

REVISED 12/03/13

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, December 5, 2013  
Room 1920, Van Hise Hall  
UW-Madison  
Madison, Wisconsin

9:00 a.m. Meeting of the Capital Planning and Budget Committee – Room 1920

- a. Approval of the Minutes of the October 10, 2013 Meeting of the Capital Planning and Budget Committee
- b. UW Colleges: UW-Baraboo/Sauk County - Authority to Release a Parcel of Land to the City of Baraboo and Sauk County for the Purpose of Housing Development  
[Resolution I.3.b.]
- c. UW Colleges: UW-Baraboo/Sauk County - Authority to Extend a Lease Agreement with Sauk County and the City of Baraboo  
[Resolution I.3.c.]
- d. UW Colleges: UW-Rock County - Authority to Release a Parcel of Land to Rock County for the Purpose of Housing Development  
[Resolution I.3.d.]
- e. UW-La Crosse: Approval of the Design Report of the New Student Union Project and Authority to Construct the Project  
[Resolution I.3.e.]
- f. UW-Madison: Appointment to the University Research Park Design Review Board  
[Resolution I.3.f.]
- g. UW-Madison: Approval of Amendments to the Declaration of Covenants, Conditions, and Restrictions for the Plat of University Research Park  
[Resolution I.3.g.]
- h. UW System: Authority to Construct All Agency Maintenance and Repair Projects  
[Resolution I.3.h.]
- i. Capital Planning and Budget Committee Priorities and Goals
- j. Report of the Associate Vice President
- k. Closed session for purposes of considering personal histories, as permitted by s.19.85(1)(f), *Wis. Stats.*, related to the naming of a facility at UW-Madison

1. UW-Superior: Authority to Construct the Lake Superior National Estuarine Research Reserve (NERR) Administration and Laboratory Building Renovation Project  
[Resolution I.3.1.]
  
- m. UW System: Authority to Construct the Brittingham House Renovation Project  
[Resolution I.3.m.]

Authority to Release a Parcel of  
Approximately Three Acres of Land to the  
City of Baraboo and Sauk County,  
UW Colleges

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to permanently release approximately 3.0 acres from the UW-Baraboo/Sauk County lease back to the City of Baraboo and Sauk County.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW Colleges: UW-Baraboo/Sauk County

**REQUEST:** Authority to permanently release approximately 3.0 acres from the UW-Baraboo/Sauk County lease back to the City of Baraboo and Sauk County.

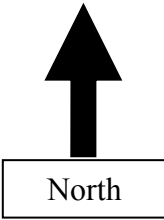
**DESCRIPTION:** The City of Baraboo and Sauk County have requested this transfer. This request involves the release of a 3.0 acre parcel back to the City of Baraboo and Sauk County so that they may enter into a long-term ground lease with a private developer to construct and operate a student housing facility for UW-Baraboo/Sauk County students. Construction is scheduled to begin in January 2014, with occupancy anticipated in August 2014.

The location of the 80-bed residential facility will be in the southwest corner of the northeast quarter of the total campus property, or approximately in the northeast corner of the currently developed core of buildings and infrastructure. The property encompasses part of an undeveloped, uncut tree line and an open, unused grassy area. The site is adjacent to current parking and nearest to the campus library and music/theater/arts building.

**JUSTIFICATION:** The parcel is owned by City of Baraboo and Sauk County and is currently included in the long-term lease with the Board of Regents to support UW-Baraboo/Sauk County. The development of a small student residential facility is consistent with the UW-Baraboo/Sauk County long-range facility plan.

**BUDGET:** There is no university or state budget associated with this action.

**PREVIOUS ACTION:** None.



The UW-Baraboo/Sauk County Campus Boundary is bordered by Connie Road to the West, and the edges of this photo to the north, east, and south.

