

Minutes
Capital Planning and Budget Committee
Thursday, December 5, 2013

The meeting of the Capital Planning and Budget Committee was called to order at 9:00 a.m. by Committee Chair Regent Edmund Manydeeds, in Room 1920 of Van Hise Hall Center on the UW-Madison campus. Regents John Behling, Tony Evers, Chad Landes, Janice Mueller, Gary Roberts, José Vásquez, and David Walsh were in attendance.

I.3.a. Approval of the Minutes of the October 10, 2013 Meeting of the Capital Planning and Budget Committee

After receipt of a motion and second, the minutes of the October 10, 2013, meeting of the Capital Planning and Budget Committee were approved as presented.

The Committee heard a presentation about the state of housing on UW College campuses given by Jason Beier, UW Colleges/UW-Extension Interim Vice Chancellor for Administration and Finance. The presentation included a brief overview of the various types of housing initiatives management, and operations arrangements, which are generally not overseen by the UW Colleges.

I.3.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

Upon a motion by Regent Landes and seconded by Regent Behling, the three UW Colleges items, I.3.b., I.3.c., and I.3.d., were considered and moved as a group.

Discussion topics ranged from a shared relationship with technical colleges of the various housing facilities, responsibility of janitorial services and salaries of support staff, rate setting, food service and the distance students travel to pursue their degree, thereby necessitating the desire for housing on or near a college campus.

It was noted that these projects are modest in scale, and each college is required to undertake a market study to determine need and viability. A 2007 report about housing at the UW Colleges was mentioned as a document that could provide insight on the issue and will be distributed to the Committee. As was mentioned, new residence halls are not inconsistent with existing community options, which can be limited in some communities.

Questions about oversight of the Board as well as liability concerns led to a reminder that the land and buildings are owned by the county and the counties or developers would be responsible for liabilities associated with these facilities.

Regents were informed that there is no formal process for developing UW College housing and that those projects are developed locally and are not triggered by the University. Concern was raised regarding the risk of these types of projects and they were assured that the individual developer carries the risk; land is still retained by the county with reversible rights.

This item requested authority to release a 3.0 acre parcel of land 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 an 80-bed student housing facility for UW-Baraboo/Sauk County students. 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.

I.3.c. UW Colleges: UW-Baraboo/Sauk County - Authority to Extend a Lease Agreement with Sauk County and the City of Baraboo

This item requested authority to extend a lease agreement with Sauk County and the City of Baraboo for an additional fifty years to allow the city and county to enter into a long-term ground lease with a student housing developer to construct a 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, which is a longer time period than currently remains in the lease between the Board of Regents and the city/county for the campus.

I.3.d. UW Colleges: UW-Rock County - Authority to Release a Parcel of Land to Rock County for the Purpose of Housing Development

(A vote was taken to amend the resolution for this item to correct the amount of acreage.) This item requested authority to release a parcel of 4.93 acres of land 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 120-bed student housing facility for UW-Rock County students.

Upon a motion by Regent Landes and seconded by Regent Behling, the three UW Colleges items, I.3.b., I.3.c., and Amended Resolution I.3.d., were considered and moved as a group. The Committee unanimously approved all three resolutions.

Resolution I.3.b.

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.

Resolution I.3.c.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to 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.

Amended Resolution I.3.d.

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 4.93 acres from the UW-Rock County lease back to Rock County.

I.3.e. UW-La Crosse: Approval of the Design Report of the New Student Union Project and Authority to Construct the Project

This item requested approval of the Design Report and authority to construct a \$53M UW-La Crosse New Student Union Project funded with \$51M Program Revenue Supported Borrowing and \$2M Program Revenue-Cash. This project will construct a new 204,787 GSF Student Union in the north central portion of the campus, across from the north end of the Veterans Memorial Sports Complex and adjacent to the new parking ramp. The new facility will replace the existing Cartwright Center union facility, which was originally constructed in 1958, and provide contemporary space for student organizations, dining facilities, a campus bookstore, recreation activities, and other typical student union functions.

It was explained that a student fee referendum was held to increase the fees to pay for the project and 25 % of the students voted and of that group, 88% approved the increase. This turnout represents a fairly high rate of response.

Upon the motion of Regent Roberts, and the second of Regent Landes, the Committee approved Resolution I.3.e.

