

Minutes
Capital Planning and Budget Committee
Thursday, July 14, 2011

Capital Planning and Budget Committee Chair Regent Bartell convened the meeting of the Capital Planning and Budget Committee at 12:25 p.m. in Room 1418 of Van Hise Hall on the UW-Madison campus. Committee members present were Regents Bartell, S. Davis, Drew, Loftus, Manydeeds and Walsh.

I.3.b. Approval of the Minutes of the June 9, 2011 Meeting of the Capital Planning and Budget Committee

Upon the motion of Regent Drew and the second of Regent Davis, the minutes of the June 9, 2011 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 Education Building Project and Authority to Seek a Waiver of Wis. Stats. § 16.855 to Allow Single Prime Bidding and Construct the Project

This item requested approval of the Design Report of the Education Building project and authority to seek a waiver of Wis. Stats. § 16.855 under the provisions of Wis. Stats. § 13.48 to allow single prime bidding and construct the project at an estimated cost of \$44,500,000 (\$44,000,000 General Revenue Supported Borrowing, \$500,000 Building Trust Funds-Contingency).

The project will construct a new four-story building that will consolidate the education departments and programs of the College of Education and Human Sciences in one location, and replace obsolete space in Brewer Hall and the Campus school. The project will house 22 general assignment classrooms to address a campus-wide shortage of medium-size classrooms. The project will also provide faculty offices for the English and Foreign Language departments, relocating those functions from Hibbard Hall and will provide space for the Student Success Network, Services for Students with Disabilities, and the Office of Multicultural Affairs.

The project includes the demolition of the functionally obsolete and deteriorating existing Campus School and will include the abatement of hazardous materials in that building.

The single-prime delivery method is requested to reduce the amount of administration required to manage this project at a time of diminished staff resources on campus. A single point of responsibility is expected to provide better project coordination and schedule control.

Because of recent unusual flooding at UWEC, Regent Bartell asked whether this new building would be in a flood plain. UW System architect Jeff Kosloske said that the first floor would be two feet above the flood plain and UWEC Dean of the College of Education and Human Sciences Gail Scukanec pointed out that the building would not have a basement. Regent Drew asked about the Lab School that was being demolished and where that would be relocated. Dean Scukanec stated that the old Lab School was not being used recently. But that related programs

will be moved to the new building. Scukanec added that the lab school building was primarily used as a child care center was being replaced by a new building previously approved.

Regent Bartell asked for further information about the waiver request. UW System Associate Vice President David Miller explained that the primary reason for a single prime contractor was the site constraints. In addition the campus has little ability to provide day-to-day project management and no authority to do so. A single prime contract will allow the general contractor greater project management and the campus staff a single point of contact.

Regent Manydeeds asked if this project could conflict with contractors on the student union project under construction. Miller answered that the building sites are stipulated as part of the contract and that each contractor would assigned to specific locations on campus to avoid conflict.

Upon the motion of Regent Manydeeds and the second of Regent Loftus, 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 Education Building project be approved and authority be granted to (1) seek a waiver of Wis. Stats. § 16.855 under the provisions of Wis. Stats. § 13.48 to allow single prime bidding and (2) construct the project at an estimated cost of \$44,500,000 (\$44,000,000 General Revenue Supported Borrowing, \$500,000 Building Trust Funds-Contingency).

I.3.c. UW-Madison: Authority to Seek a Waiver of Wis. Stats. § 16.855 to Allow for the Selection of a Construction Manager-At-Risk for the Memorial Union Theater Wing Renovation-Phase I Project

This item requested authority to seek a waiver of Wis. Stats. § 16.855 under the provisions of Wis. Stats. § 13.48 (19) to allow selection, through a Request for Proposal process, of a Construction Manager-at-Risk (CMAR) for construction of the Memorial Union Theater Wing Renovation-Phase I project at a preliminary estimated budget of \$52,000,000 (\$40,500,000 Program Revenue Supported Borrowing and \$11,500,000 Gift Funds). Authority to construct the project will be sought at the 35% design phase.

