

Minutes
Capital Planning and Budget Committee
Thursday, October 6, 2011

The Joint Meeting of the Capital Planning and Budget Committee and the Business, Finance, and Audit Committee was convened by Regent Bartell at 1:13p.m. in Alumni Room AB of the University Union on the UW-Green Bay campus. Present were Regents Bartell, Manydeeds, Drew, Pointer, Walsh, Falbo, Bradley, Pruitt, and Sherven.

The committees met jointly to hear three presentations.

I.3.a. UW-Green Bay Presentation: “ A 21st Century Library for the 21st Century Learning” – Paula Ganyard, Library Director

This presentation , which was presented by UW-Green Bay Library Director Paula Ganyard, described the university’s vision for the renovation of the nearly 40-year-old Cofrin Library to meet the learning and research needs of today’s students and faculty.

I.3.b. UW-Platteville Master Plan Update

UW-Platteville presented a Master Plan Update that explained how the university will respond to the pace of campus growth and academic priorities shifting toward greater live/learn opportunities and embracing sustainability. The campus has identified strategies for implementing the master plan as a means of controlling the university’s own destiny.

I.3.c. UW-River Falls Master Plan Update

UW-River Falls presented a Master Plan Update. The university presented an overview of the master plan including building space needs, site development needs and sustainability strategies. The presentation will highlight Cascade Avenue improvements and the advance enumerated Health and Human Performance project.

Capital Planning and Budget Committee Chair Regent Bartell convened the meeting of the Capital Planning and Budget Committee at 2:25p.m. in Phoenix C Room of the University Union on the UW-Green Bay campus. Committee members present were Regents Bartell, Manydeeds, Drew, Pointer, and Walsh.

I.3.d. **Approval of the Minutes of the September 8, 2011 Meeting of the Capital Planning and Budget Committee**

Upon the motion of Regent Drew and the second of Regent Pointer, the minutes of the September 8, 2011, meeting of the Capital Planning and Budget Committee were approved as presented.

I.3.e. **UW-Madison: Approval of the Design Report of the School of Nursing Project, and Authority to: Adjust the Project Scope and Budget; 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 School of Nursing project and authority to (a) waive Wis. Stats s. 16.855 under the provisions of s. 13.48 (19) to allow single

prime bidding; (b) increase the project scope and budget by \$622,000 (\$250,000 Grant Funds and \$372,000 General Fund Supported Borrowing [GFSB]); and (c) construct the project for a total project cost of \$52,862,000 (\$17,413,500 2011-13 GFSB, \$17,413,500 2013-15 GFSB, \$372,000 GFSB, and \$17,413,000 Gifts and \$250,000 Grant Funds).

This project will construct a new School of Nursing building on the UW-Madison campus. The building will consist of approximately 166,348 GSF/96,615 ASF of faculty and administrative offices plus flexible research team space, support space, classrooms, seminar rooms, a lecture hall, clinical simulation laboratories, undergraduate and graduate student spaces, and conference/meeting space. The structure is envisioned as a five-story building, with a mechanical penthouse as the sixth level. The first floor will house the high-volume student spaces such as the auditorium, tiered seminar rooms, and shared classrooms for the School of Nursing and the School of Pharmacy. A key feature of the new building is the 12,500 ASF Center for Technology Enhanced Nursing, which will replicate different environments for students such as hospital rooms flanking a nurse station or a home setting for rehabilitation training.

Short-term parking for approximately 35 vehicles will be provided on grade. The building will displace approximately 208 existing surface parking spaces in Lot 85. These spaces will eventually be replaced in the proposed addition to the Hospital/Visitor Parking Ramp (Lot 75) located east of the UW Hospital and Clinics. The new building will be connected to the central campus utility systems, including the steam, chilled water, electric, and signal systems.

The project scope is increased to include the construction of a steam pit at the take-off to the proposed School of Nursing building and the extension of a steam box conduit north of this steam pit to the one that serves Rennebohm Hall. The expanded scope will also meet additional campus security needs. The UW Police Department received a homeland security grant to create an Emergency Operations Center (EOC) to serve the west campus area. The campus requested that this work be added to the scope of this project so that it can be included in the final design documents.

