

Minutes
Capital Planning and Budget Committee
Thursday, June 9, 2011

Capital Planning and Budget Committee met jointly with the Business, Finance, and Audit Committee at 1:25 p.m. in the Union, Fireside Lounge at UW-Milwaukee for a presentation titled “UW-Milwaukee Master Plan Initiatives: Implementation Begins.” A description of that presentation can be found in the Business, Finance, and Audit Committee Meeting Minutes of June 9, 2011.

After the presentation the Capital Planning and Budget Committee reconvened in the Union, Ballroom West at 2:03 p.m. Committee members present were Regents Bartell, S. Davis, Drew, and Manydeeds. Regent Loftus was absent.

I.3.b. Approval of the Minutes of the April 7, 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 April 7, 2011 meeting of the Capital Planning and Budget Committee were approved as presented.

I.3.c. UW Colleges: Authority to Release Back to Barron County a 0.764 Acre Parcel of Land from the UW-Barron County Lease

This item requested authority to permanently release back to Barron County, a parcel of approximately 0.764 acres from the UW-Barron County lease so that parcel can be sold by the county.

Barron County has leased property to the UW System Board of Regents since 1966 in support of UW-Barron County. Since then, a new city street, Shield Avenue, was constructed in a location that separated this parcel from the rest of the main campus and the tract is no longer contiguous to the campus.

Regent Bartell asked if there is a financial effect to this release of land, to which Associate Vice President David Miller answered there is no financial effect because this is a simple ground lease to enable the siting of the college.

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 Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to permanently release a parcel of approximately 0.764 acres from the UW-Barron County lease back to Barron County.

I.3.d. UW-Madison: 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 Badger Performance Center Project

This item requested authority to seek a waiver of §16.855 under the provisions of §13.48 (19) Wis. Stats., to allow selection, through a Request for Proposal process, of a Construction Manager-at-Risk (CMAR) for construction of the Badger Performance Center project at a preliminary estimated budget of \$76,800,000 (\$49,200,000 Program Revenue Supported Borrowing and \$27,600,000 Gift Funds).

Authority to construct the project will be sought for each of the various phases of the project when those phases have reached the Design Report stage.

The project will remodel existing space and construct new space within the McClain Center and Camp Randall Stadium to house programs for the Division of Intercollegiate Athletics. Work will be bid and sequenced in three phases that coordinate with the 2012 and 2013 fall football seasons.

The first phase of the project will construct a new access tunnel from the basement of the McClain Center to the Camp Randall Stadium field. Approximately 20,050 ASF on the first floor and 9,760 ASF on the second floor of Camp Randall Stadium will be remodeled to provide temporary space for functions being relocated from the McClain Center during remodeling. The stadium areas to be remodeled include team spaces, corridors, restroom and concession spaces that were not renovated during the 2005 Camp Randall Stadium renovation. The remodeled areas will provide new locker room spaces for men's and women's track and field, cross-country, and soccer programs; space for coaches, staff, and student workers as well as minor expansion of the wrestling mat room and spectator space. The final component of the first phase work will be the replacement of the artificial turf fields at the McClain Center and Camp Randall Stadium.

The second phase of the project includes a complete renovation of the approximately 52,915 ASF/73,347 GSF McClain Center lower level to house new Badger Football locker suites that will include 125 lockers, recovery, and steam and shower rooms and an accessible equipment/issue area. The lower level will also house Sports Medicine and Athletic Training and a new Strength and Conditioning Center which will include offices, counseling/conference space, recovery/supplement station, weight training space, cardio training space, storage/equipment maintenance space, restrooms, and a speed training facility. This phase of the project will also include the replacement of the roof at the McClain Center and the construction of footings and foundations for a new addition on the north end of Camp Randall Stadium, which will become the new home of the Fetzer Academic Center.

The final phase of the project will construct the new Fetzer Academic Center, which is a 22,455 ASF/32,088 GSF facility located along the northern edge of the current stadium bowl. This two-level, above-grade building will include offices, study rooms (small and medium) open seating/lounge/study spaces, workroom, quiet room, computer lab, library, and restrooms. The existing scoreboard will be dismantled for construction of the addition and replaced upon its completion. The west practice field will receive a new retaining wall and the installation of an artificial turf product similar to those installed at Camp Randall and the McClain Center.

A waiver is requested because of the complicated nature of the project and the necessity to manage construction around three football season schedules. In order to accommodate the football seasons, it will be necessary to construct the project in phases, the coordination of which can best be performed by a CMAR. The very restricted site poses unusual challenges for access to the stadium on game days as well as safety around the construction zones.

UW-Madison Associate Vice Chancellor Alan Fish explained the complexity of the project's phases. Because the project involves multiple staff and student relocations around two football seasons a construction manager will provide the necessary coordination and accountability.

