

04/02/13

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, April 4, 2013
339 Cartwright Center
UW-La Crosse
La Crosse, Wisconsin

1:00 p.m. Meeting of the Capital Planning and Budget Committee – 339 Cartwright Center

- a. Approval of the Minutes of the February 7, 2013 Meeting of the Capital Planning and Budget Committee
- b. UW-La Crosse Presentation: Campus Master Plan Update
- c. UW-Madison: Authority to Increase the Budget of the Memorial Union Renovation-Phase I Project
[Resolution I.3.c.]
- d. UW Stout: Authority to Reimburse the City of Menomonie, Wisconsin, for Assessable Improvements
[Resolution I.3.d.]
- e. UW System: Authority to Request the Release of Building Trust Funds to Prepare Preliminary Plans and Design Reports for the UW-La Crosse Science Labs Building Project and the UW-Stevens Point Chemistry-Biology Building Project
[Resolution I.3.e.]
- f. UW System: Authority to Construct All Agency Maintenance and Repair Projects
[Resolution I.3.f.]
- g. UW-Madison: Authority to Reimburse the City of Madison, Wisconsin, for Assessable Improvements
[Resolution I.3.g.]
- h. Report of the Associate Vice President
 - Building Commission Actions

Authority to Increase the Budget of the Memorial
Union Renovation-Phase I Project,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

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 \$2,000,000 Gift Funds for a total project cost of \$55,200,000 (\$40,500,000 Program Revenue Supported Borrowing and \$14,700,000 Gift Funds).

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for Board of Regents Action April 2013

1. Institution: The University of Wisconsin-Madison
2. Request: Authority to increase the budget of the Memorial Union Renovation-Phase I project by \$2,000,000 Gift Funds for a total project cost of \$55,200,000 (\$40,500,000 Program Revenue Supported Borrowing and \$14,700,000 Gift Funds).
3. Description and Scope of Project: Memorial Union Renovation-Phase I is the second in a series of projects to improve and update all the Wisconsin Union facilities. The first phase of this project is restoring and renovating the entire theater (west) wing of Memorial Union as well as spaces immediately adjacent to the west wing.

The requested budget increase will allow for the construction of a 2,500 GSF theater lounge at the north end of the current theater. The Sunset Lounge will serve as an enhanced lobby/lounge space for pre- and post-function events that can support catering at night as well as student lounge space during the day.

4. Justification of the Request: When the project was bid for construction, the design identified bid alternates to keep the project within the originally approved budget. The expectation was that these alternate bid items could be completed via an advantageous bidding climate in 2012, or that additional gifts would be raised to complete the work. In September of 2012, the Union received a gift to complete the first of those alternates, the orchestra pit expansion. In addition, the Memorial Union Renovation-Phase I project has recently received an additional gift that will also allow the Sunset Lounge to be constructed.
5. Adjusted Budget and Schedule:

Budget Item	%	Cost
Construction		\$40,750,000
Demolition & Abatement		2,880,000
Project Contingency		230,000
A/E Design Fee	9.0%	3,827,000
Phase I & II Programming & Concept Fee		1,776,000
Pre-Construction & Preservation Plan Fee		451,000
Plan Review and Testing Fee		550,000
DFD Management Fee	4.0%	1,754,000
Moveable & Special Equipment		2,982,000
Estimated Total Project Cost		\$55,200,000

Construction/Substantial Completion	May 2014
Occupancy	July 2014

6. Previous Action:

August 18, 2006 Resolution 9225	Recommended enumeration of the Union South Replacement and Memorial Union Theater Wing Renovation/Addition project at a total estimated cost of \$139,700,000 (\$126,300,000 Program Revenue Supported Borrowing and \$13,500,000 Gift Funds).
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July 15, 2011 Resolution 9955	Granted 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.
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December 9, 2011 Resolution 9998	Approved the Design Report and granted authority to construct the Memorial Union 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).
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August 23, 2012 Resolution 10105	Approved an increase to 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).
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Authority to Reimburse the City of
Menomonie, Wisconsin, for Assessable
Improvements, UW-Stout