This project will incorporate sustainable design elements including a green roof on a portion of the building and will seek to become a U.S. Green Building Council LEED™ Silver or Gold certified building.

The campus requests a single prime delivery method to allow a single organization the control and responsibility for the project's construction which is located in a highly congested portion of the west campus. There is substantial vehicular traffic in this area that includes buses, bikes, mopeds, construction vehicles, and cars, the majority of which are driven by visitors who are unfamiliar to the area.

Regent Bartell asked if the police department and the emergency operations center were going to be housed in this building. UW-Madison Senior Architect Julie Grove answered that these operations were going to be housed in this building in addition, more storage would be available in this building.

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 Interim Chancellor and the President of the University of Wisconsin System, the Design Report of the School of Nursing project be approved and authority be granted to (a) waive Wis. Stats s. 16.855 under the provisions of s. 13.48 (19) to allow single prime bidding; (b) increase the project scope and budget by \$622,000 (\$250,000 Grant Funds and \$372,000 General Fund Supported Borrowing [GFSB]); and (c) construct the project for a total project cost of \$52,862,000 (\$17,413,500 2011-13 GFSB, \$17,413,500 2013-15 GFSB, \$372,000 GFSB, and \$17,413,000 Gifts and \$250,000 Grant Funds).

I.3.f. UW-Madison: Approval of the Design Report and Authority to Construct the Student Athlete Performance Center-Phase I Project

This item requested approval of the Design Report and authority to construct Phase I of the Student Athlete Performance Center project at a cost of \$17,870,000 Program Revenue Supported Borrowing as a portion of the total estimated project cost of \$76,800,000 (\$49,200,000 Program Revenue Supported Borrowing and \$27,600,000 Gift Funds).

The Student Athlete Performance Center project, which was formally named the Badger Performance Center project, is composed of three phases that will ultimately remodel existing space within the McClain Center and Camp Randall Stadium and construct an addition on the north end of Camp Randall. The spaces will house programs for the Division of Intercollegiate Athletics. The project also includes the replacement of the McClain Center roof, replacement of turf at the McClain Center and Camp Randall Stadium, updates to the scoreboard and sound system at Camp Randall Stadium, and site improvements.

This first phase of the project will construct a new access tunnel from the basement of the McClain Center to the Camp Randall Stadium field. Then, 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 the remodeling. Once the project is completed, these functions will return to the remodeled McClain Center. In Phase I, the stadium areas to be remodeled include team spaces, corridors, and restroom and concession spaces that were not renovated during the 2005 Camp Randall Stadium renovation. The remodeled areas will provide temporary space and locations for strength and conditioning, sports medicine, equipment functions, and space for coaches, staff, and student workers as well as a minor expansion of the wrestling mat room and spectator space. The final component of the first phase of work will be the replacement of the artificial turf field at Camp Randall Stadium to be completed prior to the 2012 football season.

Regent Walsh asked about the scope of the scoreboard replacement and whether the price estimate was firm. UW-Madison Director of Planning Teresa Adams responded that the project will upgrade the scoreboard with digital quality additional screens and that the price estimate was being negotiated now even though the work will be completed in phase three.

Regent Bartell asked why turf replacement was needed. Ms. Adams responded that the last turf was installed in 2003 and would reach its 10-year life expectancy by the time it is replaced.

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

Resolution I.3.f.

That, upon the recommendation of the UW-Madison Interim Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct Phase I of the Student Athlete Performance Center project at a cost of \$17,870,000 Program Revenue Supported Borrowing as a portion of the total estimated project cost of \$76,800,000 (\$49,200,000 Program Revenue Supported Borrowing and \$27,600,000 Gift Funds).

