

**Minutes**  
**Capital Planning and Budget Committee**  
**Thursday, April 7, 2011**

Capital Planning and Budget Committee Chair Regent Bartell convened the meeting of the Capital Planning and Budget Committee at 1:20 p.m. in the Robert I. Velzy Commons South of Ullsvik Hall at UW-Platteville. Committee members present were Regents Bartell, Loftus, S. Davis, Drew, and Manydeeds.

**I.3.a. Approval of the Minutes of the February 10, 2011 Meeting of the Capital Planning and Budget Committee**

Upon the motion of Regent Davis and the second of Regent Drew, the minutes of the February 10, 2011 meeting of the Capital Planning and Budget Committee were approved as presented.

**I.3.b. UW-Platteville Presentation: Master Planning and Implementation**

The committee heard a presentation about UW-Platteville Master Planning and Implementation, real estate foundation, and capital campaign. Director of Physical Plant Pete Davis discussed the campus space needs and in academic and student life facilities. Assistant Chancellor for Advancement Dennis Cooley described the purpose of the recently formed Real Estate Foundation, which is to maximize the value of gifts of land and provide solutions to student housing needs. Campus Planner Doug Stephens explained that the development of the institution's master planning is influenced by the requirements of future academic expansion, and the needs of greater housing capacity and infrastructure improvements.

**I.3.c. UW-Madison: Authority to Adjust the Scope and Budget of the LaBahn Arena Project**

This item requested authority to increase the project scope and budget of Hockey/Swim (LaBahn Arena) project by \$5,814,000 Gift Funds for a revised total project cost of \$34,096,000 (\$25,096,000 Gift Funds and \$9,000,000 Program Revenue Supported Borrowing).

This project will construct a three-level 66,850 ASF/102,800 GSF addition to the Kohl Center that includes a 92-foot by 200-foot ice sheet for men's and women's hockey practice and women's hockey competition, seating for approximately 2,400 spectators, men's and women's team locker rooms, a visitors' locker room, a women's hockey office suite, and associated support spaces. The project also includes locker and team room functions for the men's and women's swimming programs and construction of a skywalk connection to the Southeast Recreation Facility (SERF). The Hockey/Swim facility will connect underground to the Kohl Center, which will be remodeled to accommodate the connection.

The newly requested work includes converting the Nicholas Suites into a club seating area, constructing and furnishing a new team dining space, adding a therapy pool to the training room facilities, and remodeling the women's basketball locker suite to include a tiered team meeting room.

Bids for this project were opened by the construction manager in February of 2011. Before bidding, a number of alternates were identified to keep the base project within budget, but both base and alternate bids exceeded budget targets. The increase to the budget will fund the base project and four of the six alternates.

The scope increase includes additional renovation work in areas adjacent to the spaces being renovated in the Kohl Center as well as the conversion of the Nicholas Suites into a club seating area. An area south of the current lounge area out to and including the last row of seating in front of the suites will be expanded to create a 3,840 GSF club area seating 80 people. This club setting will provide donors an opportunity to purchase individual seats, without committing to an entire suite. This space, if sold as expected, would pay for itself within two years.

The construction manager will be required to bid all work for the additional project scope in a manner similar to the bid process for the LaBahn Arena. The Athletic Department will fund all the work with gift funds.

Regent Bartell asked if there were commitments on the gift funds associated with this project, to which Associate Vice Chancellor Alan Fish answered while the foundation is actively campaigning for gifts funds there are enough gift funds in the Athletic Department reserves that would be also used in this project.

Regent Loftus asked if there was flexibility in place from the legislature, would there be a need for authority to be granted to which Associate Vice President David Miller answered that regardless of the various proposed flexibilities, approvals will be required.

Regent Manydeeds asked if there was going to be a walkway from the new addition to the Southeast Recreational Facility (SERF) with locker rooms being in that area. Alan Fish answered that it is there a walkway will connect the SERF with the Kohl Center and a tunnel connection as well.

Upon the motion of Regent Davis and the second of Regent Drew, 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, authority be granted to increase the project scope and budget of Hockey/Swim (LaBahn Arena) project by \$5,814,000 Gift Funds for a revised total project cost of \$34,096,000 (\$25,096,000 Gift Funds and \$9,000,000 Program Revenue Supported Borrowing).