Upon the motion of Regent Drew and the second of Regent Davis, 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, authority be granted to seek a waiver of §16.855 Wis. Stats., under the provisions of §13.48 (19) Wis. Stats., to allow selection, through a Request for Proposal process, of a Construction-Manager-at-Risk (CMAR) for construction of the Badger Performance Center project at a preliminary estimated budget of \$76,800,000 (\$49,200,000 Program Revenue Supported Borrowing and \$27,600,000 Gift Funds).

I.3.e. UW-Madison: Contingent Upon Enumeration, Approval of the Design Report of the University Ridge All Seasons Golf Practice Facility Project and Authority to Seek a Waiver of Wis. Stat. § 16.855 to Allow Single Prime Bidding and Construct the Project

This item requested, contingent upon enumeration, approval of the Design Report of the University Ridge All Seasons Golf Practice Facility project and authority to seek a waiver of Wis. Stat. § 16.855 under provisions of Wis. Stat. § 13.48 (19) to solicit a single prime bid and construct the project at an estimated total project cost of \$2,800,000 Gift Funds.

This project will construct an 8,800 ASF/11,600 GSF all seasons practice facility at University Ridge that will become home for the UW-Madison men's and women's golf teams. The facility will offer the capability to practice chipping and putting and will provide hitting/driving stations inside the building. It will also provide appropriate locker spaces as well as a team room and a meeting room. When this facility is completed, it will be used solely by the UW-Madison golf teams and will not be open to the general public.

A waiver of state statutes is requested to allow for the use of a single prime bid. This project has a critical time schedule to ensure its completion for the 2012 golf season.

The original design of this facility used an existing well for water; however, the city of Madison Fire Department required that city water service be extended to the site to provide adequate water pressure. This requirement is estimated to cost an additional \$300,000 more than the original amount enumerated for this project and is now reflected in the total project cost.

Regent Bartell asked where the additional funds are coming from. Vice Chancellor Alan Fish answered the additional funds are from the original donors for this project.

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

Resolution I.3.e.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, and contingent upon enumeration, the Design Report of the University Ridge All Seasons Golf Practice Facility project be approved and authority be granted to seek a waiver of Wis. Stat. § 16.855 under provisions of Wis. Stat. § 13.48 (19) to solicit a single prime bid and construct the project at an estimated total project cost of \$2,800,000 Gift Funds.

I.3.f. UW-Whitewater: Contingent Upon Enumeration, Approval of the Design Report of the Carlson Hall Renovation Project and Authority to Construct the Project

This item requested approval of the Design Report of the Carlson Hall Renovation project and authority to construct the project at a total cost of \$17,000,000 General Fund Supported Borrowing.

This project remodels the existing 77,660 GSF five story Carlson Hall and constructs a small addition of 5,417 GSF to the existing building for a total 83,077 GSF project. The entire interior of the building will be remodeled and receive new HVAC, electrical, plumbing, fire suppression, access control, and security systems. The mechanical system will be a chilled beam solution using heat recovery and perimeter baseboards.

The existing concrete structure will remain, with steel structure at the additions. Additional shear walls will be included, a new elevator will be installed and LEED (Leadership in Energy and Environmental Design) certification will be pursued. Existing windows will be replaced and one inch of spray insulation will be added to the existing exterior walls to increase building energy efficiency. Minimal landscape work will be required.

The renovation of Carlson Hall will allow for the consolidation of the College of Letters and Sciences into one facility from four separate buildings that offer inadequate space. In addition to office consolidation, the Languages and Literature Lab will be relocated from McGraw Hall into Carlson Hall.

Mr. Miller recalled that this project has previously been recommend by the Regents, but did not receive final legislative approval last year before the end of the legislative session. In addition Miller said that the funds for the project were made available by significant savings in 2009-2010 from other major projects.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, and contingent upon enumeration, the Design Report of the Carlson Hall Renovation project be approved and authority be granted to construct the project at a total cost of \$17,000,000 General Fund Supported Borrowing.

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 \$6,486,500 (\$224,900 General Fund Supported Borrowing; \$5,902,000 Program Revenue Supported Borrowing; and \$359,600 Program Revenue-Cash).

Energy Conservation

COL - UW-Marathon County Multi-Bldg Energy Conservation (\$1,703,000): This project implements energy conservation measures throughout six facilities (Art East Building, Art West Building, Boiler House, Fieldhouse, Main Building, and Marathon Hall) and 408,076 GSF based on a recently completed comprehensive investment grade energy audit. The debt service will be paid back from the annual energy savings from the fuel and utilities appropriation (Fund 109).

Facilities Maintenance and Repair

MIL - Northwest Quadrant Parking Ramp Maintenance and Repairs (\$2,000,000): This project performs various maintenance and repair operations in the Northwest Quadrant (former Columbia St. Mary's complex) parking ramp to address safety concerns and restore functionality and structural integrity. Project work includes repairing cracked and spalled concrete on all surfaces, replacing the third level traffic membrane, tuckpointing all masonry surfaces, replacing all control joint sealants, repairing spalled concrete block walls, and replacing the stair tower roofing.