I.3.g. UW-Madison: Authority to Lease Space for the School of Medicine and Public Health, Department of Family Medicine

This item requested authority for the Department of Administration to execute a lease for 30,000 GSF of clinic space for the UW-Madison, School of Medicine and Public Health, Department of Family Medicine. This lease provides a maximum of 30,000 GSF for the Wingra Family Medical Center, which is operated by the UW-Madison School of Medicine and Public Health. The new clinic will be located at 1102 South Park Street on the site of the former Bancroft Dairy building. The new facility will replace the existing clinic at 701 Dane Street in Madison. The UW-Madison School of Medicine and Public Health Department of Family Medicine will lease the space and there is no purchase associated with this lease.

The project will raze structures on the former dairy site and eight residential properties along Fish Hatchery Road and Midland Street for the construction of the new facility. A 220-stall parking garage will be located at the corner of Fish Hatchery Road and Midland Street. There will also be 65 surface parking spaces.

A Request for Proposal was solicited in October of 2010 by the UW-Madison Division of Facilities Planning and Management using the Department of Administration's RFP process and state standards for design and construction specifications. In March of 2011, the RFP submittals were evaluated and of the ten submittals received, the Ghidorzi Companies (dba. 1102 South Park LLC) of Wausau was awarded the project.

The Department has outgrown its present facility. When the existing building was occupied in 1992, there were approximately 5,000 visits per year to the center. The center currently handles more than 20,000 visits per year. Space constraints limit both the center's ability to serve its targeted community and to adapt to innovations in both education and clinical care that must be a part of the next decade in health care. A new, larger, facility will provide a modern environment incorporating the latest in healthcare design, equipment and other innovations. The new facility is located within the current patient location perimeters, and within the boundaries originally requested in order to provide optimum service to the population that the center serves.

Regent Walsh inquired as to which company was developing the property, to which Associate Vice President David Miller noted that the Gidorzy Company of Wausau was the developer.

Miller explained that the State Building Commission deferred action on this request at its September meeting and requested additional information. The Commission wanted to know more about the rationale for leasing instead of owning the facility. Miller explained that the business office of the clinics did not seek to own the facility because they did not want to hold the facilities once they become obsolete and that the up front costs of land acquisition would be prohibitive.

Regent Bartell asked why there was a two-percent escalator in the lease. Miller responded that the lease begins with a below market rate and eliminating the escalator would require increasing the initial base rate.

Upon the motion of Regent Walsh and the second of Regent Pointer, the Committee approved Resolution I.3.g.

Resolution I.3.g.

That, upon the recommendation of the of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to request that the Department of Administration execute a lease for 30,000 GSF of clinic space for the UW-Madison, School of Medicine and Public Health, Department of Family Medicine.

I.3.h. UW-Milwaukee: Approval of the Design Report of the School of Freshwater Sciences Project and Authority to: Adjust the Project Scope and Budget, 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 School of Freshwater Sciences project and authority to: (a) increase the project scope and budget by \$3,013,800 (\$450,000 Existing General Fund Supported Borrowing and \$2,563,800 General Fund Supported Borrowing - All Agency-UW Infrastructure); (b) seek a waiver of Wis. Stats. §16.855 under the provisions of Wis. Stats. §13.48 to allow single prime bidding; and (c) construct the project for a total project cost of \$53,013,800 (\$50,000,000 General Fund Supported Borrowing, \$450,000 Existing General Fund Supported Borrowing; and \$2,563,800 General Fund Supported Borrowing-All Agency-UW Infrastructure).

This project will construct a 94,060 GSF/52,515 ASF three-story integrated research laboratory addition on the south side of the existing Great Lakes Research Facility (GLRF) for the School of Freshwater Sciences. The addition will contain multidisciplinary and interdisciplinary research laboratories, shared core laboratory facilities, offices, instructional spaces, and collaboration spaces. This project will seek LEED™ Silver Certification.

On the west end of the property, a 20,000 GSF stand-alone boat storage building will be bid as an add-alternate and will be constructed if bids are favorable. Within the existing GLRF facility renovations and improvements will be included a new fire alarm system, emergency power distribution system, and a new process water system for aquatic life support. The siting

of the new addition demolishes and displaces an existing small robotics laboratory. As part of this project, the robotics laboratory will be relocated into 2,650 ASF/ 3,620 GSF of renovated space in the existing GLRF.

