Minutes
Capital Planning and Budget Committee
Thursday, November 4, 2010

Capital Planning and Budget Committee Chair Regent Bartell convened the meeting of the Capital Planning and Budget Committee at 9:01a.m. in Room 1511 of Van Hise Hall the UW-Madison campus. Committee members present were Regents Bartell, S. Davis, Drew, and Opgenorth. Regent Loftus joined via the telephone.

I.3.a. Approval of the Minutes of the October 7, 2010 Meeting of the Capital Planning and Budget Committee

Upon the motion of Regent Davis and the second of Regent Manydeeds, the minutes of the February October 7, 2010 meeting of the Capital Planning and Budget Committee were approved as presented.

I.3.b. UW-Eau Claire: Approval of the Design Report of the Children's Center Project and Authority to Adjust the Project Scope and Budget and Construct the Project

This item requested approval of the Design Report of the Children's Center Project and authority to (1) increase the scope and budget of the project by $1,984,500 ($61,800 General Fund Supported Borrowing – All Agency, $175,000 Program Revenue Supported Borrowing, $1,449,600 Residual Program Revenue Supported Borrowing, and $298,100 Program Revenue–Cash) and (2) construct the project at an estimated total project cost of $3,826,500 ($61,800 General Fund Supported Borrowing – All Agency, $2,017,000 Program Revenue Supported Borrowing, $1,449,600 Residual Program Revenue Supported Borrowing, and $298,100 Program Revenue-Cash).

This project will construct a 10,319 ASF/14,709 GSF single story childcare facility to replace the existing facility that is located in the Campus School, a building that will be demolished to provide a site for the new Education Building project. The Children's Center will house 11 classrooms plus support spaces including playrooms, kitchen/laundry facilities, offices, a conference room/resource library, and a clinical observation room that will be used to support student instruction for various university programs.

The new building will be located on a portion of an existing parking lot. Exterior site work will provide fenced playground areas and necessary fill to raise the building site above the existing 100-year flood plain.

The Children's Center project was enumerated as part of the 2003-05 capital budget. However, concerns about the adequacy of the enumerated budget resulted in a decision to initiate a project that was only 70 percent of the original project scope. The pre-design process determined that a reduced scope would not meet the programmatic needs or the business plan of the center and the project scope was increased to that of the originally-conceived project. The original project site was not adequate for the building's size and exterior requirements, and the current site was selected as a suitable location. Both those changes resulted in an increased project budget.

Students agreed to support the budget increase by an increase in segregated fees. The UW-Eau Claire student government approved a $17 per academic year ($8.50 per semester) increase in the Organized Activity Fee starting in the fall of 2009. The actual implementation of the fee was postponed until the fall of 2010. There will not be any increase to parking fees for the parking lot work.

The project scope now also includes the redevelopment of the Haas Fine Arts parking lot, and $239,400 of the remaining funding of that project has been added to this project's budget.

UW-Eau Claire Chancellor Brian Levin-Stankevich talked about the growth agenda at this campus and the location of the facility for the benefit of the parents. The ability of parents to be able to have lunch with their children or check in during the day is an advantage of this center.

UW-Eau Claire Campus Planner Mike Rindo spoke of the increase of classrooms and a federal grant for infant and toddler studies making this center very beneficial for the campus. Regent Bartell asked what the rates are for this Child Care Center. Rindo answered that for students the fee is approximately $110 per week for infants and approximately $85 for the 2-year old and older age range. The rates are slightly more for faculty and non-UW Eau Claire affiliated child care users.

Regent Bartell also inquired as to how many campuses have child care centers and how it is funded. Chancellor Levin-Stankevich answered that most campuses have child care centers and this particular center is all program revenue funded.

Upon the motion of Regent Drew and the second of Regent Manydeeds 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, the Design Report of the Children's Center project be approved and authority be granted to: (1) increase the scope and budget of the project by $1,984,500 ($61,800 General Fund Supported Borrowing – All Agency, $175,000 Program Revenue Supported Borrowing, $1,449,600 Residual Program Revenue Supported Borrowing, and $298,100 Program Revenue–Cash) and (2) construct the project at an estimated total project cost of $3,826,500 ($61,800 General Fund Supported Borrowing – All Agency, $2,017,000 Program Revenue Supported Borrowing, $1,449,600 Residual Program Revenue Supported Borrowing, and $298,100 Program Revenue-Cash).

I.3.c. UW-Milwaukee: Authority to Seek a Waiver of s. 16.855, Wis. Stats., to Allow Selection Through a Request for Proposal Process of a Construction Manager-at-Risk for the Kenwood Interdisciplinary Research Complex Phase I Project

This project is the initial phase of redevelopment in the southwest precinct of campus as described in both the recent campus master plan and the pre-design documents. The university has an acute need for new and expanded science, technology, engineering, and mathematics (STEM) facilities. The project will address the most urgent STEM academic and core research

needs and include the relocation of the physics labs and the departmental offices. It will construct 92,859 ASF/152,500 GSF of total building area comprised of research labs and core facilities, instructional, collaboration, office, and support space.