Approximate location of 3.0 acre parcel

Authority to Extend a Lease Agreement with  
Sauk County and the City of Baraboo,  
UW Colleges

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to extend the original lease between the UW System Board of Regents (lessee), and the City of Baraboo and Sauk County (lessors), for an additional fifty (50) years for the purpose of operating and supporting UW-Baraboo/Sauk County.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW Colleges: UW-Baraboo/Sauk County

**REQUEST:** Authority to extend of the original lease between the UW System Board of Regents (lessee), and the City of Baraboo and Sauk County (lessors), for an additional fifty (50) years for the purpose of operating and supporting UW-Baraboo/Sauk County.

**DESCRIPTION:** The City of Baraboo and Sauk County have leased property to the UW System Board of Regents since 1967 in support of UW-Baraboo/Sauk County. The city and county seek to extend the lease agreement for an additional time period of fifty (50) years starting on July 1, 2042, and ending on June 30, 2092. The terms and conditions of the original lease and Memorandum of Understanding between the parties will remain in effect for the additional term of the lease.

In separate action, the City of Baraboo and Sauk County have requested that the UW System Board of Regents release an approximate 3.0 acre parcel from its lease back to the city and county. The city and county intend to enter into a long-term arrangement with a student housing developer to construct an 80-bed student residential facility for UW-Baraboo/Sauk County students. The term of the ground lease between the city/county and the developer will be at least 30 years. This is a longer time period than currently remains in the lease between the Board of Regents and the city/county for the UW-Baraboo/Sauk County campus.

**JUSTIFICATION:** Land and buildings which constitute UW-Baraboo/Sauk County are owned jointly by the City of Baraboo and Sauk County. The city and county continue to make significant financial investments in campus facilities, including a science building renovation and development of student housing which are both planned in 2014. The city and county intend to issue a long-term ground lease to a private developer for the purpose of constructing and operating an 80-bed student residential facility. The required ground lease term between the city/county and the developer will extend beyond the remaining lease term between the Board of Regents and the city/county, making it necessary to extend the lease between the Board of Regents and the city/county at this time.

**BUDGET:**

There is no university or state budget associated with this action.

**PREVIOUS ACTION:** None.

Authority to Release a Parcel of Land to  
Rock County for the Purpose of Housing  
Development, UW-Colleges

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to permanently release approximately 3.0 acres from the UW-Rock County lease back to Rock County.



**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW Colleges: UW-Rock County

**REQUEST:** Authority to permanently release approximately 3.0 acres from the UW-Rock County lease back to Rock County.

**DESCRIPTION:** This request involves the release of an approximate 3.0 acre parcel back to Rock County so that it may transfer ownership of the parcel to the UW-Rock County Foundation, Inc., for the purpose of constructing and operating a student housing facility for UW-Rock County students. The foundation is conducting an RFP process and is preparing to move forward with a developer for construction and operation of the facility. Construction is scheduled to begin in January 2014, with occupancy anticipated in August 2014.

The location of the 120-bed residential facility will be in the southeast area of campus, within close proximity to city streets and campus parking. The property encompasses part of an undeveloped, uncut tree line and an open, unused grassy area. The site is adjacent to current parking and nearest to the campus music/theater/arts building.

**JUSTIFICATION:** The parcel is owned by Rock County and is currently included in the long-term lease with the Board of Regents to support UW-Rock County. The development of a small student residential facility is consistent with UW-Rock County long-range facility plans.

**BUDGET:** There is no university or state budget associated with this action.

**PREVIOUS ACTION:** None.

Approval of the Design Report of the New  
Student Union Project and Authority to  
Construct the Project, UW-La Crosse

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, the Design Report of the New Student Union project be approved and authority be granted to construct the project for an estimated total cost of \$53,300,000 (\$50,966,000 Program Revenue Supported Borrowing and \$2,334,000 Program Revenue-Cash).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW-La Crosse

**REQUEST:** Approve the Design Report of the New Student Union project and authority to construct the project for an estimated total cost of \$53,300,000 (\$50,966,000 Program Revenue Supported Borrowing and \$2,334,000 Program Revenue-Cash).

**PROJECT DESCRIPTION:** This project will construct a new 204,787 GSF three-story plus basement and mechanical penthouse Student Union across from the north end of the Veterans Memorial Sports Complex on the UW-La Crosse Campus, to replace the existing Cartwright Center.