It was originally intended that new gas-fired boilers would provide the primary heating for both the existing GLRF and the new addition. Instead, steam will be purchased from WE Energies, who will construct an approximately 1,500-foot steam line extension to serve the project. Gas utilities will remain as back-up for planned or emergency disruptions to the steam service.

The preliminary WE Energies cost estimate to extend steam service to the complex is \$3,000,000. Since new boilers will no longer be needed, \$875,000 of project savings will be contributed to the steam extension costs. An additional \$2,125,000 All Agency-UW Infrastructure Funds are being requested to fund the balance. Once the steam service is in use, embedded credits in the WE Energies billing structure will offset a significant amount of the initial investment.

A waiver is requested to allow single-prime bidding, since that method of delivery will better suit the needs of this project than multiple-prime bidding. The existing GLRF facility houses critical aquatic research that cannot be disrupted by construction activities or an interruption of services. Phasing and sequencing of work will need to be tightly coordinated to assure that existing building operations continue. The coordination of all construction work by a single source will best assure that construction activities do not disrupt research and operations. This project is being constructed on a tight portion of the site that is located between the existing GLRF building and a street right-of-way. There is a limited area for staging on the remainder of the site, since portions of the site need to continue accommodating boat activities that support research activities. A single contractor is the best choice to manage and efficiently use the site.

The committee recognized the new Dean of the School of Freshwater Sciences, David Garman. Dean Garman addressed the academic and research enhancements the new facility would bring to the UWM and Wisconsin.

Regent Drew asked when the city street improvements would be completed as a part of this project. Associate Vice Chancellor Geoff Hurtado commented that the street improvements would be done after the project is finished.

Upon the motion of Regent Walsh and the second of Regent Pointer the Committee approved Resolution I.3.h.

Resolution I.3.h.

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, the Design Report of the School of Freshwater Sciences project be approved and authority be granted to: (a) increase the project scope and budget by \$3,013,800 (\$450,000 Existing General Fund Supported Borrowing and \$2,563,800 General Fund Supported Borrowing - All Agency-UW Infrastructure); (b) seek a waiver of Wis. Stats. §16.855 under the provisions of Wis. Stats. §13.48 to allow single prime bidding; and (c) construct the project for a total project cost of \$53,013,800 (\$50,000,000 General Fund Supported Borrowing, \$450,000 Existing General Fund Supported

Borrowing; and \$2,563,800 General Fund Supported Borrowing-All Agency-UW Infrastructure).

I.3.i. UW-Milwaukee: Authority to Seek the Release of Additional Funds to Continue Planning the Kenwood Interdisciplinary Research Complex (IRC)-Phase I Project

This item requested authority to seek the release of an additional \$975,000 (\$91,000 Building Trust Funds-Planning, \$20,000 Program Revenue-Cash, and \$864,000 Gifts/Grant Funds) to continue planning for the Kenwood Interdisciplinary Research Complex (IRC)-Phase I project with a current total project cost of \$75,000,000 (\$73,400,000 General Fund Supported Borrowing and \$1,600,000 Gift/Grant Funds).

This project is the initial phase of a multi-phase major redevelopment on the southwest precinct of campus as described in both the recent master plan and pre-design documents. The project will address the acute need for Science, Technology, Engineering, and Mathematics (STEM) facilities by constructing the most urgently needed academic and core research needs. This first phase will construct approximately 143,000 GSF of total building area comprised of research labs and core facilities, instructional and collaboration space, and office and support space, with Physics the primary occupant. The project will also connect to the adjacent existing Lapham Hall.

The requested planning authority will include design for a scope of work that is anticipated to exceed the current budget estimate by approximately \$11,000,000. The current budget was determined prior to design and based on general square foot costs. The design team made a number of scope reductions and presented alternative design scenarios. The university and the Division of State Facilities are working with the design team to determine the final scope, cost estimates, and potential gift and grant funding in order to prepare an accurate design report for approval.