The design and construction of the IRC Phase I project will require highly complex planning and coordination to provide proper accommodations for connections to future project phases. The proposed facility will contain specialized and advanced technologies that require a unique set of construction resources and knowledge such as those provided by the use of a construction manager at risk who is experienced in the construction of research and advance technology projects and would be able to identify design issues that could negatively impact the budget, the constructability, and the schedule of this specialized project.

The funding for this project is split over two biennia. A construction manager process will allow the project to begin with the funding available in 2011 and be completed with the balance of funding that is available in 2013. Also, the proposed building site, which is located in the heart of campus, poses unique project construction challenges. The construction area will be located immediately adjacent to the Kunkle Children's Center, and the safe operation and function of that center must be maintained throughout the construction process. Required utility relocations and shut-downs will affect other science/research facilities in this quadrant of campus; construction staging will impact major parking and delivery areas; the demolition of a major pedestrian bridge will require rerouting of circulation; an active greenhouse will need to be relocated; and complicated topographical grade changes across the site will affect storm water management and construction sequencing. It is important that this project have a single entity with deep project understanding to properly coordinate and manage all construction activities within this densely built and heavily utilized part of the campus.

Regent Drew asked if the adjacent Children's Center will be demolished as a part of this project. UW-Milwaukee Chancellor Mike Lovell answered that the campus will be seeking to move the Children's Center for the safety of the children during construction and to optimize the building site.

Upon the motion of Regent Drew and the second of Regent Manydeeds the Committee approved Resolution I.3.c. with the exception of Regent Davis, who did not vote due to a business conflict of interest.

Resolution I.3.c.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to seek a waiver of s.16.855 Wis. Stats., under the provisions of s.13.48(19), Wis. Stats., to allow selection, through a Request for Proposal (RFP) process, of a Construction Manager-at-Risk for the Kenwood Integrated Research Complex (IRC) Phase I project, at an estimated budget of $75,000,000 ($73,400,000 General Fund Supported Borrowing and $1,600,000 Gift/Grant Funds).

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 $15,740,100 ($9,980,400 General Fund Supported Borrowing; $533,000

Program Revenue Supported Borrowing; $4,516,700 Program Revenue Cash; and $710,000 Gift and Grant Funds).

Facilities Maintenance and Repair Requests

MIL - Downer Buildings HVAC Improvements ($287,500 increase for a total project cost of $8,898,500): This request increases the project budget and scope to include flooring replacement and interior painting in classrooms and corridors in all buildings and all rooms on the third floor of Holton Hall. This work should be completed after the HVAC system renovations are complete and prior to campus reoccupying the spaces. These spaces will be vacant for the duration of the project work and this is an opportune time to address some of the architectural finishes not previously included in the approved project scope.

Utilities Repair and Renovation Requests

EXT - Upham Woods Outdoor Learning Center (Wisconsin Dells) Septic System Replacement ($633,600): This project replaces six septic systems with three new wastewater treatment systems to address maintenance and reliability issues, meet current Department of Commerce and Department of Natural Resources code requirements, and allow the expansion of overnight capacity licensing to match the current Upham Woods Outdoor Learning Center facility capacity.

GBY - East Circle Drive and North Circle Drive Renovation ($1,435,000): This project resurfaces and improves 8,500 LF of asphalt roadway and replaces 1,350 LF of concrete curb and gutter along East Circle Drive and North Circle Drive to address the pavement condition, improve storm water management, and provide a suitable surface for municipal bus service.

GBY - Utility Tunnel Maintenance and Repair ($3,157,000): This project corrects various deficiencies and maintenance problems associated with the central chilled water and steam distribution systems throughout the 5,450 LF underground and navigable utility tunnel. Materials and repair processes will upgrade the useful life expectancy of the underground utility tunnel and central utility distribution system. This project also implements an energy conservation opportunity by adding insulation jackets to expansion joints and replacing portions of damaged steam and steam condensate pipe insulation. The debt service will be paid back from the annual energy savings from the fuel and utilities appropriation (Fund 109).

LAX - South Campus Exterior Lighting Renovation ($1,190,000): This project replaces pedestrian walkway exterior lighting and associated underground circuitry throughout the southern portion of campus to improve illumination levels and energy efficiency and to reduce maintenance costs. Project work includes replacing approximately 230 exterior light fixtures and poles in the central and southern campus. All direct buried wiring will be replaced with new wire in underground PVC conduit. Lighting supply conductors and contactors will be replaced in the buildings that provide power for the lighting circuits.

MSN - Campus Storm Water Detention Ponds ($2,288,000): This project implements campuswide storm water management measures in compliance with the UW-Madison Wisconsin Pollutant Discharge Elimination system (WPDES) storm water discharge permit and to improve the quality of non-point source storm water runoff discharging to Lake Mendota. Project work includes designing and constructing three new wet detention ponds

totaling 3.6 acres with approximately 9.45 acre-feet of storage capacity, and all site preparation and restoration required at each location.

