

**Minutes
Capital Planning and Budget Committee
Thursday, May 6, 2010**

Capital Planning and Budget Committee Chair Regent Bartell convened the meeting of the Capital Planning and Budget Committee at 8:35 a.m. in Room 1418 of Van Hise Hall the UW-Madison campus. Committee members present were Regents Bartell, S. Davis, Loftus, and Opgenorth. Regent Drew was absent.

I.3.a. Approval of the Minutes of the April 8, 2010 Meeting of the Capital Planning and Budget Committee

Upon the motion of Regent Davis and the second of Regent Loftus, the minutes of the April 8, 2010 meeting of the Capital Planning and Budget Committee were approved as presented.

I.3.b. UW-Eau Claire: Authority to Purchase a Parcel of Land with Improvements located at 123 Roosevelt Avenue, Eau Claire, Wisconsin

This item requested authority to purchase a 0.44-acre parcel of land and improvements located at 123 Roosevelt Avenue in the city of Eau Claire at an acquisition cost of \$168,500 Program Revenue–Cash.

The property is improved with a vacant 1,563 square foot one-story, wood frame house with an attached garage. The purchase price is the average of two independent market appraisals of \$172,000 and \$165,000. No relocation cost will be incurred as a result of this acquisition. An environmental audit for the property found no evidence of questionable contaminants or unacceptable environmental hazards.

Regent Bartell asked what this parcel is proposed for in the campus master plan, to which Kate Sullivan, Director of Facilities Planning answered that this parcel is planned for parking and road realignment. Regent Loftus inquired as to the funding and David Miller, Associate Vice President, stated that parking operations will fund this project.

Upon the motion of Regent Loftus and the second of Regent Davis the Committee approved Resolution I.3.b.

Resolution I.3.b.

That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the University of Wisconsin System, authority be granted to purchase a 0.44 acre parcel of land and improvements located at 123 Roosevelt Avenue in the city of Eau Claire at an acquisition cost of \$168,500 Program Revenue–Cash.

I.3.c. UW-Madison: Approval of the Design Report and Authority to Construct Phase I of the University Research Park II Project

This item requested approval of the Design Report and authority to construct Phase I of the University Research Park II at an estimated cost of \$4,750,000 Program Revenue Supported Borrowing.

The development of University Research Park II west of Junction Road (County M) between Valley View Road and Mineral Point Road will continue to provide quality space for faculty entrepreneurs and assist in transferring technology from the campus to the private sector. The campus intends to replicate the success of the original research park by developing approximately 40 sites and leasing them to startup or maturing companies derived from technologies emerging from UW-Madison.

This phase of the project will allow University Research Park Inc. to begin development of University Research Park II, which consists of 274 acres. Phase I of this work will undertake site development work for a 125-acre portion of the new park.

The development has two sections – north and south. A plat request for the southern 147-acre section was submitted on behalf of the Board of Regents to the city of Madison and approved in January 2010. Approximately 125 acres of the southern section were specifically acquired for development of the park. University Research Park will develop the platted land in phases over the next ten years.

Phase I work covered by this request will encompass: mass grading of a portion of the 125-acre southern section in 2010; construction of Temin Trail, a main east-west roadway through the park in 2011/2012; construction of stormwater conveyance corridors in 2010; installation of plantings, water features, and an entry feature into the park in 2011; and landscaping the roundabouts at Pleasant View/Mineral Point Roads and Pleasant View/Valley View Roads in 2011. This project will be completed in conjunction with road projects by the city of Madison that are funded with approximately \$6 million of federal economic stimulus funds.

Mark Bugher, Director of University Research Park (URP) spoke about future development at URP such as green technology and environmentally friendly space in keeping with the city of Madison's urban design standards. Regent Bartell asked if there were any restrictions on the buildings at URP. Bugher answered that there is no heavy manufacturing in the Park and that the total of the buildings is about 1.8 million GSF. Of the developed space about half houses research labs and about half is office space with a university connection.

Regent Bartell asked about the economic activity related to the park and benefits to the university. Mr. Bugher stated that there are 115 companies operating in the park that employ approximately 4,000 people with an average annual salary of \$62,000. Of the employees working in the park about half have a bachelor's degree or higher and a quarter have a master's degree or higher.

Upon the motion of Regent Loftus and the second of Regent Davis the Committee 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 University Research Park II –

Phase I project be approved and authority be granted to construct the project for an estimated total project cost of \$4,750,000 Program Revenue Supported Borrowing.

I.3.d. 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 \$18,843,500 (\$6,891,600 General Fund Supported Borrowing; \$8,782,000 Program Revenue Supported Borrowing; \$2,073,900 Program Revenue Cash; and \$1,096,000 Gifts and Grants).