This is the second project to improve and update all the Wisconsin Union facilities. The first project constructed a replacement facility for Union South. The third, yet to be enumerated project, will renovate and restore the remaining portions of the Memorial Union not addressed in this project.

The Theater Wing project will restore and renovate the entire west wing of Memorial Union including the theater (with the exception of Winkler Lounge) and space for administrative areas, the craftshop, and the Hoofers program.

This renovation also includes spaces throughout the remainder of the union facility such as: the basement east-west service corridor and facilities offices, the Langdon Room, the Paul

Bunyan Room, the Rosewood Room, the Hamel Family Browsing Library, and Der Stiftskeller. Mechanical, electrical, plumbing and accessibility upgrades to this portion of the building make the renovation of those adjacent spaces cost-effective. The project will also renovate the entire fifth floor of the existing Memorial Union into offices for the Wisconsin Union and Wisconsin Union Directorate. Because of the historic nature of Memorial Union, all work will be coordinated with the State of Wisconsin Historical Society.

This project will be designed and constructed utilizing sustainable design practices with the goal of becoming a LEED-certified project of a silver level minimum.

This project was enumerated as the South Campus Union and Memorial Union Theater Wing Renovation project as part of the 2007-09 capital budget. In the spring of 2010, an architectural/engineering team was selected to do a master plan for the entire renovation of the Memorial Union as well as design the Theater Wing Renovation project. During the planning, it became apparent that work to address the mechanical system backbone for the entire facility, which now includes 47 separate air handling systems on 16 different levels, would be best undertaken as part of this project rather than waiting to include it in a future phase of renovation.

The Memorial Union has more than 13,000 visitors a day which will impact both the staging and construction of this project. Throughout the two years of construction, the Union is planning partial business operations, both inside the Union and outside on the Terrace.

The laydown site is anticipated to include part of the parking lot (Lot 1) on the east side of the building which is also the site of the Union's loading/unloading docks. Construction materials will be transported either through or around an operational Union building. A single point of contact for construction issues will be imperative for both safety and operational issues.

Construction managers will partner with the consulting architectural/engineering team from the early design phase through the project's completion. These preconstruction services will allow the university to make informed decisions about design issues that could have a negative impact on the budget, the constructability, or the project schedule.

Regent Bartell asked if the mechanical upgrades to the building were originally planned to be completed in the second phase of the project. UW-Madison Associate Vice Chancellor Alan Fish answered yes and explained that upgrading the mechanical system in the whole building in one phase was necessary due to the infrastructure of the building. Bartell asked if the scope change would increase the budget, to which Fish answered that it did not increase the budget, but it made sense financially to continue with the HVAC upgrades throughout the whole building at the same time.

Regent Walsh asked if there was going to be buses still running during this construction project, to which Fish answered that they are working with the city and the bus company to stage a temporary bus terminal site elsewhere on campus.

Upon the motion of Regent Drew 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, authority be granted to seek a waiver of Wis. Stats. § 16.855 under the provisions of Wis. Stats. §13.48 (19) to allow selection, through a Request for Proposal process, of a Construction Manager-at-Risk (CMAR) for construction of the Memorial Union Theater Wing Renovation-Phase I project at a preliminary estimated budget of \$52,000,000 (\$40,500,000 Program Revenue Supported Borrowing and \$11,500,000 Gift Funds). Authority to construct the project will be sought at the 35% design phase.

I.3.d. UW-Madison: Approval of the Design Report of the Lakeshore Residence Hall–Phase II Project and Authority to Adjust the Scope and Budget and Construct the Project

This item requested approval of the Design Report of the Lakeshore Residence Hall-Phase II project and authority to: (a) increase the project scope and budget by \$5,473,000 (\$4,273,000 Existing Program Revenue Borrowing and \$1,200,000 Program Revenue-Cash) and (b) construct the project for a total project cost of \$17,316,000 (\$11,843,000 Program Revenue Supported Borrowing; \$1,107,000 Program Revenue Supported Borrowing Utility; \$3,166,000 Residual Program Revenue Supported Borrowing; and \$1,200,000 Program Revenue-Cash).