The main level will be a hub of diverse activity whose functions are organized with the planning concept that relates to the convergence of the three rivers in the City of La Crosse: the Black, the La Crosse, and the Mississippi Rivers. The three main entrances, north, east, and south, flow inward to converge upon the information desk, the central gathering space, and the opening in the floor to the lower level. This level will contain the university book store, food service venues, a coffee house, an entertainment café, and access to the rain gardens. The second level will contain a multi-purpose room with a performance area, the student senate chambers, a catering support area, lounges, a meeting room, and admissions offices. Level three will be primarily comprised of the student union's administration offices, lounges, a multi-purpose room, two private dining rooms, a catering support area, and additional meeting rooms. The lower level houses entertainment functions that include an entertainment café, a movie theater/lecture room, a concession stand, a food service area, and recreation space. The text book rental area, the Veterans Center, the Returning Student Lounge, and building support functions will also be on the lower level.

The building will contain five elevators, one freight elevator, which will provide service from the basement to the mechanical penthouse, and four public elevators. An elevator shaft for a second freight elevator will be provided for the future installation of an elevator that will provide service for the entertainment café. The passenger elevators will greatly enhance accessibility to all venues within the new student union; accessibility is problematic in the current facility. This project will incorporate sustainable design strategies with the goal of achieving a Leadership in Energy and Environmental Design (LEED™) silver certification rating.

**PROJECT JUSTIFICATION:** The existing student union facility consists of a 59,000 GSF building originally constructed in 1958, and two additions totaling 80,000 GSF that were constructed in 1964 and 1985. There have not been any significant interior renovations, with the exception of cosmetic updates to the food service areas, and the existing Student Center facility no longer serves the student population and campus community well. Although the existing

facility is one of the most publicly accessed buildings on campus, the layout of the building makes internal navigation extremely difficult. In addition, although the building must accommodate multiple public performances and events throughout the year, the facility is not Americans with Disabilities Act (ADA) compliant. Accessibility into and throughout the building is very limited due to the building's elevation changes and the lack of a publicly accessible elevator. In addition, the existing building is located where adjacent parking is not available, vehicular access is difficult, and at the opposite end of campus from the residence halls.

The 2005 UW-La Crosse Campus Master Plan recommended replacing the existing building with a new facility located adjacent to the main entrance, or the front door of the campus. This front door site would place it directly across the street from the Veterans memorial Sports Complex and adjacent to the new UW-La Crosse parking ramp, which will be completed in 2013. As such, it is the intent of this project to replace the existing non-functional building with a new student union facility that will be located closer to the residence halls and adjacent to the main campus entrance.

An extensive programming effort was undertaken with student and campus staff involvement. A student vote was conducted in the spring of 2012 that supported the addition of segregated fees for a new union. With a turnout of 25% of the student population, more than 88% voted in favor of the new union.

#### **BUDGET/SCHEDULE:**

Construction	\$42,709,000	SBC Approval	Dec 2013
Design	\$2,857,100	A/E Selection	Jan 2013
DFD Mgt.	\$1,829,700	Design Report	Dec 2013
Contingency	\$3,032,500	Bid Opening	May 2014
Equipment	\$2,691,200	Start Construction	Jul 2014
Other Fees	\$180,500	Substantial Completion	Jul 2016
<b>TOTAL</b>	<b>\$53,300,000</b>	Final Completion	Dec 2016

#### **PREVIOUS ACTION:**

August 23, 2012  
Resolution 10101

Recommended that the New Student Union project at an estimated total project cost of \$53,300,000 (\$50,966,000 PRSB and \$2,334,000 PR-Cash) be submitted to the Department of Administration and State Building Commission as part of the UW System 2011-13 Capital Budget request. The project was subsequently enumerated for that amount and type of funding.