MIL - Sandburg Hall West Tower Roof Replacement (\$235,000): This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes replacing roof covering with a new 60-mil EPDM fully adhered roofing membrane. Counterflashings will be reused where possible. Roof copings will be replaced. The lightning protection system will be augmented and replaced to meet current code requirements.

OSH - Scott Hall Exterior Window Replacement (\$1,687,000): This project replaces all exterior window assemblies with new energy efficient units, restores the exterior envelope integrity, replaces or repairs deteriorated components, and decreases operational maintenance costs. Project work includes replacing all 707 exterior windows.

Health, Safety, and Environmental Protection

WTW - Lauderdale Drive Storm Water Improvements (\$294,500): This project increases storm water drainage capacity and resolves flooding issues for the intersection of Lauderdale Drive and Prairie Street near Tutt Hall and Wellers Hall student residences. The underground storm water piping will be replaced with a larger sized pipe and a new northwest overland flow path will be created to direct storm water away from the residence halls.

Utilities Repair and Renovation

MIL - Utility Tunnel Safety and Security Renovation (\$55,000 increase for a total project cost of \$204,500): This project reconstructs seven emergency escape hatches and replaces 29 missing or damaged steam pipe expansion joint covers and will widen the hatchways to meet OSHA requirements and provide a secure cover plate to prevent unauthorized access.

The request increases the project budget to match recent bid results for the project scope approved under the Small Projects Program. The budget increase is needed to complete the originally approved project scope and intent.

RVF - Parking Lot Q Expansion (\$512,000): This project reconfigures and expands Lot Q to incorporate an alley and a portion of Third Street recently abandoned by the city of River Falls and associated with the Cascade Avenue renovation. Lot Q will be completely reconstructed to create a new 500-stall parking lot, increasing the lot size by approximately 80 stalls. New light standards and fixtures will be installed and the electrical distribution will be augmented and reconfigured to match the new lighting layout. The underground storm sewer system will be extended, reconfigured, repaired, and reconnected to the municipal storm sewer system.

Regent Bartell inquired about the use of segregated fees at the UW-Milwaukee parking ramp. Mr. Miller explained there was already segregated fee support for the existing parking operation. Director of Campus Planning UW-Milwaukee Claude Schuetty clarified the segregated fee for parking was originally for the Lakeshore parking lot and now the students are transferring that fee to the parking ramp at Columbia St. Mary's and providing a small increase to avoid parking fees in the newly acquired ramp. The funding structure will be reevaluated by students in one-year.

Regent Drew asked if this parking ramp began operation last semester and is the campus getting full use out of the parking ramp? Mr. Schuetty answered that this ramp was fully operational last semester and the campus does expect to have full utilization for the fall semester after routine maintenance has been completed.

Regent Davis inquired as to the utilization of this ramp in the summer months. Mr. Schuetty stated that there is a surplus of parking available during the summer months on campus, so if there ever became a need to increase parking over the summer months, the campus would surely open up this parking ramp.

Regent Bartell inquired about the energy conservation measure involving UW-Marathon County buildings to increase energy savings. Vice Chancellor Steve Wildeck stated that while the state does not own the college facilities, that investing in energy efficiency returns a pay back to the college because energy costs are paid from the operating budget. .

Upon the motion of Regent Drew and the second of Regent Davis 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 \$6,486,500 (\$224,900 General Fund Supported Borrowing; \$5,902,000 Program Revenue Supported Borrowing; and \$359,600 Program Revenue-Cash).

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

Associate Vice President David Miller reported that the Building Commission approved about \$14M for projects at its April and May meetings. The funding for those projects is approximately \$1M General Fund Supported Borrowing, \$5M Program Revenue, and \$8M Gift Funds.

Miller also reported that at the April Building Commission meeting the Governor presented the 2010 Design and Construction Awards which recognize excellence in state building projects. He said that the award for Excellence in Architectural Design was presented to Workshop Architects, Milwaukee for the UW-Superior Yellow Jacket Union project at UW-Superior; the Excellence in Engineering Design award was given to Ayres and Associates, Eau Claire for the Lower Campus Steam Loop project at UW-Eau Claire; and the Excellence in Sustainable Design award was presented to KEE Architecture, Madison for the UW-Oshkosh Elmwood Center Remodeling project.

Upon the motion of Regent Drew and the second of Regent Davis, the Capital Planning and Budget Committee adjourned to closed session at 2:33 p.m. Regents Bartell, S. Davis, Drew, and Manydeeds were present. Regent Loftus was absent.

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 facilities at UW-Madison and UW-Parkside and to confer with legal counsel regarding pending or potential litigation, as permitted by s. 19.85(1)(g)

The closed session concluded at 3:05 p.m., at which time the meeting was adjourned.