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, in association with the municipal Thirteenth Avenue Improvement project in Menomonie, Wisconsin, authority be granted to reimburse the city of Menomonie for assessable improvements valued at \$363,500 (\$273,200 General Fund Supported Borrowing and \$90,300 Program Revenue-Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for Board of Regents Action April 2013

1. Institution: The University of Wisconsin-Stout
2. Request: In association with the municipal Thirteenth Avenue Improvement project in Menomonie, Wisconsin, authority to reimburse the city of Menomonie for assessable improvements valued at \$363,500 (\$273,200 General Fund Supported Borrowing and \$90,300 Program Revenue-Cash).
3. Description and Scope of Project: The Thirteenth Avenue project reconstructs 1,608 LF of city street that crosses the campus. Improvements will include the following features:
 - realignment and reconstruction of roadway with single-lane traffic in each direction, some south side parking lanes and two bus stop lanes
 - reconstruction of sidewalks within the right-of-way and the addition of 300 LF of new sidewalk connecting to existing campus sidewalks
 - replacement of all underground utilities, including university utilities serving facilities on both sides of Thirteenth Avenue
 - enhancement of pedestrian crossings at designated intersections to improve safety
 - separate pedestrian traffic from vehicular traffic at parking lot entrances
 - upgrade and addition of lighting
4. Justification of the Request: The Thirteenth Avenue project replaces the underground utilities, resurfaces the street, aligns roadways and pedestrian walkways to accommodate through traffic, and improves pedestrian safety. Thirteenth Avenue, which also carries the designation as County Trunk Highway J, is a main east/west highway through the city of Menomonie. It also acts as a main artery for the campus. Underground utilities are undersized and beyond their intended useful life. The road surface and street lighting are in poor condition. This project is compatible with the campus master plan.

Timing and coordination for this project are critical. A university utility project (12L3H) is incorporated into the overall project and managed by the city of Menomonie and their consulting engineers and contractors. Project work includes replacing 80 LF of a 40-year-old steam and condensate piping and concrete box conduit that cross Thirteenth Avenue.
5. Fee Impact: There are no student fee impacts as a result of the approval of this assessment.

6. Budget and Schedule: Assessable and discretionary improvements attributable to the university: \$363,500.

Schedule	Date
Bid Date	April 2013
Start of Construction	June 2013
Substantial Completion	August 2013
Final Completion	November 2013

7. Previous Action: None.

Authority to Request the Release of Building Trust Funds to Prepare Preliminary Plans and Design Reports for the UW-La Crosse Science Labs Building Project and the UW-Stevens Point Chemistry-Biology Building Project, UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to request the release of \$3,302,000 Building Trust Funds-Planning to prepare preliminary plans and design reports for the UW-La Crosse Science Labs Building project and the UW-Stevens Point Chemistry-Biology Building project.

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for Board of Regents Action April 2013

1. Institution: The University of Wisconsin System
2. Request: Authority to request the release of \$3,302,000 Building Trust Funds-Planning to prepare preliminary plans and design reports for the following major projects:

Inst.	Project Name	GSFB Total Project Budget	BTF- Planning	A/E Selection Dates
LAC	Science Labs Building	\$82.0 M	\$1,862,000	8/2013
STP	Chemistry-Biology Building	\$75.0 M	\$1,440,000	6/2013
		\$157.0 M	\$3,302,000	

3. Description and Scope of Project: Full program statements were developed through pre-design efforts for both projects. Consultants will be retained to prepare preliminary design documents, cost estimates, project schedules, and design reports for the following projects:

UW-La Crosse Science Labs Building: This project will construct a new science laboratory facility of approximately 107,880 ASF/179,800 GSF on the site of a current surface parking lot directly north of the existing campus science building, Cowley Hall. The new facility will address an overall 95,227 ASF space needs deficit in the physical and life sciences and will accommodate laboratory space needs that can no longer be met in existing Cowley Hall due to functional and infrastructure limitations. Following completion of this project, the existing Cowley Hall will continue to accommodate the balance of campus space needs in the physical and life sciences until a future second phase can be funded and constructed.