With a previous approval and release of planning funds, architectural/engineering consultants were retained and work has commenced to prepare preliminary plans, cost estimates, and a design report. Approval of the design report and authority to construct will be sought when planning is complete and detailed budgets are developed. Now that the planning has progressed, additional planning funds are necessary to sustain uninterrupted efforts to reach the design report milestone and satisfy project construction schedule goals. A recent request to release additional planning funds was approved by the Board of Regents in July 2011, but was not approved by the State Building Commission. Since then, the request was modified to reflect recent scope, schedule, and budget decisions.

A portion of the requested additional planning funds is needed to cover costs related to the pre-construction services provided by the construction manager-at-risk (cost estimating, constructability, schedule/phasing), completion of the WEPA Environmental Impact Study (EIS) process, and consulting fees for the state-required building commissioning process. The architectural/engineering team also did additional planning to assure that this first phase of work will coordinate well with future phases of the overall Kenwood Interdisciplinary Research Complex.

Additional planning funds will also address specific scope modifications and schedule requirements of the project, a detailed description of which can be found in the request document. A detailed budget and schedule will be included in the design report. At this time, the design report is expected to be completed by February 2012.

Regent Drew inquired as to the timeline of starting construction on this project, to which Hurtado answered that it is schedule for starting construction in the Fall of 2012.

Upon the motion of Regent Drew and the second of Regent Walsh the Committee approved Resolution I.3.i.

Resolution I.3.i.

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 \$975,000 (\$91,000 Building Trust Funds–Planning, \$20,000 Program Revenue–Cash, and \$864,000 Gifts/Grant Funds) to continue planning for the Kenwood Interdisciplinary Research Complex (IRC)-Phase I project with a current total project cost of \$75,000,000 (\$73,400,000 General Fund Supported Borrowing and \$1,600,000 Gift/Grant Funds).

Discussion of Item I.3.j. *UW-Platteville: Discussion of a Ground Lease Agreement with the UW-Platteville Real Estate Foundation* occurred after consideration of item I.3.n.

I.3.k. UW-Platteville: Authority to Modify the Campus Boundary of UW-Platteville

This item requested approval of the campus boundary change associated with a new master plan at the University of Wisconsin-Platteville.

UW-Platteville completed a comprehensive campus master plan in September 2011 and this boundary expansion supports the master plan. The master plan requested a boundary change on the perimeter of the main campus in the city of Platteville. The change is the addition of one parcel adjacent to existing campus-owned property, which is located at the intersection of University Plaza and College Drive. The campus anticipates purchasing property in the future as it becomes available from willing sellers. The parcel is located at 65 College Drive, and is 1.85 acres.

Upon the motion of Regent Walsh and the second of Regent Pointer the Committee approved Resolution I.3.k.

Resolution I.3.k.

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, approval be granted for the campus boundary change associated with a new master plan at the University of Wisconsin-Platteville.

I.3.l. UW-River Falls: Authority to Modify the Campus Boundary of UW-River Falls

This item requested approval of various campus boundary changes associated with a new master plan at the University of Wisconsin-River Falls. The new master plan proposes several plan boundary changes on the perimeter of the main campus in the city of River Falls. These changes include addition of (a) two parcels adjacent to the campus laboratory farm, (b) one parcel for road access on the northeast corner of campus, (c) parcels on the southwest side of campus along South Main Street adjacent to the current and proposed physical education/athletic/recreation complex, and, (d) removal of a planned boundary in an adjacent residential neighborhood.

In September 2011, UW-River Falls completed a facilities master which recommends expansion of the campus boundary in two locations to increase the land base of the campus laboratory farm. The lab farm supports the equine and horticulture programs and requires more land for pastures, nursery plots, and research plots. The plan also recommends expansion of the campus boundary to include one parcel on East Cascade Avenue on the northeast corner of the main campus to accommodate future realignment of the roadway near the Creative Hours in Learning Development (CHILD) Center serving the eastern portion of campus. The addition near the physical education/athletic/recreation complex on the southwest portion of campus will allow for future development.