MSN - Charter Street Heating Plant Chilled Water System Distribution Pump Variable Frequency Drive (VFD) Replacement ($339,000): This project replaces the VFD system for the 1,000-hp chilled water pump to allow effective, energy efficient pumping of chilled water throughout campus. Project work includes removing the failed VFD and associated transformers and replacing them with a new VFD unit. The new drive system will include a bypass motor starter. Chilled water pressure and flow sensor signals will be routed to the VFD controller input for chilled water flow control. The VFD controller output will be connected to the chilling plant digital control system for indication of all run and fault conditions.

MSN - Steam Pits 56/10 to 58/10 Concrete Box Conduit Replacement ($565,000): This project replaces the concrete box conduit and associated steam, condensate, and compressed air piping under Linden Drive, and rebuilds steam pits 56/10 and 58/10. Project work includes rebuilding and enlarging steam pit 56/10 on the north side of Linden Drive near Russell Laboratories, replacing 60 LF of concrete box conduit from steam pit 56/10 to the utility tunnel, and enlarging steam pit 58/10 to the south so a raised/vented access can be constructed in the terrace north of Babcock Hall. Piping will be reconfigured in steam pit 58/10 with the addition of new valves to serve utilities routed to Babcock Hall from either the east or the west.

MSN - Storm Water Remediation ($820,000 increase for a total project cost of $4,441,300): This request increases the project budget to match current design consultant estimates. The recent cost estimates for the Secret Pond work and cost overruns for the Phase 2 work significantly exceed the authorized budget and this budget increase is required to bid the project and avoid potential fines levied by the Department of Natural Resources. The Phase 2 work requires the entire length of concrete channel to be replaced and relocated due to poor soil conditions. Further study is also required to determine the feasibility of the proposed Curtis Pond improvements.

MSN - West Campus 15kV Circuits Upgrade ($732,000): This project reroutes two 15kV electrical distribution circuits and upgrades two 15kV electrical distribution circuits to increase power flow capacity between the Walnut Street Substation and the Microbial Sciences Substation. Project work includes removing 15kV circuits 1370 and 1380 from the Walnut Street Substation and terminating these feeders at the Rennebohm Switching Station. Circuit 1370 will be upgraded from 1/0 AWG to 350 kcmil conductor size. The project also increases the capacity of 15kV circuits 1350 and 1360 by adding conductors to upgrade from two conductor circuits to three conductor circuits.

PLT - Campus Storm Water Detention ($861,000): This project implements campuswide storm water management measures on the main campus in compliance with the UW-Platteville Wisconsin Pollutant Discharge Elimination System (WPDES) storm water discharge permit and at the Pioneer Farm as it relates to NR 151 agriculture performance storm water discharge standards. Main campus project work includes constructing at least two wet storm water detention ponds. Pond 1 (2.25 acres) serves a 103-acre campus basin and Pond 2 (0.45 acres) serves a 65-acre campus basin. The ponds will serve as energy dissipaters, reducing peak flow during storm events and reducing erosion to the Rountree Branch stream banks. Pioneer Farm

project work includes installing new storm water control measures (cattle and vehicle crossing, erosion control measures, and fencing to control cattle access to river) for the Galena River.

RVF - East Residence Hall Site Development ($300,000): This project reconstructs and reconfigures pedestrian walkways and plazas serving the east campus residence halls (Crabtree Hall, Grimm Hall, McMillan Hall, and Parker Hall) to improve traffic flow for both pedestrians and service vehicles. Project work includes replacing approximately 15,000 SF of pedestrian walkways, 10,000 SF of pedestrian plazas, and twelve exterior light poles/fixtures, concrete bases, and the associated electrical service on the south side of the residence halls.

STO – Steam-Loop Extension and Upgrade ($1,525,000 increase for a total project cost of $3,620,000): This request increases the project budget to match recent bid results. The project budget increase is needed to complete the originally approved project scope and intent. Project work was delayed due to the discovery of a high pressure natural gas line adjacent to the proposed project work. The excavation will be much deeper than originally estimated and will require additional shoring to protect the retaining walls and exterior stairways.

STP - DeBot Tennis Courts Renovation ($573,000): This project reconstructs and expands the eight DeBot tennis courts to address player safety, ADA accessibility, and NCAA competition standards.

STP - Heating Plant Controls Replacement ($1,034,000): This project replaces the single-loop boiler and plant auxiliary controls system with a new programmable logic controller (PLC) based system for a new central control of plant operations.

Upon the motion of Regent Davis and the second of Regent Drew 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 $15,740,100 ($9,980,400 General Fund Supported Borrowing; $533,000 Program Revenue Supported Borrowing; $4,516,700 Program Revenue Cash; and $710,000 Gift and Grant Funds).

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

Associate Vice President David Miller reported that the Building Commission approved approximately $26M for projects at its October meeting. The funding breakdown for those projects is $18.5M General Fund Supported Borrowing and $7.5M Program Revenue Funds.

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 9:25 a.m.