Energy Conservation Requests

MSN - Multi-Building and Utility Tunnel Energy Conservation (\$5,702,000 increase for a total project cost of \$17,181,000): This project will implement energy conservation opportunities in portions of the campus utility tunnel system. Project work will include asbestos abatement and the replacement of pipe insulation and protective jacketing, expansion joint and valve insulation blankets, and sub-standard expansion joints, piping supports, and valves. The debt service for this project will be paid from the annual energy cost savings from the fuel and utilities appropriation.

Facilities Maintenance and Repair Requests

MIL - Golda Meir Library/Sandburg Hall Commons Green Roof Installation (\$1,122,000): This project will install 74,000 SF of green roofing systems on Golda Meir Library and Sandburg Hall Commons and 10,000 SF of perennials on the Sandburg Hall Commons patio deck. Safety improvements will be made to control and limit access to the green roofing areas. The roofing design will facilitate the future addition of a photovoltaic power system. Project work will include redirecting plaza storm water drain lines in the parking structure below to serve two new rain gardens.

MSN - University Club Roof Replacement (\$205,400): This project will replace roof coverings and complete all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents at 432 East Campus Mall and the University Club building (803 State Street). Project work includes replacing 8,650 SF of steep slope roofing and 2,400 SF of low slope roofing. All metal flashings will be replaced and the gutters will be repaired.

RVF - Crabtree Hall and Johnson Hall Elevator Additions (\$960,000): This project will construct two new 5-stop passenger elevators to serve two 4-story student residence halls, Crabtree Hall and Johnson Hall. The elevators will be enclosed within a new elevator tower building addition. The new elevator and controls will meet all ADA accessibility requirements. The project will also install a new electrical service at Johnson Hall. The interior dry type transformer will be replaced by an exterior pad mounted and oil filled unit of larger capacity. The main distribution panel will be replaced with a switchboard with adequate capacity for a future upgrade of the residence hall electrical distribution system.

STO - Wigen Hall Restroom Renovation and Exterior Window Replacement (\$2,120,000): This project will expand and renovate the shower rooms and restrooms to meet current ADA accessibility guidelines and replace failing building infrastructure systems, plumbing fixtures, and architectural finishes. Restrooms will be expanded by reallocating space from two

residence rooms per floor and incorporating them into the restroom space. This project will also replace all exterior windows with new energy efficient units. The replacement window units will have thermally broken aluminum frames and one-inch thick glazing. The exterior panes will have a low E coating and be made of tinted and tempered glass.

Utilities Repair and Renovation Requests

MSN - Agriculture Bulletin Building to Holt Commons Underground Utilities Replacement (\$4,200,600): This project will replace steam pits, concrete box conduit, and steam, condensate return, and compressed air piping between the Agriculture Bulletin Building and Holt Commons. This project will also relocate domestic water, electrical power, sanitary sewer, storm sewer, and telecommunications lines as needed to facilitate the project work.

MSN - Central Campus Utility Repair and Replacement (\$4,339,000): This project will renovate high pressure steam, low pressure steam, pumped condensate return, and compressed air utilities distribution systems in three areas of the central campus, north of University Avenue between Elm Drive and Charter Street. This project will also upgrade the electrical power and signal distribution systems near the intersection of Charter Street and Observatory Drive.

Project work includes constructing three steam pits, four signal pits, two primary power pits, and one valve vault. 720 LF of concrete box conduit, 55 LF of navigable utility tunnel, and 1,100 LF of concrete ductbank will be constructed with their associated central utility lines as well as 360 LF of new chilled water lines. Each pit in the project areas will be furnished with sump pumps and include alarms that indicate high water and loss of power and will be connected to and report through the building automation system.

MSN - University Bay Drive and Lot 131 Reconstruction (\$194,500): This request will provide funding to the Village of Shorewood Hills to reconstruct Lot 131, street parking areas, and University Bay Drive between Colgate Road and Oxford Road. Project work will include the removal and replacement of the asphalt pavements, restoration of landscaping, and the application of new pavement markings.

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

Resolution I.3.d.

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 \$18,843,500 (\$6,891,600 General Fund Supported Borrowing; \$8,782,000 Program Revenue Supported Borrowing; \$2,073,900 Program Revenue-Cash; and \$1,096,000 Gifts and Grants).

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

Associate Vice President David Miller reported that the Building Commission approved approximately \$82M for projects at its April meeting. The funding breakdown for those

projects is \$14M General Fund Supported Borrowing and \$68M Program Revenue Funds.

Associate Vice President David Miller updated the committee on the status of several pieces of legislation related to the UW System building program by reporting that the project delivery legislation and the legislation to enumerate the Carlson Hall Renovation project, funded by savings from other 2009 projects, were not passed by the legislature. However, the legislation enumerating the three projects endorsed by the Regents for UW-Milwaukee was passed by the legislature and now awaits the Governor's signature.

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

No additional items were presented to the Committee.

The meeting was adjourned at 9:31 a.m.