

Minutes
Capital Planning and Budget Committee
Thursday, August 23, 2012

The meeting of the Capital Planning and Budget Committee was called to order at 1:00 pm by Committee Chair Regent Jeffrey Bartell in Room 1920 of Van Hise Hall on the UW-Madison campus. Regents Edmund Manydeeds, John Behling, Tony Evers, Regina Millner, Katherine Pointer, Gary Roberts, and José Vásquez were in attendance.

I.3.a. UW System Presentation: 2013-15 Capital Budget Recommendation

The committee heard two presentations about two building projects at UW-LaCrosse and UW-Madison that represent the planning and development process that is typical of all projects that were recommended in the 2013-15 Capital Budget.

With respect to the UW-La Crosse Union, Regent Pointer stated that she was aware of the high level of engagement of students during the pre-design process to achieve consensus about the union. Regent Roberts questioned the square footage increases necessary to accommodate specific uses such as student clubs and organizations, as well as how alternative types of dining opportunities would be evaluated. Regent Millner asked if revenue generators were evaluated. In response, presenters assured regents that these issues were addressed during the pre-design. Regent Roberts expressed concern, given the context of how much regent attention had been focused on raising tuition, about the increase this would trigger for student fees and the fact that current students were saddling future students with these fees. Regent Vasquez responded that in his experience, students did not undertake these decisions in a cavalier manner, but were very conscientious about voting on fees that affect both themselves and future students. Regent Bartell inquired what would happen with the existing Cartwright Hall. It was clarified that once vacated, the facility would provide the opportunity for much needed on-campus swing space to accommodate development of the future science building.

With respect to the UW-Madison Chemistry Building Addition and Renovation, Regent Millner commented on the extensive need documented by the pre-design study for instructional science facilities. Regent Roberts considered the presentations very informative as did others on the committee.

In addition, a brief summary was provided of the pre-design that will inform the UW-Stevens Point Science Facility.

I.3.b. UW System Presentation: Residence Hall Study

Senior Architect Maura Donnelly presented information on a recently completed residence hall study that will help UW System campuses plan future residence hall projects.

I.3.c. Approval of the Minutes of the June 7, 2012 Meeting of the Capital Planning and Budget Committee

Upon the motion of Regent Vasquez and the second of Regent Roberts, the minutes of the June 7, 2012, meeting of the Capital Planning and Budget Committee were approved as presented.

I.3.d. UW-La Crosse: Authority to Adjust the Scope and Budget of the Parking Ramp and Police Building Project

This item requested authority to increase the project scope and budget of the Parking Ramp and Police Services Building project by \$936,000 Program Revenue-Cash for a total project cost of \$14,774,000 (\$6,838,000 Program Revenue Supported Borrowing and \$7,936,000 Program Revenue-Cash).

This project was approved to design and construct a 600 +/- stall above-ground concrete parking ramp structure and an 8,740 GSF building for police and parking services. In the original project scope was for construction of a ramp with one level at ground elevation plus three full elevated levels and a four-stop elevator, stairways at each corner of the structure, and a securable area for the storage of university maintenance and/or police vehicles and equipment. The parking structure was designed to accommodate the construction of two additional levels (approximately 400 +/- additional stalls) in the future.

When the bids were opened in May of 2012, the lowest bid was 16% less than the construction budget. The campus wishes to utilize this favorable bidding climate to build one additional level now that would net 200 +/- stalls and include an additional elevator stop.

Upon the motion of Regent Millner and the second of Regent Pointer, the Committee approved Resolution I.3.d.

Resolution I.3.d.

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, authority be granted to increase the project scope and budget of the Parking Ramp and Police Services Building project by \$936,000 Program Revenue-Cash for a total project cost of \$14,774,000 (\$6,838,000 Program Revenue Supported Borrowing and \$7,936,000 Program Revenue-Cash).