This project is the second of a two-phase project that will improve food service facilities located in the west lakeshore area of campus and increase residence hall capacity to satisfy the demand for on-campus housing. It will construct a five-level 176-bed student residence hall of approximately 44,200/64,400 ASF/GSF on the existing Lot 32 site. The building will provide double occupancy bedrooms for first and some second year students clustered around common bathroom/shower spaces. There will be an apartment for a residence life coordinator. There will be offices, a classroom, and other program spaces in the public (lower) level of the building. The project will seek LEED Silver Certification.

This residence hall will accommodate the greenhouse, a residential learning community where students, together with faculty, find sustainable solutions for social and environmental challenges in such areas as agri-food systems, energy conservation, building and design, and alternative energy sources.

The project will also provide the extension of utility services to the new building being built as part of the Phase II project and new chilled water lines and electrical service will be extended from the Phase I site to the Phase II facilities to serve this new building. Funds for the utility work were enumerated in the 2011-13 capital budget, as part of the Lakeshore Utilities – Phase II project, which is part of the larger UW-Madison Utility Improvements project.

The project's scope increase results from the addition of work that was originally planned for the Holt Commons Renovation project.

Using existing rates, the revenue generated by the Phase II project will cover the costs of the bonds and operating expenses for the Phase II building. The increase in beds will provide the needed revenue to pay for the increased scope and no additional rate increase will be required to fund this building.

UW-Madison Director of Housing Paul Evans explained that the new building will be home to a new Living and Learning Center which is in its second year of operation and that the greenhouse was a natural part of the program. Regent Bartell asked where the greenhouse was previously located. Evans answered the greenhouse was located in Cole Hall which is the building next door. Evans went on to say that Housing is also moving a dining facility to this new residence hall rather than renovating a dining facility in another building.

Regent Walsh asked if the private landlords were in agreement with the campus building a new residence hall. Evans answered that the campus and private landlords had many conversations about number of students needing housing on and around campus. Evan explained that local landlords agreed to the number of beds the campus would add when Lakeshore Phase I was approved and that Phase II was part of that agreement. The agreement includes a commitment from the university not construct any more additional beds. Evans said that he does receive calls from developers of prospective new private housing for students about the university's future plans and that he refers them to the university's public housing master plan which affirms the long-term plan to end new construction with this facility.

Upon the motion of Regent Drew and the second of Regent Manydeeds, the Committee 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 of the Lakeshore Residence Hall-Phase II project be approved and authority be granted to: (a) increase the project scope and budget by \$5,473,000 (\$4,273,000 Existing Program Revenue Borrowing and \$1,200,000 Program Revenue-Cash) and (b) construct the project for a total project cost of \$17,316,000 (\$11,843,000 Program Revenue Supported Borrowing; \$1,107,000 Program Revenue Supported Borrowing Utility; \$3,166,000 Residual Program Revenue Supported Borrowing; and \$1,200,000 Program Revenue-Cash).

I.3.e. UW-Milwaukee: Authority to Seek Building Trust Funds to Plan the School of Freshwater Sciences and the Kenwood Interdisciplinary Research Complex

This item requested authority to seek the release of an additional \$815,000 (\$789,350 Building Trust Funds–Planning, \$15,000 Program Revenue-Cash, \$10,650 Gift/Grant Funds) to continue planning for the following two major projects:

- Kenwood Integrated Research Complex–Phase I - \$75M (\$73.4M GFSB, \$1.6M Gift Funds) Additional Planning Funds - \$500,000 (\$489,350 BTF-Planning, \$15,000 PR-Cash, and \$10,650 Gift/Grant Funds) and
- Freshwater Sciences Addition–Phase I - \$50M GFSB Additional Planning Funds - \$315,000 (\$300,000 BTF-Planning, \$15,000 PR-Cash)

Consultants have been retained to prepare preliminary plans, cost estimates, and design reports for the two projects above that were advance enumerated in the 2011-13 and 2013-15 biennia.