The plan also recommends removing some land from within the campus boundary on the north half of the block bound by East Spring Street, South Fifth Street, East Cascade Avenue, and South Fourth Street. This area, which contains five parcels, was previously identified in prior development plan maps as an area for parking development, however, the new campus master plan accommodates parking within its existing borders.

Upon the motion of Regent Walsh and the second of Regent Drew the Committee approved Resolution I.3.l.

Resolution I.3.l.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, approval be granted for various campus boundary changes associated with a new master plan at the University of Wisconsin-River Falls.

I.3.m. UW-River Falls: Authority to Reimburse the City of River Falls for Cascade Avenue Assessable Improvements

In association with projects to expand a parking lot and improve Cascade Avenue, River Falls, Wisconsin, the campus requested authority to:

- (a) convey 1.567 acres of Board of Regents-owned land for use as right-of-way in exchange for the receipt from the city of River Falls of 2.013 acres of land, which is currently used as a right-of-way;
- (b) reimburse the city of River Falls for assessable improvements valued at \$1,729,706, using \$607,369 of 2011-13 General Fund Supported Borrowing, \$309,375 of 2009-11 General Fund Supported Borrowing, \$253,125 residual funds from a utility project, and \$559,837 Program Revenue-Cash; and

- (c) reimburse the city of River Falls for discretionary improvements that will be undertaken to further improve the roadway, which are valued at \$564,449, using \$564,449 Program Revenue-Cash.

The purpose of the Cascade Avenue Reconstruction project is to improve Cascade Avenue to function in a safer configuration that is intended to accommodate growth patterns for 50 years. Cascade Avenue is the main connecting highway through the city of River Falls and also acts as a main arterial for the city of River Falls and the UW-River Falls campus. This 140-year-old traffic corridor requires extensive reconstruction to renew underground utilities, align roadway lanes and sidewalks to accommodate through-traffic safely, enhance pedestrian safety and encourage crossing at designated intersections, and provide an aesthetically pleasing roadway on the edge of campus.

The Cascade Avenue project will reconstruct 2,000 lineal feet of roadway on the northern portion of the UW-River Falls campus. Details of the planned improvements can be found in the request document.

The total reconstruction project cost is \$5,950,000, of which the city of River Falls is to pay 59.6%, or \$3,548,115. Non-university property owners are assessed \$107,730, or 1.8% of the total project cost. The state of Wisconsin is assessed a total of \$2,294,155, or 38.6% of the total project cost. The state's assessment is comprised of two broad categories: assessable costs and discretionary costs. Assessable costs are for those repairs and improvements allowable by Wisconsin Statutes and that include replacement of underground utilities, driveways, sidewalks, and curb and gutter. These costs are pro-rated 53% General Purpose Revenue and 47% Program Revenue, in accordance with central utility split-funding policies for these types of projects.

The road reconstruction, the construction of the roundabouts, and the vacation of an alley requires an exchange of land between the Board of Regents and the city. The Board of Regents will receive 0.446 acres of land to its favor through all of the associated land exchanges.

Because timing and coordination for this project are critical, several university utility projects will be incorporated into the overall project and managed by the city of River Falls and its consulting engineers and contractors. These improvements include the extension of a ductbank, the construction of a retaining wall near Centennial Science Hall, the installation of irrigation in the medians, and the installation of electrical service in the center of the roundabouts. This project also includes the extension of steam and chilled water lines across Cascade Avenue to serve North Hall, using residual funds.

Regent Manydeeds asked if the community was well informed and involved in discussions. UW-River Falls Campus Planned Dale Braun stated that invitations were sent out to the community and there were many open forums held with no resistance from the community.

Upon the motion of Regent Walsh and the second of Regent Drew the Committee approved Resolution I.3.m.

Resolution I.3.m.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, , in regard to projects to expand a parking lot and improve Cascade Avenue, River Falls, authority be granted to:

- (a) convey 1.567 acres of Board of Regents-owned land for use as right-of-way in exchange for the receipt from the city of River Falls 2.013 acres of land, which is currently used as a right-of-way;
- (b) reimburse the city of River Falls for assessable improvements valued at \$1,729,706 using \$607,369 of 2011-13 General Fund Supported Borrowing, \$309,375 of 2009-11 General Fund Supported Borrowing, \$253,125 residual funds from a utility project, and \$559,837 Program Revenue-Cash; and
- (c) reimburse the city of River Falls for discretionary improvements that will be undertaken to further improve the roadway, which are valued at \$564,449, using \$564,449 Program Revenue-Cash.