Approval of an Appointment to the Design  
Review Board for the University Research  
Park, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to appoint Brian W. Ohm to serve on the Design Review Board for the University Research Park.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW-Madison

**REQUEST:** Approval of the appointment of Brian W. Ohm to serve on the Design Review Board for the University Research Park.

**JUSTIFICATION:** The member of this group serving in the position is no longer able to serve. The appointment of Brian W. Ohm will fill that vacancy.

Mr. Ohm is a professor in the Department of Urban and Regional Planning at the University of Wisconsin-Madison and an attorney. He is a state specialist in land use law, environmental regulation, and growth management. Mr. Ohm was unanimously recommended for the appointment by the Design Review Board. This proposed appointment is endorsed by UW-Madison Chancellor Rebecca Blank and supported by University Research Park Interim Director Greg Hyer.

**BACKGROUND:** The University Research Park Design Review Board is appointed by the University of Wisconsin System Board of Regents. In September 1955, the Board of Regents approved deed restrictions for the Plat of the University Hill Farms which was then a new subdivision on the west side of Madison. At that same time, a tract of approximately six-hundred acres was owned by the university and used by the College of Agriculture for research purposes. Subsequent to that first recorded plat, an additional twelve plats with deed restrictions were approved and recorded on university-owned lands. Included in those deed restrictions was the authority to establish an Architectural Control Committee to act as a designee of the Board of Regents for the purposes of review and control.

In 1983, the Board directed the creation of a Design Review Board to review all future construction in the University Research Park and eventually decided that one group would serve as the University Hill Farms Architectural Control Committee as well as the Design Review Board for the University Research Park. The Design Review Board shall have members that are professionals with a background in the environmental design fields of architecture, urban design planning, or landscape architecture.

Approval of Amendments to the Declaration  
of Covenants, Conditions, and Restrictions  
for the Plat of University Research Park,  
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the amendments to the Declaration of Covenants, Conditions, and Restrictions for the University Research Park: the Plat of the First Addition, the Plat of the Second Addition, the Lot 1 Certified Survey Map 5417 and the Certified Survey Map 5551 be approved.

## THE UNIVERSITY OF WISCONSIN SYSTEM

### REQUEST FOR BOARD OF REGENTS ACTION DECEMBER 2013

**INSTITUTION:** UW-Madison

**REQUEST:** Approval of the amendments to the Declaration of Covenants, Conditions, and Restrictions for the University Research Park: the Plat of the First Addition, the Plat of the Second Addition, the Lot 1 Certified Survey Map 5417 and the Certified Survey Map 5551.

**SUMMARY AND BACKGROUND:** The University Research Park at the University of Wisconsin-Madison was platted by the Board of Regents in phases between 1984 and 1996. University Research Park is the former university agricultural experimental farm bordered by Mineral Point Road, Whitney Way, Tokay Boulevard, and Odana Road. University Research Park, Inc., a non-profit, non-stock corporation was created by the University of Wisconsin-Madison to develop University Research Park for the benefit of UW-Madison.

The Board of Regents Declaration of Covenants, Conditions, and Restrictions established land and building development guidelines and vested the Board of Regents or its designee with the right to approve buildings and other structures built or remodeled within the platted area. This review has been delegated to the University Research Park Design Review Board. These covenants have established a campus-like development of high quality buildings with extensive landscaping including native prairie plantings.

The covenants include a prohibition of on-street parking along public streets within the platted areas, which was a 1980s suburban design standard recommended by original planners of the park. The City of Madison agreed with the covenant restriction for the early phases of the park and adopted city ordinances prohibiting parking on Science Drive and Science Court. In later platting phases, the City of Madison did not uniformly agree and permitted parking along South Rosa Road and Charmany Drive but accepted the parking restriction on Research Park Boulevard. On-street parking is a contemporary design standard and has been requested by some park companies. On-street parking will accommodate food carts on the streets – food carts were highly popular with the 3,600 Park employees this summer under a trial project permitted by the City.