Resolution I.3.e.

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, the Design Report 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).

I.3.f. UW-Madison: Appointment to the University Research Park Design Review Board

This item requested approval of the appointment of Brian W. Ohm to the University Research Park Design Review Board. Mr. Ohm is a professor in the Department of Urban and Regional Planning at the UW-Madison, an attorney, and a state specialist in land use law, environmental regulation, and growth management.

Upon the motion of Regent Vásquez, and the second of Regent Behling, the Committee approved Resolution I.3.f.

Resolution I.3.f.

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.

I.3.g. UW-Madison: Approval of Amendments to the Declaration of Covenants, Conditions, and Restrictions for the Plat of University Research Park

This item requested approval of Amendments to the Declaration of Covenants, Conditions, and Restrictions for the Plat of University Research Park. The request concerns an interest in having on-street parking available at University Research Park. The adoption of the amendments to remove the prohibition of on-street parking will make the covenants consistent with the city ordinances and allow the park to seek City of Madison approval of on-street parking in the future.

Upon the motion of Regent Mueller, and the second of Regent Roberts, the Committee approved Resolution I.3.g.

Resolution I.3.g.

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.

I.3.h. UW System: Authority to Construct All Agency Maintenance and Repair Projects

This item requested approval of three All Agency Maintenance and Repair projects that will upgrade a fire protection system and provide remodeled space at UW-Madison.

Upon the motion of Regent Behling, and the second of Regent Vásquez, 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 construct various maintenance and repair projects at an estimated total cost of \$2,168,500 Program Revenue-Cash.

I.3.i Capital Planning and Budget Committee Priorities and Goals

The Committee continued discussion of Capital Planning and Budget Committee Priorities and Goals.

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

Associate Vice President Alex Roe announced that the building commission considered and approved the following items at its October meeting, all of which were previously approved by the Board: (1) UW-Madison: a lease to house the Service Center and an increase to the Elizabeth Waters Residence Hall Renovation project, (2) UW-Milwaukee: Authority to demolish the Kunkle Center, (3) UW-River Falls construction authority for the Falcon Center for Health, Education, and Wellness and the Ramer Field Renovation Phase I projects, (4)

construction authority for the UW-Stevens Point North DeBot Residence Halls Renovation, (5) construction authority for the UW-Whitewater West Campus Residence Hall Upgrade, (6) construction authority for two Major Facilities Renewal Program projects - UW-Stout Harvey Hall Renovation Phase II and UW-Oshkosh Clow Social Science Center and Nursing Education Building Renovation, and (7) an all agency maintenance and repair project at UW-Parkside. Ms. Roe added that there was no Building Commission meeting scheduled for November.

The Committee next considered item I.3.1.

I.3.1. UW-Superior: Authority to Construct the Lake Superior National Estuarine Research Reserve (NERR) Administration and Laboratory Building Renovation Project

This project will renovate 3,388 gross square feet of the National Estuarine Research Reserve (NERR) Administration and Laboratory Building located at 14 Marina Drive in Superior, Douglas County, Wisconsin to provide a centralized NERR office complex, a staffed reception area, and laboratory facilities. Funds for this project are provided by a grant from the National Oceanic and Atmospheric Administration (NOAA). UW System delegates the responsibility to implement this project to UW-Superior.

Upon the motion of Regent Vásquez, and the second of Regent Behling, the Committee approved Resolution I.3.1.

Resolution I.3.1.

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.

I.3.m. UW System: Authority to Construct the Brittingham House Renovation Project

This project will renovate portions of the existing 11,436 GSF Brittingham House, to remediate mold, install an *Americans with Disabilities Act (ADA)* compliant restroom, and upgrade public and various support spaces. The house, which was constructed in 1916, is located at 60121 South Highlands, Madison.

Upon the motion of Regent Roberts, and the second of Regent Landes, the Committee approved Resolution I.3.m.

Resolution I.3.m.

That, upon the recommendation of the UW-Madison Chancellor and 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.

I.3.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

Upon the motion of Regent Mueller and the second of Regent Landes, the Capital Planning and Budget Committee adjourned to closed session. Present were Regents Behling, Evers, Landes, Manydeeds, Mueller, Roberts, Vásquez, and Walsh.

The meeting adjourned at 10:05 a.m.