

10/2/13

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, October 10, 2013
UW-Parkside
Oak Room, Student Center
Kenosha, Wisconsin

1:00 p.m. Meeting of the Capital Planning and Budget Committee – Oak Room

- a. Approval of the Minutes of the September 6, 2013 Meeting of the Capital Planning and Budget Committee
- b. UW-Parkside Presentation: Integrated Facilities Planning
- c. UW System: Authority to Lease Space for the UW Service Center
[Resolution I.3.c.]
- d. UW-Milwaukee: Authority to Increase the Budget of the Kunkle Building Demolition project
[Resolution I.3.d.]
- e. UW-River Falls: Approval of the Design Report and Authority to Construct the Falcon Center for Health, Education, and Wellness Project
[Resolution I.3.e.]
- f. UW-Stevens Point: Approval of the Design Report and Authority to Construct the North DeBot Residence Hall Renovation –Phase II Project
[Resolution I.3.f.]
- g. UW-Whitewater: Approval of the Design Report of the West Campus Residence Hall Renovation-Phase I Project and Authority to (a) Increase the Budget and (b) Construct the Project
[Resolution I.3.g.]
- h. UW System: Approval of the Design Report for the UW-Stout Harvey Hall Renovation-Phase II Project; Approval of the Design Report for the UW-Oshkosh Clow Social Science Center and Nursing Education Building Renovation Project; and Authority to: (1) Increase the Combined Budget for Both Projects and (2) Construct Both Projects
[Resolution I.3.h.]

- i. UW System: Authority to Construct an All Agency Maintenance and Repair Project
[Resolution I.3.i.]
- j. Report of the Associate Vice President

Authority to Lease Space for the UW
Service Center, 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 lease 21,153 LSF for the UW Service Center at 660 West Washington Ave, Madison, for a term of five years for an annual cost of approximately \$499,000.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW System

REQUEST: Requests authority to lease 21,153 LSF for the UW Service Center at 660 West Washington Ave, Madison, for a term of five years for an annual cost of approximately \$499,000.

PROJECT DESCRIPTION:

Lease Specifics:

State Functions at Leased Location	UW Service Center
Lease Location	660 West Washington Ave, Madison, WI
Type of Negotiation/Selection Process	DOA Request for Proposal process
Lessor	City Station Associates Limited Partnership
Anticipated Occupancy Date	March 1, 2014, or date of occupancy
Lease Term	5 years
Escalation Rate	2% annual on the gross rate amount
Renewal Option(s)	Two 3-year renewals
Purchase Option	No
Space Type	Office space
Square Feet	21,153
Total Gross Cost Per Square Foot	\$23.59
Annual Gross Cost	\$499,000
Funding Source	Fund 128–Program Revenue

A Request for Proposal (RFP) was solicited on May 22, 2013, 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 June of 2013, seven RFP submittals were evaluated by staff from UW-Madison and UW System and the City Station Associates, Limited Partnership proposal was selected.

This lease provides a maximum of 21,153 leased square feet for the UW Service Center. The space, consisting of private offices and open office space, is located at 660 West Washington Avenue in space currently occupied by the United States Attorney's Office. The location is in close proximity to the UW System administrative offices located at 780 Regent Street. City Station Associates, Limited Partnership has agreed to provide tenant improvements of \$13/square foot. In addition, any required electrical and/or HVAC upgrades as well as architectural design fees will be provided at the owner's expense.

PROJECT JUSTIFICATION: In April 2011, UW System implemented its Human Resource System, which is the system that all UW System institutions use to process and manage employment, payroll, and the administration of employee benefits.

The UW Service Center is the organizational entity that provides operational payroll and benefits support to the 15 institutions that make up the UW System (13 four-year campuses, UW Colleges, and UW-Extension) plus UW System Administration. The UW Service Center provides services to over 12,000 classified and 26,500 unclassified staff, 26,000 student employees, and 2,800 fellow/scholars and research assistants. The annual payroll for the supported organizations is more than \$2 billion. The UW Service Center, along with the UW-Madison Division of Information Technology, provides and manages the PeopleSoft-based operating system for personnel, payroll, and benefit data/processes for all 27 institutions and UW System.