I.3.n. UW System: Authority to Seek Building Trust Funds for Facility Renewal Projects

Authority to seek release of \$2,330,000 Building Trust Funds – Planning for the preparation of pre-design and preliminary design documents for projects pursued under the categorical enumeration of the Facility Renewal Program: UW-Stout Harvey Hall Renovation Phase II project and UW-Oshkosh Clow Social Science Center and Nursing/Education Building Renovation project.

These are the first two projects identified by the Facility Renewal Program, whose purpose is to upgrade the condition of university facilities. The scopes of the projects that will be completed under this program are more comprehensive and complex than the projects currently funded through the All Agency Projects Program. The renewal program allows all necessary building components to be addressed by comprehensive projects rather than disrupting the same building multiple times over a series of years. These projects have been long-standing requests of high priority.

The Harvey Hall Renovation Phase II project (\$1,165,000 GFSB) will address deferred maintenance and upgrade infrastructure in the remaining 116,192 GSF of this 1916 building and support programmatic remodeling of general assignment classrooms, several departments in the College of Arts, Humanities and Social Sciences, and the department of Psychology. For the portion of the building addressed by this project, infrastructure and remodeling work will include the integration of systems with the recently renovated theater area as well as an upgrade of mechanical, electrical, telecommunications, and life safety systems. The renovation will improve ADA accessibility; upgrade the existing elevator; install an additional elevator; construct new restrooms; replace exterior doors, windows and roofing; remodel classrooms and office space; abate asbestos and lead-based paint as necessary.

The UW-Oshkosh Clow Social Science Center and Nursing/Education Building Renovation project (\$1,165,000 GFSB) will address deferred maintenance and upgrade infrastructure in 207,715 GSF of this 1966 building and support programmatic remodeling for general assignment classrooms, teaching labs, instructional and support space for the College of Nursing, the College of Education and Human Services, and the College of Letters and Science departments of Psychology, and Foreign Language and Literature's instructional labs and support space. Project work will replace or install HVAC, electrical, lighting, and life

safety systems; replace windows and tuckpoint the exterior; replace interior building finishes and components; abate asbestos; renovate two of the existing lecture halls into shallow tiered rooms; install modern audio-visual technology; create a new main entrance and collaboration space; and upgrade the pedestrian mall adjacent to the new entrance.

The scopes of the projects that will be completed under this program are more comprehensive and complex than the projects currently funded through the All Agency Projects Program. The program allows all necessary building components to be addressed by comprehensive projects rather than disrupting the same building multiple times over a series of years.

Upon the motion of Regent Pointer and the second of Regent Manydeeds the Committee approved Resolution I.3.n.

Resolution I.3.n.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to seek release of \$2,330,000 Building Trust Funds – Planning for the preparation of pre-design and preliminary design documents for projects pursued under the categorical enumeration of the Facility Renewal Program: UW-Stout Harvey Hall Renovation Phase II project and UW-Oshkosh Clow Social Science Center and Nursing/Education Building Renovation project.

I.3.j. UW-Platteville: Discussion of a Ground Lease Agreement with the UW-Platteville Real Estate Foundation

UW-Platteville provided information for the discussion of a proposal from the university and the UW-Platteville Real Estate Foundation to develop a private residence hall on the UW-Platteville campus to house approximately 400 students and a dining facility.

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

Associate Vice President David Miller reported that the Building Commission approved about \$33M for projects at its September meeting. The funding for those projects is approximately \$8M General Fund Supported Borrowing, \$25M Program Revenue Supported Borrowing and \$1M Gift/Grant Funds.

Upon the motion of Regent Pointer and the second of Regent Drew, the Capital Planning and Budget Committee meeting was adjourned at 3:47 p.m.