$955,100 (\$615,000 Program Revenue Supported Borrowing, \$114,050 General Fund Supported Borrowing Utilities Repair & Renovation, \$69,900 Program Revenue-Cash, and \$156,150 General Fund Supported Borrowing (reallocated from the Waste Management Lab project) and construct the project at a total cost of \$8,680,100 (\$1,270,200 General Fund Supported Borrowing, \$7,340,000 Program Revenue Supported Borrowing, and \$69,900 Program Revenue-Cash).

This project will construct a new north campus chiller plant that will house two 1,000-ton variable speed centrifugal water chillers and related equipment. Operation and control of the north campus chilled water system will be integrated with the existing central and south campus chilled water plants. Minor upgrades of the existing plants are incorporated into this project to make optimum use of all campus chiller plants. The plant will serve twelve student residence halls, DeBot Dining Center, Allen Recreation Center and future GPR supported buildings in the north part of the campus including the new Waste Management Center and the Maintenance and Materiel Building. Approximately 6,000 feet of direct buried chilled water distribution piping will be installed to serve the above buildings and to interconnect the new north campus chilled water distribution system to the current distribution system. The interconnection allows existing excess south loop capacity to be utilized by the north loop and vice versa. Power for the chiller plant will originate from the campus 12,470 V primary electric distribution system.

The direct buried steam and condensate line crossing Maria Drive that currently serves the Maintenance and Materiel Building was determined to be in poor condition and requires replacement. In parallel with the chilled water distribution piping installation, a new steam and condensate box conduit including one new steam pit and new civil utilities that will serve the new Waste Management Center will also be installed.

This project will provide new variable speed drive chillers that will offer significant savings in electrical consumption and will be used extensively to produce chilled water for the entire campus on all days other than those of the highest cooling demand.

The Residential Living portion of this project will be financed through room rental rates. The existing rate for a non-improved double occupancy room on campus is \$3,338 in 2009-10. When the project is completed, all room rates will increase by \$89 per year and those buildings with air-conditioning by \$186 per year. These figures will likely trend downward as summer conference rates are increased for the improved facilities. The student centers' portion of the project will result in a board rate increase of \$15.68 per year (0.7%) and a segregated fee increase of \$3.32 per year (0.6%).

Regent Bartell asked if the students are aware of the added increase in student fees. Miller responded that students have to approve segregated fees, but not user fees such as residence halls. Vice Chancellor Greg Diemer answered that this increase was approved by the Segregated University Fee Advisory Committee (SUFAC). Regent Opgenorth expressed concern that the majority of the student body was likely not aware of the increase. Miller stated that the SUFAC is a student government committee designated with the role of approving such fees. Regent Opgenorth said he would like more information regarding student involvement in the fee process prior to the vote of the full board.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, the Design Report for the North Campus Chiller project be approved and authority be granted to increase the budget by \$955,100 (\$615,000 Program Revenue Supported Borrowing, \$114,050 General Fund Supported Borrowing Utilities Repair & Renovation, \$69,900 Program Revenue-Cash, and \$156,150 General Fund Supported Borrowing (reallocated from the Waste Management Lab project) and construct the project at a total cost of \$8,680,100 (\$1,270,200 General Fund Supported Borrowing, \$7,340,000 Program Revenue Supported Borrowing, and \$69,900 Program Revenue-Cash).

I.3.g. UW-Stevens Point: Approval of the Design Report and Authority to Construct the Hansen Residence Hall Renovation Project

This item requested approval of the Design Report and authority to construct the Hansen Residence Hall Renovation Project for a total cost of \$4,986,000 Program Revenue Supported Borrowing.

This project will renovate the 54,755 GSF Hansen Residence Hall, located in the South DeBot quadrant on the northwest side of campus. The project will replace existing single-pane room windows with energy efficient thermopane slide-by windows, increase electrical circuit capacity in each room, and upgrade the individual room lighting. The project will replace the steam heating system with a four-pipe HVAC system for heating and future cooling that will

provide individual room thermostat 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. A fire sprinkler system will be installed and the fire and emergency notification system will be upgraded to digital addressable standards.

This project is third part of the Residence Halls Renovation project which was enumerated in the 2007-09 Capital Budget, and includes the renovation of four residence halls (Baldwin, Steiner, Neale, and Hansen halls) on the UW-Stevens Point campus. The fourth and final part of this project that will renovate Neale Hansen Hall is scheduled for the summer of 2011.

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

Resolution I.3.g.

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

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

This item requested authority to construct various maintenance and repair projects at an estimated total cost of \$4,267,000 (\$3,255,800 General Fund Supported Borrowing; \$883,700 Program Revenue Supported Borrowing; and \$127,500 Program Revenue Supported Borrowing). The two Utilities Repair and Renovation requested are:

MSN - Park Street and University Avenue Pits 69/12 to 72/12 Utility Repairs (\$4,017,000):

This project will replace the steam, condensate, compressed air, and chilled water piping under the intersection of Park Street and University Avenue between steam pits 69/12 and 72/12. Project work will also include replacement the 24-inch underground chilled water supply and return piping (located below the steam conduit) with new 30-inch piping. Replacing the chilled water piping will include extension of the 24-inch chilled water piping north on Park Street past the Humanities Building. This project also includes full restoration of affected areas, including concrete sidewalk and gutter repairs, roadway repairs outside of the intersection, and landscaping.

OSH - Pits A2-A2A/H2-H3 Steam Line Repairs (\$250,000 increase for a total project cost of \$529,100):

This request increases the project budget and scope to address unforeseen conditions encountered during construction. The increase is needed to complete the originally approved project scope and intent. Project work will now require the replacement of 140 LF of concrete vault across Algoma Boulevard. This section of concrete vault was planned for repair only, but after partial excavation it was evident that the concrete vault had collapsed and repair was no longer an option. Project work will now also include the relocation of 40 LF of municipal water main to avoid interference with the new concrete vault across High Avenue

and installation of 144 LF of new 8-inch chilled water lines to the site of the new academic building.

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

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 \$4,267,000 (\$3,255,800 General Fund Supported Borrowing; \$883,700 Program Revenue Supported Borrowing; and \$127,500 Program Revenue Supported Borrowing).

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

Associate Vice President David Miller reported that the Building Commission approved approximately \$17M for projects at its September 2009 meeting. The funding breakdown for those projects is \$4.7M General Fund Supported Borrowing, \$9.8M Program Revenue, and \$2.8M Gift Funds.

Miller also reported that the Wisconsin State Building Commission voted in October to introduce Assembly Bill 427 and Senate Bill 298 as companion bills recommending statutory changes to state construction. The legislation reflects the Board of Regents recommendation to allow alternative delivery methods for state construction projects including multiple-prime, single-prime and construction manager. The bills were referred to standing committees in each house.

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

No additional items were presented to the Committee.

Upon the motion of Regent Loftus and the second of Regent Opgenorth the Capital Planning and Budget Committee adjourned at 2:51 p.m.

The meeting of the Capital Planning and Budget Committee adjourned at 2:51 p.m.