Since April 2011, the UW Service Center has been housed in insufficient space, previously occupied by the UW Processing Center, on the fifth floor at the 21 North Park Street location. The space is currently interspersed within space occupied by UW-Madison human resources and other business support functions. This has resulted in severe overcrowding for all units, lowered employee morale and productivity, and adversely impacted the UW Service Center's operation.

The UW Service Center's long-term space needs were assessed in 2012 and it was determined that its needs significantly exceed the available capacity at the 21 North Park Street location. Alternate space is not available in other UW-Madison facilities to accommodate the Service Center. Consequently, the RFP process was initiated to find suitable space in close proximity to UW System administrative offices. The space being vacated at the 21 North Park Street location will allow for the decompression and realignment of other existing UW-Madison business functions located in the building.

The Division of Facilities Development and State Budget Office have reviewed and approved this space request and determined that it successfully meets the UW Service Center's needs. A purchase option is not included because the space is located in a multi-tenant, mixed use facility.

PREVIOUS ACTION: None.

Authority to Increase the Budget of the
Kunkle Building Demolition Project,
UW-Milwaukee

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Kunkle Building Demolition project by \$486,600 Program Revenue–Cash for a revised estimated total cost of \$1,370,600 Program Revenue-Cash.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW-Milwaukee

REQUEST: Authority to increase the budget of the Kunkle Building Demolition project by \$486,600 Program Revenue–Cash for a revised estimated total cost of \$1,370,600 Program Revenue-Cash.

PROJECT DESCRIPTION: This project will abate hazardous materials, demolish the 31,708 ASF/59,451 GSF Kunkle Building, including foundations, and restore the site to a lawn area.

PROJECT JUSTIFICATION: Demolition of the Kunkle Building was approved by the Board of Regents in October 2012, but the request was not forwarded to the State Building Commission by the Department of Administration. Instead, an architectural consultant was hired to develop a scope and budget for the project. The consultant estimates that the project will require a budget of \$1,370,600 to completely demolish the building and restore the site, which is more than the originally-approved amount of \$884,000.

The demolition will eliminate a functionally obsolete structure with significant backlog maintenance and provide a site for a future science building in accordance with the campus master plan.

BUDGET AND SCHEDULE:

Construction	\$1,155,800	SBC Approval	Oct 2013
Design	59,000	A/E Selection	Mar 2013
DFD Mgt	50,400	Design Report	Sep 2013
Contingency	104,100	Bid Opening	Jan 2014
Equip	0	Start Construction	Mar 2014
Other Fees	1,300	Substantial Completion	Jul 2014
TOTAL	\$1,370,500	Final Completion	Sep 2014

PREVIOUS ACTION:

October 5, 2012
Resolution 10123

Granted authority to demolish the Kunkle Building for a total project cost of \$884,000 Program Revenue-Cash.

Approval of the Design Report and
Authority to Construct the Falcon Center for
Health, Education, and Wellness Project,
UW-River Falls

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Falcon Center for Health, Education, and Wellness project for an estimated total cost of \$62,412,000 (\$50,491,000 GFSB, \$10,264,000 PRSB, and \$1,657,000 Gift Funds).

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW-River Falls

REQUEST: Approval of the Design Report and authority to construct the Falcon Center for Health, Education, and Wellness project for an estimated total cost of \$62,412,000 (\$50,491,000 GFSB, \$10,264,000 PRSB, and \$1,657,000 Gift Funds).

PROJECT DESCRIPTION: This project (formerly known as the Health and Human Performance/Recreation Building project) will construct an addition of 166,000 GSF to the existing Hunt Arena/Knowles Physical Education and Recreation Center complex as well as remodel 15,000 GSF to meet space needs for the Health and Human Performance academic program, campus athletics, and student recreation/wellness programs. The new addition will include classrooms, a human performance laboratory, a large gymnasium, an auxiliary gym, a fitness center, offices, locker rooms, training rooms, and other support spaces. A new consolidated boiler plant will be included to serve both the existing and new spaces of the integrated facility. The project also includes new athletic fields, a 720-stall parking lot, and site access roads.

The construction will be completed in three phases. The first phase will consist of site work, the second phase will consist of the major additions to and remodeling of the existing Hunt/Knowles complex, and the third phase will consist of an addition to the north side of the Knowles Center.