Chancellor Rebecca Blank, who is the President of the University Research Park Board of Trustees, the University Research Park Board of Trustees, and the University Research Park Design Review Board request that the University of Wisconsin System Board of Regents adopt the amended covenants to remove the prohibition of on-street parking. This will make the covenants consistent with the city ordinances and allow the Park to seek City of Madison approval of on-street parking.



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

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW System Chancellor and the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$2,168,500 Program Revenue-Cash.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW System

**REQUEST:** Authority to construct various maintenance and repair projects at an estimated total cost of \$2,168,500 Program Revenue-Cash.

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	13E1B	Sullivan Hall Sprinkler Retrofit/Lobby Renv	\$ -	\$ -	\$ 449,000	\$ -	\$ 449,000
HSE SUBTOTALS			\$ -	\$ -	\$ 449,000	\$ -	\$ 449,000

**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	13J2V	30 N. Mills St. FPM Office Rmdl	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000
PRR SUBTOTALS			\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000

**UTILITIES REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	12G3S	McClimon Track Bleacher Repl	\$ -	\$ -	\$ 219,500	\$ -	\$ 219,500
URR SUBTOTALS			\$ -	\$ -	\$ 219,500	\$ -	\$ 219,500

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
DECEMBER 2013 TOTALS	\$ -	\$ -	\$ 2,168,500	\$ -	\$ 2,168,500

**PROJECT DESCRIPTION:** This request provides maintenance, repair, renovation, and upgrades through the All Agency Projects Program.

**Health, Safety, and Environmental Protection**

MSN – Sullivan Hall Sprinkler System Retrofit and Lobby Remodeling (\$449,000): This project installs a new fire sprinkler system to serve the entire building and renovates the main entrance, first floor lobby, and main staircase. Project work includes retrofitting a new fire sprinkler system per National Fire Protection Association Code 13 and renovating the main entrance, lobby, and main staircase into a single large gathering space with a glass vestibule. A new ADA entrance ramp and stairs will be created on the exterior of the building. Security doors will be installed to secure the first floor corridor to resident rooms and the main stairwell to the upper resident floors. The new gathering space will receive new lighting and accessibility upgrades and all finishes will be replaced. The gathering space renovations will be similar to those already completed at Bradley Hall and Cole Hall.

Sullivan Hall does not have a fire suppression system and will be the first low-rise residence hall to be retrofitted with a fire sprinkler system as part of the campus commitment to sprinkler all residence halls by 2025. The entry and stairwell renovations in this building will create more social and gathering space for residents. Previous projects have produced space where residents meet, gather, study, and socially interact. The main stairwell is well traveled and requires upgraded finishes.

## **Programmatic Remodeling and Renovation**

MSN – 30 N. Mills Street Office Remodeling (\$1,500,000): This project converts 15,000 SF of shelled space on the third and fourth floors into new office space to accommodate the relocation of Facilities Planning & Management (FP&M) operations. Project work includes selective demolition of interior partition walls and associated building infrastructure (mechanical, electrical, telecommunications, plumbing, and fire protection) and finishes, construction of new partition walls; extension, augmentation, and relocation of associated building infrastructure; and installation of new room finishes.

Room 356 (2,355 SF) will be converted into offices for Accounting, Human Resources, and Payroll departments. Interior wall partitions will be removed along the perimeter of the fourth floor. New office space (12,600 SF) will be provided for the departments of the Associate Vice Chancellor, Capital Planning & Development, Campus Planning & Landscape Architecture, Training, and Space Management Office. The HVAC and controls will be upgraded for new office functions. The fire sprinkler system and fire reporting system will be augmented and modified to accommodate the new occupancy. All perimeter walls will be refinished. New floor treatments, acoustical ceilings, lighting, and electrical and telecommunications infrastructure will be installed. The fourth floor restrooms to provide adequate sinks, toilets, and partitions will be upgraded for the new occupancy.

The fourth floor has been utilized by project management staff of the Charter Street Heating Plant Rebuild project and will be vacated in December 2013. Completing this shelled space will allow the relocation of FP&M from the WARF building where additional space is needed for the School of Medicine & Public Health. In addition, Business & Staff Services offices would be relocated from the Service Building relieving space congestion in that facility. Relocation of these departments will increase efficiency and effectiveness of FP&M departments.