UW-Stevens Point Chemistry-Biology Building: This project will construct a new Chemistry-Biology Facility of approximately 105,010 ASF/169,165 GSF on the site of a current surface parking lot, which is located on the eastern edge of campus adjacent to the central campus core. There is a current lack of space for delivery of teaching lab instruction, teaching lab support space, and research space. The new facility will address space needs deficits in biology and chemistry that can no longer be met in the existing Science Building due to functional and infrastructure limitations, and construct twelve 55-seat general access classrooms and two 100-seat lecture halls to address the campus general access classroom demand shortage. Future phases of development will address backfill into the existing Science Building.

5. Schedule and Budget:

UW-La Crosse Science Labs Building

Schedule	
A/E Selection	10/2013
Design Report Approval	04/2014
Bid Date	01/2015
Start Construction	03/2015
Substantial Completion-Occupancy	05/2017
Final Completion	10/2017

Budget	
Construction Cost	\$63,956,000
A/E Design Fees	4,656,000
Other Fees	1,110,000
DFD Management Fees	2,763,000
Contingency	5,117,000
Movable/Special Equipment	4,398,000
	\$82,000,000

UW-Stevens Point Chemistry-Biology Building

Schedule	
A/E Selection	10/2013
Design Report Approval	04/2014
Bid Date	01/2015
Start Construction	03/2015
Substantial Completion-Occupancy	05/2017
Final Completion	10/2017

Budget	
Construction Cost	\$59,700,000
A/E Design Fees	3,600,000
Other Fees	1,200,000
DFD Management Fees	2,600,000
Contingency	4,800,000
Movable/Special Equipment	3,100,000
	\$75,000,000

6. Previous Action:

August 23, 2012
Resolution 10101

Recommended that (1) the UW-La Crosse Science Labs Building project at an estimated total project cost of \$82,000,000 General Fund Supported Borrowing and (2) the UW-Stevens Point Chemistry-Biology Building project at an estimated total project cost of \$75,000,000 General Fund Supported Borrowing be submitted to the Department of Administration and the State Building Commission as part of the UW System 2013-15 Capital Budget.

Authority to Construct All Agency
Maintenance and Repair Projects,
UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

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 \$5,134,700 (\$726,000 General Fund Supported Borrowing; \$1,559,300 Program Revenue Supported Borrowing; \$2,449,400 Program Revenue Cash; and \$400,000 Gifts and Grants).

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for Board of Regents Action April 2013

1. **Institution:** The University of Wisconsin System
2. **Request:** Authority to construct various maintenance and repair projects at an estimated total cost of \$5,134,700 (\$726,000 General Fund Supported Borrowing; \$1,559,300 Program Revenue Supported Borrowing; \$2,449,400 Program Revenue Cash; and \$400,000 Gifts and Grants).

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
MIL	10D2S	Multi-Bldg Energy Conservation Ph. IV (Increase)	\$ -	\$ 1,559,300	\$ 1,591,400	\$ -	\$ -	\$ 3,150,700
EC SUBTOTALS			\$ -	\$ 1,559,300	\$ 1,591,400	\$ -	\$ -	\$ 3,150,700

HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
EAU	12A1F	Campus Fire Alarm System Revn (Increase)	\$ -	\$ -	\$ 384,500	\$ -	\$ -	\$ 384,500
HS&E SUBTOTALS			\$ -	\$ -	\$ 384,500	\$ -	\$ -	\$ 384,500

PROGRAMMATIC REMODELING & RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
STO	12K1A	Heritage Hall Lab 240 Rmdl (Increase)	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ 42,000
STP	13B2F	CWE Cabin & Shower Facilities	\$ -	\$ -	\$ 238,500	\$ 400,000	\$ -	\$ 638,500
PR&R SUBTOTALS			\$ -	\$ -	\$ 280,500	\$ 400,000	\$ -	\$ 680,500

UTILITIES REPAIR & RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
MSN	13B2S	WSHP CW Dist Pump VFD Repl	\$ 726,000	\$ -	\$ 193,000	\$ -	\$ -	\$ 919,000
UR&R SUBTOTALS			\$ 726,000	\$ -	\$ 193,000	\$ -	\$ -	\$ 919,000

	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
APRIL 2013 TOTALS	\$ 726,000	\$ 1,559,300	\$ 2,449,400	\$ 400,000	\$ -	\$ 5,134,700

3. **Description and Scope of Project:** This request provides maintenance, repair, renovation, and upgrades through the All Agency Projects Program.