I.3.e. UW-Madison: Authority to Adjust the Budget of the Memorial Union Renovation–Phase I Project

This item requested authority to increase the budget of the Memorial Union Renovation-Phase I project by \$1,200,000 Gift Funds for a revised project budget of \$53,200,000 (\$40,500,000 Program Revenue Supported Borrowing and \$12,700,000 Gift Funds).

The Memorial Union Renovation-Phase I project is the second in a series of projects to improve and update all the Wisconsin Union facilities. This phase restores and renovates the entire west wing of Memorial Union as well as spaces immediately adjacent to the west wing.

The budget increase will expand the existing orchestra pit, provide a new pit lift, a new orchestra shell, and rigging for suspended storage of the shell within the theater fly space.

The pit size will be expanded to 670 GSF which will affect approximately 1,800 GSF of space below the stage. The outdated pit lift will be replaced with a new code-compliant lift and grating, lighting, electrical, HVAC, Fire Protection, and acoustics within and surrounding the pit will be updated.

Work will also replace the dysfunctional orchestra shell. Modification to the west side of the existing fly structure will be undertaken and a motorized rigging system to raise and lower the orchestra shell will be installed. Structural, mechanical, electrical, and fire protection systems will be also modified.

The orchestra pit expansion work was included as an add alternate in the project's Design Report. Since that time, the campus has received a gift commitment of \$1.2 million that allows this work to be restored to the project and the orchestra shell to be added.

Upon the motion of Regent Manydeeds and the second of Regent Pointer, 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, authority be granted to increase the budget of the Memorial Union Renovation-Phase I project by \$1,200,000 Gift Funds for a revised project budget of \$53,200,000 (\$40,500,000 Program Revenue Supported Borrowing and \$12,700,000 Gift Funds).

I.3.f. UW-Whitewater: Authority to Adjust the Budget of the Multi-Sport Facility - Phase III Project

This item requested authority to increase the project budget of the Softball Building portion of the Multi-Sport Facility-Phase III project by \$350,000 Program Revenue-Cash for a total project cost of \$1,000,000 (\$700,000 Program Revenue Supported Borrowing, \$60,000 Gift Funds, and \$240,000 Program Revenue-Cash).

This project will construct 2,145 GSF of space to support the university's softball program. The new building will be located at the existing van Steenderen Softball Complex within the university's Multi-Sport Facility. The building will contain a press-box, a team locker and shower room, a coach's office and locker room, and public restrooms. Site work will include a new paved entrance plaza, a paved ramp, new concrete and landscape block retaining walls, and site fencing. The building will primarily be used during the university's softball season, but will be used year-round for office functions, meetings, recruiting, and other related functions.

When the project was bid in fall of 2011, the bids were more than the approved budget amount. The campus investigated several avenues to reduce the cost of the project including value engineering and scope reductions. The campus determined that scope reduction would result in an unusable facility. Because of the time elapsed between original bid and the present, the project must be rebid before construction can begin.

This project to construct a new Track/Soccer building and a new softball building was enumerated in the 2007-09 Capital Budget with gift funds, however the campus was only able to raise \$60,000 for the softball building.

Upon the motion of Regent Vasquez and the second of Regent Millner, 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, authority be granted to increase the project budget of the Softball Building portion of the Multi-Sport Facility-Phase III project by \$350,000 Program Revenue-Cash for a total project cost of \$1,000,000 (\$700,000 Program Revenue Supported Borrowing, \$60,000 Gift Funds, and \$240,000 Program Revenue-Cash).

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 \$14,545,900 (\$898,200 General Fund Supported Borrowing; \$13,355,700 Program Revenue Supported Borrowing; and \$292,000 Program Revenue-Cash).

Energy Conservation

MSN - Multi-Building Energy Conservation, Phase 4 (\$12,032,400): This project implements energy conservation measures in over 322,600 GSF of two academic buildings (Bock Laboratories and Veterinary Medicine Building), lighting retrofits in seven buildings across campus and select parking lots and exterior locations, and re-insulating ~1,900 LF of central utility tunnel piping based on a recently completed comprehensive energy study. The project will assist UW-Madison in complying with energy reduction goals. The implementation of the energy conservation measures (ECMs) identified in this request will result in an anticipated annual energy cost savings of approximately \$968,083 with a simple payback of 12.4 years.