## **Utilities Repair and Renovation**

MSN – McClimon Track Bleacher Replacement (\$219,500): This project replaces the McClimon Track bleachers to resolve ADA accessibility and code compliance issues. Project work includes removal and disposal of the current bleacher system, site preparation and construction of a new concrete base pad, design and installation of a new ADA and code compliant 1,000-seat bleacher system, and site restoration.

A recent inspection by campus Environmental Health and Safety staff determined the existing bleachers were not ADA compliant, nor code compliant. Full replacement is recommended due to cost and structural considerations for modification and renovation options.

**PROJECT JUSTIFICATION:** 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 All Agency Project proposals and 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. Wherever 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.

**BUDGET:**

Program Revenue-Cash

2,168,500  
**Total Requested Budget \$ 2,168,500**

**PREVIOUS ACTION:** None.

Authority to Construct the Lake Superior  
National Estuarine Research Reserve  
(NERR) Administration and Laboratory  
Building Renovation Project, UW-Superior

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Superior Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Lake Superior National Estuarine Research Reserve (NERR) Administration and Laboratory Building Renovation project using \$432,000 grant funds.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW-Superior

**REQUEST:** Authority to construct the Lake Superior National Estuarine Research Reserve (NERR) Administration and Laboratory Building Renovation project using \$432,000 grant funds.

**PROJECT DESCRIPTION:** This project will renovate 3,388 gross square feet of the NERR Administration and Laboratory Building located at 14 Marina Drive in Superior, Douglas County, Wisconsin.

The Administration and Laboratory Building is a vacated restaurant to be renovated to provide a centralized NERR office complex, a staffed reception area, and laboratory facilities. The kitchen area includes existing plumbing, fume hoods, and stainless steel surfaces to be renovated into a wet lab. The building will also receive additional insulation to improve energy efficiency. The building is Americans with Disabilities Act (ADA) accessible.

Delegation from UW System to UW-Superior of the responsibility to implement this project is also requested.

**PROJECT JUSTIFICATION:** The Lake Superior National Estuarine Research Reserve (NERR), the most recent addition to the National Estuarine Reserve System, is one of 28 areas across the country designated for long-term research on coastal resources and the human populations those resources support. The Lake Superior NERR is located along a river-to-lake gradient at the confluence of the St. Louis River and Lake Superior, adjacent to the Superior-Duluth harbor, one of the largest ports in the United States. The reserve works in partnership to improve the understanding of Lake Superior freshwater estuaries and coastal resources and to address the issues affecting them through an integrated program of research, education, outreach, and stewardship.

The reserve is comprised exclusively of public lands and waters and contains ~16,000 acres of representative terrestrial and aquatic habitats. The Lake Superior NERR land-owner partners are the Wisconsin Department of Natural Resources, the City of Superior, Douglas County and the University of Wisconsin. Several other partnering agencies, from both Minnesota and Wisconsin, and the Fond du Lac Band of the Lake Superior Chippewa also sit on the Reserve Advisory Board.

Administration of a NERR is accomplished through federal, state, and local partnerships.

At the national level, NOAA is responsible for the administration of the NERRS. The State of Wisconsin has designated the University of Wisconsin-Extension (UWEX) to be the lead state agency for the reserve.

The administrative headquarters of the Lake Superior NERR is housed in facilities for which UW-Superior holds a long-term lease on land that is owned by the city of Superior. Renovations are necessary in order to support the mission of Lake Superior NERR.

In conformance with approved procedures, a Request for Proposal (RFP) issued on August 19, 2012, was used to secure cost proposals from parties interested in performing the renovations and procuring movable furnishings. Following an evaluation of the responses, a design/build team was selected and a guaranteed maximum price (GMP) was negotiated. Funds for this project were provided by a grant from the National Oceanic and Atmospheric Administration (NOAA).