Energy Conservation

MIL - Multi-Building Energy Conservation, Phase VI (\$3,150,700 increase for a total project cost of \$8,931,500): This request increases the project budget and scope to include the following additional energy conservation measures: upgrading variable air volume controls from pneumatic to DDC with enhanced software control strategies; commissioning the Klotsche Center solar thermal swimming pool heating system and secondary building heat exchanger; and installing a new high-volume, low-speed destratification fan in the Klotsche Center atrium. The simple payback for the original approval plus the items included in this request is 13.0 years, which is below the 16.07 year simple payback requirement of the program.

Health, Safety, and Environmental Protection

EAU - Campus Fire Alarm System Renovation (\$384,500 increase for a total project cost of \$2,556,600): 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. If the project were to proceed without a budget increase, the fire alarm replacement work in Chancellors Residence Hall and Towers Residence Hall would need to be deferred. The fire alarm work in these residence halls is critical to protect the safety of building occupants who reside in these facilities 24 hours every day. It is also more cost effective to pursue this construction work as part of the campus-wide project due to economies of scale.

Programmatic Remodeling and Renovation

STO - Heritage Hall Meal Management Lab 240 Conversion (\$42,000 increase for a total project cost of \$222,352): This request increases the project budget to match current design consultant estimates. The recent cost estimates significantly exceed the authorized budget approved under the Small Projects Program and this project budget increase is required to bid the project and to complete the originally approved project scope and intent.

This project converts an instructional wet laboratory suite (Meal Management Laboratory) into a new academic office suite. Project work includes complete demolition and proper termination of all building systems (plumbing, electrical, data, and HVAC) within the project area. Drywall and concrete block partitions, floor covering, acoustical suspended ceilings, and drywall ceilings will be removed. New steel stud and drywall partitions will be constructed to create the offices. Ventilation will be improved and new telecommunication services installed. Energy efficient lighting and controls will be installed. New finishes include carpet and acoustical suspended ceilings.

The Meal Management Lab suite is obsolete and no longer required for the academic program. Additional faculty and staff offices are required due to increased enrollment and online course offerings. Some academic staff will be relocated to these offices from McCalmont Hall, which will be closed starting in January 2014 to be converted back into residential student housing. This space has never been altered since construction of the building in 1971.

STP - Central Wisconsin Environmental Station (CWES) Cabin and Restroom/Shower Facilities (\$638,500): This project constructs a new sleeping cabin and a restroom/shower facility to accommodate increased demand by summer camps, school groups, and weekend rental groups at the southwest end of the CWES site. The new sleeping cabin will be ~730 GSF and accommodate six bunk beds, six dressers, and a table with six chairs. The cabin will not contain kitchen or restroom facilities, and heating will be provided by electric baseboard units with programmable thermostats for control. The cabin will have half-log siding, laminated asphalt roof shingles, and 1-inch by 6-inch wood interior paneling. This cabin may also be used as a classroom during the school year.

The new restroom/shower facility will be ~1,400 GSF and be sized to accommodate two future sleeping cabins. This facility will accommodate four showers and three toilets/urinals for each sex; a break room, staff toilet, laundry room, and a custodial room. The restroom/shower facility will be heated by a propane furnace and will be ducted throughout the facility. A heat recovery system will be installed on the exhaust and makeup air systems and the mechanical system will include programmable thermostats for control. Project work includes improving a well, installing a new septic system, extending site electrical utilities, and making site work improvements for accessibility. The well and septic system will be sized to accommodate three sleeping cabins.

CWES primarily hosts K-12 groups and is currently operating at capacity during the summer. The project site currently has nine sleeping cabins, a restroom/shower facility, a cafeteria/administrative building (Sunset Lodge), and two classroom/meeting buildings. Additional lodging accommodations are needed for overnight school groups and weekend retreats for youths and adults. In 2012, CWES secured a significant three-year grant from the Margaret A. Cargill Foundation to offer camp-themed after school programming for up to 200 central Wisconsin youths per year. These classroom activities will occur between September and May. The grant also provides partial scholarship opportunities for these same children to attend a week of summer camp at CWES the following summer. Because of this increased usage, more cabin, training, and bathroom/shower facilities are needed. A new septic system is required because the current system is at capacity based on current codes.