This Kenwood Integrated Research Complex-Phase I project is the initial phase of a multi-phase major redevelopment on the southwest precinct of campus. UWM 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 physics labs and departmental offices. This first phase will construct approximately 152,000 GSF of total building area comprised of research labs and core facilities, instructional and collaboration space, office and support space, and shell space that will be developed into research labs as funding becomes available. The project will also have connections to the adjacent existing Lapham Hall.

The Freshwater Sciences Addition-Phase I project will construct the initial phase of an integrated marine, freshwater, and atmospheric research facility on the existing Great Lakes Research Facility (GLRF) site. The project will construct a three-story addition of approximately 92,000 gross square feet south of the existing GLRF building. In addition to research labs, shared research support core facilities will be created for computation and visualization, genomics, biosecurity, and trace analysis. The addition will also house collaboration and teaching spaces. Depending on the budget, a 20,000 GSF boat storage building may also be built. This project is the first step of fully developing a Harbor Campus on and around the existing GLRF property.

Planning work for both projects is underway to develop preliminary plans, cost estimates, and design reports. Now that the planning has progressed, additional planning funds are required for each project to achieve the design report.

Regent Bartell asked for further explanation on the budget of planning funds. Miller further explained that planning budget starts by pre-design of the projects to get to the 10% or 15% stage. However, to get to the 35% stage which is required for authority to construct we need these additional funds. UW-System Senior Architect Jeff Kosloske added that the initial amount is an estimate and that these funds support additional consultant services on both projects. Regent Bartell asked if the additional funds was a result unanticipated costs or poor planning. Miller responded that we rarely have to augment planning funds except in fund unanticipated services that become necessary. In this case funds are providing owner's representative services. Miller added that the UW System is not a participant in the contract or contract negotiations. Furthermore, the planning funds are not added to the project budget, but are project funds released in advance of authority to construct.

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

Resolution I.3.e.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to seek the release of an additional \$815,000 (\$789,350 Building Trust Funds–Planning, \$15,000 Program Revenue–Cash, \$10,650 Gift/Grant Funds) to continue planning for the Kenwood Integrated Research Complex–Phase I and Freshwater Sciences Addition–Phase I.

I.3.f. UW-River Falls: Authority to Accept the Gift of a Single-Family House Situated on a 1.56 Acre Parcel of Land Located in the City of River Falls, Wisconsin

This item requested authority to accept the gift of a single family house situated on a 1.56 acre parcel of land located at 545 River Hills Drive in the city of River Falls, Pierce County, Wisconsin, for the University of Wisconsin-River Falls. The assessed value of the house and land is \$531,300. An environmental audit was conducted and there are no known environmental hazards associated with the land to be received.

The property will be donated by Dr. Charles Kao, who is an emeriti professor, a global economist, and the owner of a major publishing company in Taiwan, and Mrs. Anne Kao.

The property offers a number of potential long-term uses to support the university's educational mission. In particular, the acquisition of this property could support the university's mission and goal to "Expand Global Literacy and Engagement" by functioning as the university's "international house." The university will evaluate the potential uses the house may serve to determine its maximum value to the campus.

UW-River Falls has developed a number of business models that demonstrate the ability to fully fiscally and operationally support and maintain this property. Thus, this property will not require additional state funding. The university will use its existing management and maintenance infrastructure for the upkeep of the property.

Regent Bartell asked what the cost of the upkeep would be on this property and would the campus be responsible for such upkeep. UW-River Falls Chancellor Van Galen discussed how community outreach events would provide some revenue for the upkeep and that there would be no property taxes since it would become state property. In addition, other user fees such as rental to visiting scholars would provide maintenance revenue.

Regent Loftus asked about the international students that attend at UW-River Falls. Van Galen answered that some are degree seeking students who are enrolled for their entire academic degree and there are other students who are enrolled as participants in semester abroad programs.

Regent Walsh asked if environmental assessments had been completed, to which Van Galen answered yes and that they were positive.

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

Resolution I.3.f.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to accept the gift of a single family house situated on a 1.56 acre parcel of land located at 545 River Hills Drive, in the city of River Falls, Pierce County, Wisconsin, for the University of Wisconsin-River Falls.