Facilities Maintenance and Repair

PKS - University Apartments Exterior Envelope Maintenance and Repair (\$1,063,000): This project repairs or replaces various components (decorative paneling, doors, roofing, siding, windows) of the exterior envelope that have failed or are near the end of their useful life.

Programmatic Remodeling and Renovation

WTW - Campus Vehicle Storage Building (\$30,000 increase for a total project cost of \$248,200): This request increases the project budget to match recent bid results. The budget increase is needed to complete the originally approved project scope and intent.

Utilities Repair and Renovation Requests

LAX - South Campus Ext Lighting Replacement (\$635,000 increase for a total project cost of \$1,825,000): This request increases the project scope and budget through a change order to include the replacement of an additional 130 exterior light fixtures and poles on the northern campus. New energy efficient fixtures containing 50-watt LED light sources will replace 100-watt high pressure sodium fixtures. All direct buried wiring will be replaced with new wire in underground PVC conduit.

MSN - Highland Avenue Reconstruction (\$698,000): This project reconstructs the southern end of the eastern most portion of Highland Avenue, replacing the asphalt pavement and constructing a new pedestrian walkway on the east side of Highland Avenue. Project work includes reconstructing 1,150 LF of Highland Avenue from the railroad tracks just north of Campus Drive to the entrance of Lot 79.

OSH - Elmwood Avenue Mall Development (\$87,500 increase for a total project cost of \$272,500): This 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 of the project, which is the development of a one-block section of Elmwood Avenue into a pedestrian mall.

Upon the motion of Regent Manydeeds and the second of Regent Behling, 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 \$14,545,900 (\$898,200 General Fund Supported Borrowing; \$13,355,700 Program Revenue Supported Borrowing; and \$292,000 Program Revenue-Cash).

I.3.h. UW System: Authority to Request the Release of Funds to Prepare Campus Master Plans for UW-Parkside, UW-Superior, and UW-Whitewater

This item requested authority to request the release of \$645,000 Building Trust Funds-Planning and the use of \$215,000 Program Revenue-Cash for the purpose of hiring master planning consultants to prepare a campus master plan for each UW-Parkside, UW-Superior, and UW-Whitewater.

For each of the three campuses, projects will provide a comprehensive analysis of existing physical conditions and existing and projected physical needs, and develop recommendations for meeting those physical needs within a framework that accommodates the next twenty years. The master plan will integrate academic and financial planning of the campus with physical development planning. The master planning processes will include input from each

university’s administration, faculty, staff, and students; UW System and Division of Facilities Development stakeholders; representatives of local governments; and stakeholders from adjacent neighborhoods and institutions.

Recommendations will address land use, space use, image and identity, access and circulation, parking, open space, athletic and recreation facilities, utilities, sustainability, and potential acquisition. Existing buildings will be evaluated and recommended either for continued use, renovation, adaptive reuse, or limited reinvestment and eventual removal.

In response to a question from Regent Bartell asking the age of the most recent development plans for the three campuses, UW System Director of Facilities Planning Kate Sullivan answered that master plans for UW-Whitewater and UW-Superior master plans are approximately fourteen years old and the master plan for UW-Parkside is approximately seven years old.

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

Resolution I.3.h.

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to request the release of \$645,000 Building Trust Funds-Planning and the use of \$215,000 Program Revenue–Cash for the purpose of hiring master planning consultants to prepare a campus master plan for each UW-Parkside, UW-Superior, and UW-Whitewater.

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

Associate Vice President David Miller reported that the Building Commission had approved the projects recommended by the Board of Regents at its June meeting. Mr. Miller reported that at the August Building Commission meeting there was considerable discussion about the value of LEED certification and project commissioning. The commission requested Division of Facilities Development staff to report on these matters at a future meeting

Upon the motion of Regent Pointer and the second of Regent Vásquez the Committee meeting was adjourned at 2:25 p.m.