**I.3.d. UW-Platteville: Authority to Sell 1.6 Acres of Land to the UW-Platteville Real Estate Foundation**

This item requested authority to sell approximately 1.6 acres of vacant Board of Regents-owned land to the University of Wisconsin-Platteville Real Estate Foundation, Inc. for \$110,000.

The two adjacent parcels are located east of Markee Avenue and are bounded by Markee Avenue, Chestnut Street, and Gridley Avenue. They are located at the south-east boundary of the main campus, and exist as a remnant of the Chestnut Street Re-Alignment project, which replaced a deteriorated bridge and developed a new street and a roundabout which created a new campus entrance in 2010. The properties are located at 820 South Chestnut St. and 435 Gridley Avenue.

To facilitate the Chestnut Street Re-Alignment project, the foundation purchased two privately-owned properties, 435 Gridley Avenue (0.24 acres) in 2005 and a property (0.67 acres) in Platteville Township in August 2008, transferring ownership of both properties to the Board of Regents in September 2009. The university purchased 820 South Chestnut Street (0.74 acres) and 840 South Chestnut Street (1.26 acres) in November 2009 to facilitate development of the street project.

The Chestnut Street Re-Alignment project resulted in remnant parcels of approximately 1.6 acres of Board of Regents-owned property. This 1.6-acre area includes the 820 South Chestnut Street property as well as the 435 Gridley Avenue property. Due to its location, the 1.6 acres has limited functionality for the campus. The remainder of the property located at 820 South Chestnut is now a storm water detention basin by design.

The Real Estate Foundation, established by the UW-Platteville Foundation to support the University, is working with the campus and city of Platteville to develop additional student housing. The preferred location for the first housing development is the triangular site bounded by these new street alignments. The site is comprised of these 1.6 acres and additional land currently owned by the Real Estate Foundation.

The price of \$110,000 (\$68,750 per acre) is based on the lack of improvements to the properties and the limited value of the 0.53 acre portion now engineered as a storm water detention basin.

Regent Loftus asked if there was flexibility in place, what the impact would be on the proposed residence hall, to which Assistant Chancellor for Administrative Services Rob Cramer answered the schedule of the project would be the biggest impact. David Miller interjected that the foundation is doing this project, not the state, so there would be no impact on this project.

Regent Davis asked if the proposed parking lot would accommodate student residents and Rob Cramer answered that the new parking lot and existing campus parking would accommodate students. Regent Davis asked how revenue is generated by bringing student housing near campus. Chancellor Shields said that the building will generate revenue for the foundation after the debt is paid.

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

Resolution I.3.d.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to sell approximately 1.6 acres of vacant Board of Regents-owned land to the University of Wisconsin-Platteville Real Estate Foundation, Inc. for \$110,000.

**I.3.e. 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 \$6,507,300 (\$2,173,200 Gifts and Grants and \$4,334,100 Program Revenue-Cash).

**Facilities Maintenance and Repair Requests**

STO - Froggatt Hall Exterior Window Replacement (\$68,700 increase for a total project cost of \$217,700): This request increases the project budget to match recent bid results for the project scope approved under the Small Projects Program to complete the originally approved project scope and intent.

SUP - Crownhart Hall Exterior Window Replacement (\$370,000): This project replaces all exterior windows in the residence hall rooms and the entryway vestibule with new energy efficient units to improve the thermal performance of the building envelope and reduce operational maintenance costs.

**Programmatic Remodeling and Renovation**

MSN - Rennebohm Hall Second Floor Remodeling (\$1,830,200): This project remodels ~8,800 ASF/12,500 GSF of vacated library space into new School of Pharmacy Student Service offices and student commons/study space. The remodeled project area will include a 4,316 SF School of Pharmacy student services office suite; a 3,239 SF student commons and study space; a 754 SF 32-station seminar classroom; and a 523 SF 24-station seminar classroom.

The project area is a large, single room with adjacent offices. Project work includes replacing ceiling, flooring, and lighting; extending mechanical ductwork, electrical power, and telecommunications into the remodeled spaces; and relocating interior doors from the project area to the main building corridor.