I.3.g. 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 \$2,807,500 (\$252,300 General Fund Supported Borrowing and \$2,555,200 Program Revenue Supported Borrowing).

Energy Conservation

MIL - Sandburg Hall Energy conservation (\$1,694,600): This project implements energy conservation measures throughout the Sandburg Hall complex (511,844 GSF) based on a recently completed investment grade energy audit. Project work includes energy conservation measures in the Sandburg Hall Commons, the North Tower, the South Tower, and the West Tower. This project will assist UW-Milwaukee in complying with the energy reduction goals stipulated in Executive Order 145.

The energy management system and direct digital controls (DDC) will be upgraded. A new energy usage “dashboard” to monitor electric, steam, water, and gas usage at Sandburg Commons and all (4) towers will be installed. The constant volume reheat HVAC systems will be retrofitted to more efficient variable air volume systems. The pneumatic controls will be replaced with DDC on the hot water heating system in the original three towers and expanding the number of heating zones from 12 to 264.

Programmatic Remodeling and Renovation

STO - Wigen Hall Exterior Windows Replacement/Restrooms Renovation (at no cost increase to the budget of \$2,120,000): This request increases the project scope to expand the renovation areas to include the entry vestibule, lobby, front desk, game area, and hall director’s office and takes advantage of recently received favorable bid prices to accomplish additional planned work. All architectural finishes, mechanical, electrical, and telecommunications services will be replaced. Hazardous materials abatement will also be performed in these areas to facilitate the expanded renovation work.

Utilities Repair and Renovation Requests

OSH - Osceola Street Ductbank Relocation (\$514,900): This project relocates the campus electrical power ductbank, removing it from the Osceola St. right-of-way, to facilitate the municipal storm sewer line replacement. Project work includes replacing and reconfiguring approximately 580 LF of ductbank containing electrical power and telecommunications lines. Approximately 400 LF of ductbank consisting of two 4-inch electrical power conduits and four 4-inch signal conduits between pits P17/S17 and P19/S19 and approximately 180 LF of ductbank consisting of four 5-inch electrical power conduits and six 4-inch signal conduits between pits P19/S19 and P44/S44 will be replaced with approximately 580 LF of new ductbank consisting of four 5-inch electrical power conduits and six 4-inch signal conduits. The ductbank between pits P16/S16 and P18/S18 will be demolished along with pits P17/S17 and P18/S18.

PLT - Southeast Campus Parking Lot 7 Expansion and Richard Street Pedestrian Walkway Construction (\$598,000): This project expands Parking Lot 7 by approximately 50 stalls and constructs a new pedestrian walkway along the former Richard Street roadbed, connecting the Markee Avenue cul-de-sac to Parking Lot 28. These pavement expansions are required to

serve the growing campus population and to remedy known parking shortages and accessibility and health and safety concerns in the southeast portion of campus. A new parking lot entrance will be installed from Irene Street, which will be coordinated with the city of Platteville. New light fixtures will be installed and will match existing lighting in adjacent parking lots. Adjacent pedestrian walkways may be reconstructed to provide accessibility improvements.

Upon the motion of Regent Loftus and the second of Regent Manydeeds the Committee 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 construct various maintenance and repair projects at an estimated total cost of \$2,807,500 (\$252,300 General Fund Supported Borrowing and \$2,555,200 Program Revenue Supported Borrowing).

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

Associate Vice President David Miller reported that the Building Commission approved about \$26M for projects at its June meeting. The funding for those projects is approximately \$17M General Fund Supported Borrowing, \$6M Program Revenue, and \$3M Gift Funds.

Upon the motion of Regent Walsh and the second of Regent Drew, the Capital Planning and Budget Committee adjourned to closed session at 1:45 p.m. Regents Bartell, S. Davis, Drew, Loftus, Manydeeds and Walsh were present.

I.3.i. Closed session for purposes of considering personal histories, as permitted by s.19.85(1)(f), Wis. Stats., related to the naming of a facility at UW-Madison

The closed session concluded at 2:00 p.m., at which time the meeting was adjourned.