**BUDGET/SCHEDULE:**

Guaranteed Maximum Price	\$432,000	RFP Issuance	Aug 2012
		D/B Team Selection	Sep 2012
		GMP Negotiated	Sep 2013
		BOR/Approval	Dec 2013
		Final Completion	Feb 2014

**PREVIOUS ACTIONS:**

12/09/11  
Resolution 10001

Granted authority to (a) enter into 30-year land lease agreements for properties located at 3 and 14 Marina Drive, Superior, Wisconsin, at an annual operating cost of \$5,000, and (b) acquire two, single-story buildings on the site, consisting of 3,388 square feet and 3,848 square feet, and a 110- by 15-foot dock at a total acquisition cost of \$850,000.

Authority to Construct the Brittingham  
House Renovation 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 construct the renovation project for the Brittingham House, not to exceed \$500,000 from the Tripp Trust Fund.



**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
DECEMBER 2013**

**INSTITUTION:** UW System

**REQUEST:** Authority to construct the renovation project for the Brittingham House, not to exceed \$500,000 from the Tripp Trust Fund.

**PROJECT DESCRIPTION:** This project will renovate portions of the existing 11,436 GSF Brittingham House constructed in 1916 located at 60121 South Highlands, Madison.

The project will remediate mold, install an Americans with Disabilities Act (ADA) compliant restroom, and upgrade public and various support spaces. Due to a pipe breakage in a second floor bathroom, a mold outbreak occurred in the ceiling and walls of the first floor library. Removal of the wall and ceiling surfaces to eliminate the mold provides an opportunity to create a new restroom to comply with ADA requirements. The remaining space will be converted into a central coat closet for public events, which is essential and does not currently exist.

The project will remodel the second floor bathrooms, which are obsolete and lacking in function.

Mechanical upgrades will include installing electric reheats in an air handling system for better zone control between the first and second floors. This will provide better temperature regulation during large events that are held in the public spaces.

The existing kitchen, which is unable to adequately meet the needs of commercial catering activities, will be renovated to facilitate the various public events held at the residence and provide a utility kitchen for family use.

Other upgrades include repair and/or replacement of wall and floor surfaces. If funding is available new carpeting, furniture refinishing or replacement in public spaces with commercial grade materials, and the installation of sun shades to protect interior finishes and furniture will be included in this project.

The funding for this project will be considered by the Business and Finance Committee this month.

**PROJECT JUSTIFICATION:** Thomas E. and Mary Brittingham built the Georgian-style house in 1916 and in 1955; their children donated the 15-acre property including the house to the University of Wisconsin. Located in the Highlands area of Madison's west side, in 1977 it became the official residence of the UW System President.

Brittingham House is structurally sound but requires significant investment to address improvements necessary to better accommodate event catering, ADA requirements, aesthetic updates, and improvements that reflect the dual purpose of the house – which is to host events and meetings and function as a living space for the President’s family. The house has only undergone one significant interior remodeling since it was constructed in 1916 and that was in 1969 when the current bathrooms and kitchens were extensively remodeled. Brittingham House presently has only one kitchen that is forced to serve both large catered events and the President’s family.

The house is used frequently for receptions, business meetings, and other public events on behalf of the UW System and UW Madison. Last year more than 2,300 guests were in attendance for the various events. University systems and institutions often own, maintain, and operate official residences for Presidents and Chancellors to be used for official university functions.

A Request for Proposal (RFP) will be used to secure a design/build team to perform the renovations and procure furnishings and equipment. It is hard to ascertain the true cost of the renovation until further investigation at the facility provides a detailed scope of work and a contract is awarded to a design/build team is on board to produce cost estimates.

**BUDGET/SCHEDULE:**

Construction	\$300,000
Furniture/furnishing	\$150,000
Contingency	\$50,000
<b>TOTAL</b>	<b>\$500,000</b>

RFP Issuance	Dec 2013
D/B Team Selection	Jan 2014
GMP Negotiated	Feb 2014
BOR/Approval	Feb 2014
Start Construction	March 2014
Substantial Completion	Jul 2014
Final Completion	Sept 2014