MSN - Trout Lake Research Laboratory Addition (\$343,000): This project constructs a 3,000 GSF addition to the Trout Lake Research Laboratory to provide a new multi-purpose room/conference room, restrooms, kitchenette, and basement for storage and mechanical equipment. Project work includes constructing two levels connecting to the west end of the 8,900 GSF original facility, including a 900 SF multi-purpose/conference room; 175 SF entrance/lobby; a 100 SF kitchenette; two 50 SF restrooms; a 200 SF mechanical room; and a 1,075 SF storage room.

MSN - Union South Production Kitchen Renovation (\$2,145,000): This project completes the renovation of 3,900 ASF of shelled space, located in the northwest portion of the B1 level, to create a new production kitchen supporting the Wisconsin Union Dining Services bakery, cafes, and markets. Project work includes removing the temporary two-inch mud slab, trenching and installation of new under-slab domestic water services (including waste water and vent piping), extension of the domestic water supply piping and natural gas piping already stubbed and capped in the space, and construction of a new five-inch concrete structural slab-on-grade to match adjacent structural slab. New partition walls will be constructed, new door assemblies, interior signage, and new architectural finishes for the walls, floors, and ceilings will be installed.

PLT - Center for the Arts Lobby and Restroom Remodeling (\$648,200): This project expands the men's and women's restrooms in the Center for the Arts main lobby to meet current ADA accessibility requirements, constructs a new family/unisex restroom, and extends the main lobby area by constructing a new entrance vestibule. The project remodels the main lobby and adjacent spaces to expand the men's restroom (from 141 SF to 250 SF), relocate and expand the women's restroom (from 127 SF to 280 SF), extend the custodial closet between the two restrooms, and construct a new family/unisex restroom. A new entrance vestibule will be constructed to enclose an additional 1,250 GSF under the existing canopy and the theater balcony staircase will be reconfigured to improve capacity and space use efficiency.

WTW - Campus Vehicle Storage Building (\$218,200): This project constructs a new secure vehicle storage building just east of Goodhue Hall and Fischer Hall for the University Police and Residence Life vehicles and equipment. The new storage facility will accommodate a minimum of three police cruisers and two utility vehicles for Residence Life. Project work includes construction of an unheated 3,000 GSF vehicle storage building with electrical power and lighting service and automatic overhead door openers.

### **Utilities Repair and Renovation**

LAX - Whitney Center Retaining Wall Replacement (\$352,000): This project completely replaces approximately 1,100 SF of the failed stacked limestone retaining wall with a new modular block retaining wall and reconstructs the adjacent pedestrian walkways, exterior stairway, and hand and guard railings on the east side of the Whitney Center. Project work includes removal and disposal of the limestone materials and railings. The new modular block retaining wall will maintain the same dimensions, shape, and configuration as well as provide additional permanent structural support for the elevated pedestrian bridge entryway into the building.

WTW - Perkins Stadium Field Lighting Replacement (\$532,000): This project replaces the structurally compromised 41-year-old field lighting system with a new system that is more energy efficient, easier to maintain, and provides adequate illumination levels on the football field. Project work includes replacing four 100-foot light poles, one-hundred twenty-eight 1,500 watt metal halide fixtures, the associated underground electrical system, and lighting controls. The existing pole bases will be removed and new pole bases constructed.

Regent Bartell asked when the UW-Madison Union South Kitchen Renovation was to be completed. Associate Vice Chancellor Alan Fish answered that this Fall bakery and catering will move into Union South.

Upon the motion of Regent Drew and the second of Regent Loftus the Committee approved Resolution I.3.e.

Resolution I.3.e.

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 \$6,507,300 (\$2,173,200 Gifts and Grants and \$4,334,100 Program Revenue-Cash).

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

Associate Vice President David Miller provided additional information about the 2011-13 Capital Budget. He reported that the Building Commission's recommendations fully fund all the projects in the Board of Regents' requests and actually include one project that was slated for 2013-15. In the context of the Six-Year Physical Development Plan presented to the committee last December, this means that there are no unfunded carryover projects which would set back the plan in 2013 and beyond. Planning for 2013-15 can now continue with confidence that projects will be funded in future biennia.

Miller added that the UW System's increased percentage of total General Fund Supported Borrowing demonstrated the Governor's and Building Commission's appreciation of the need for improved academic facilities across the System.

Upon the motion of Regent Drew and the second of Regent Davis, the Capital Planning and Budget Committee adjourned at 2:38 p.m.