Utilities Repair and Renovation Requests

MSN - Walnut Street Heating Plant (WSHP) Chilled Water Distribution Pump Variable Frequency Drive Replacement (\$919,000): This project replaces two variable frequency drive (VFD) systems for the 4160-volt and 1,000 HP chilled water distribution pumps to allow effective, energy efficient pumping of chilled water throughout campus. Project work includes removing the two 4160-volt VFDs and replacing them with new 4,160-volt VFDs. The new drive system will include a bypass motor starter. The 4,160-volt circuit and over-current protection serving the 1,000 HP motor will be modified per VFD manufacturer recommendations. Chilled water pressure and flow sensor signals will be routed to the VFD controller input for chilled water flow control. The VFD controller output will be connected to the chilled water plant digital control system for indication of all run and fault conditions. The supply air ductwork, overhead translucent vinyl retracting roofs, and vinyl strip doors will be modified to accommodate the size and air inlet locations of the new VFD.

The VFDs are at the end of their useful life and need to be replaced. During the peak cooling season last year, the VFDs were unable to operate continuously and needed to be bypassed as the outdoor temperatures approached 100 degrees Fahrenheit. During the winter, WSHP is the base load chilled water plant for the campus when the cooling loads are low and the benefits of the variable speed drives are the greatest. Failure of one VFD would eliminate the redundancy and failure of both VFDs would increase the operating cost of the pumps significantly.

4. Justification of the Request: UW System Administration and the Division of Facilities Development (DFD) continue to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of approximately 450 All Agency Project proposals and over 4,500 infrastructure planning issues submitted, and the UW All Agency Projects Program funding targets set by DFD, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

5. Budget:

General Fund Supported Borrowing	\$ 726,000
Program Revenue Supported Borrowing	1,559,300
Program Revenue Cash	2,449,400
Gifts/Grants Funding	400,000
	Total Requested Budget \$ 5,134,700

6. Previous Action:

February 10, 2012 Resolution 10025 The Board of Regents previously approved EAU – Campus Fire Alarm System Renovation at an estimated total cost of \$2,247,100 (\$1,981,900 General Fund Supported Borrowing and \$265,200 Program Revenue Cash).

March 9, 2012 Resolution 10043 The Board of Regents previously approved MIL – Multi-Building Energy Conservation Phase IV at an estimated total cost of \$5,780,800 Program Revenue Supported Borrowing.

Authority to Reimburse the City of Madison,
Wisconsin, for Assessable Improvements,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Interim Chancellor and the President of the University of Wisconsin System, authority be granted to reimburse the City of Madison, Wisconsin, an estimated \$112,600 (\$82,200 GFSB-Utility Repair and Renovation [Z080] and \$30,400 Program Revenue-Cash [AGF0]) for an assessment of street and utility improvements on West Johnson Street per section 66.0705(2), Wis. Stats., and transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance [Z450] appropriation.

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for Board of Regents Action April 2013

1. Institution: The University of Wisconsin-Madison
2. Request: Authority to reimburse the City of Madison, Wisconsin, an estimated \$112,600 (\$82,200 GFSB - Utility Repair and Renovation [Z080] and \$30,400 Program Revenue-Cash [AGF0]) for an assessment of street and utility improvements on West Johnson Street per section 66.0705(2), Wis. Stats., and transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance [Z450] appropriation.
3. Description and Scope of Project: This project will reconstruct portions of the concrete curb, gutter and concrete brick paver street terrace along West Johnson Street from North Orchard Street to North Francis Street as part of an overall project bid and constructed by the city of Madison. A majority of the property along this section of West Johnson Street is owned by the Board of Regents. Two other private property owners will be paying their share of the assesement as part of the overall reconstruction project.
4. Justification of the Request: This project directly benefits the university by providing upgraded and safe pedestrian and vehicular traffic facilities along a major arterial street through the campus that serves downtown Madison. This request is in compliance with s. 66.0705(2), Wis. Stats., requiring Building Commission approval for the payment of special municipal assessments exceeding \$50,000.
5. Budget: Total project cost of \$112,600.
6. Previous Action: None.