Currently, the Health and Human Performance academic program is housed in the existing 67,150 GSF Karges Physical Education Center and the existing 20,484 GSF Emogene Nelson Building. Although not included in this request, demolition of both of these buildings upon completion of the new facility is included in the scope of the project enumeration. A separate request for authority to complete this work will be submitted at a later date.

PROJECT JUSTIFICATION: The pre-design that was completed for this project in March 2010 analyzed space needs for the general education program, majors and minors in the various Health and Human Performance academic programs, current athletic programs, and the intramural and general recreation programs. In addition to their existing spaces, it concluded that there is a 55,968 ASF deficit of space for the academic, athletic, and recreation programs that will use this facility.

The pre-design process thoroughly analyzed average and peak parking demands for this project and site. Although some campus events draw as many as 2,000 spectators, sufficient land is not available to accommodate parking for that many people, nor is it prudent to design for peak

demand. Approximately 720 spaces are considered a reasonable amount to build given the land available and typical average demand.

In summary, current Health and Human Performance, physical education, athletic, and recreational facilities are in deteriorating and obsolete condition. They are functionally inadequate and inefficient due to age, size, design, configuration, and their locations are spread all over campus. The campus master plan completed in 2011 determined that it is not feasible to re-purpose the Karges Center and Nelson Building for other campus uses. To reduce operating and maintenance costs, these buildings should be removed.

BUDGET AND SCHEDULE:

Construction	\$47,720,000	SBC Approval	Oct 2013
Design	\$4,100,000	A/E Selection	Jun 2012
DFD Mgt.	\$2,040,000	Design Report	Sep 2013
Contingency	\$3,352,000	Bid Opening	Feb 2014
Equip.	\$4,150,000	Start Construction	Apr 2014
Other Fees	\$1,050,000	Substantial Completion	Dec 2017
TOTAL	\$62,412,000	Final Completion	Mar 2018

PREVIOUS ACTION:

The Board of Regents recommended that the Health and Human Performance/Recreation Building project be submitted to the Department of Administration and the State Building Commission as part of the 2001-03 through 2009-11 capital budgets (BOR Resolutions 8175, 8582, 8888, 9225, and 9529). However, the project was not recommended for enumeration by the Building Commission in those biennia.

December 10, 2010
Resolution 9854

Recommended that the Health and Human Performance/Recreation Building project, at an estimated total project cost of \$63,512,000 (\$50,491,000 General Fund Supported Borrowing, \$10,264,000 Program Revenue Supported Borrowing, \$701,000 Building Trust Funds, and \$2,000,000 Gift Funds), be submitted to the Department of Administration and State Building Commission as part of the UW System 2011-13 Capital Budget request for advance enumeration and planning with GFSB funding to become available in the UW System 2013-15 Capital Budget. The project was subsequently advance enumerated at that level and source of funding.

December 9, 2011
Resolution 10000

Granted authority to request the release of \$3,770,000 Building Trust Funds-Planning for the Health and Human Performance Building project, as needed by the project.

Approval of the Design Report and
Authority to Construct the North DeBot
Residence Hall Renovation–Phase II Project,
UW-Stevens Point

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the North DeBot Residence Hall Renovation-Phase II project for an estimated total cost of \$13,477,000 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW-Stevens Point

REQUEST: Approval of the Design Report and authority to construct the North DeBot Residence Hall Renovation-Phase II project for an estimated total cost of \$13,477,000 Program Revenue Supported Borrowing.

PROJECT DESCRIPTION: This project will renovate Watson Hall during the summer of 2014 and Thomson Hall during the summer of 2015. The halls are located in the north DeBot residence hall quadrant on the UW-Stevens Point campus and will be bid together. Watson Hall contains 270 beds in 54,346 GSF and Thomson Hall contains 270 beds in 54,242 GSF. These are the seventh and eighth halls to be renovated. Significant renovations include room lighting upgrades, updates to closet side panels, replacement of existing resident room windows with energy efficient frames and glazing, replacement of steam radiant heat with a four-pipe system that incorporates hot water and chilled water for air conditioning, reconfiguration of the front desk lobby area, and updates to the lounge area.

Modifications to bring the halls into conformance with the Americans with Disabilities Act (ADA) include the renovation of private baths on floors two through four to accommodate mobility-restricted residents/guests on all floors. Basement-level toilet rooms will be made fully accessible and converted to private restrooms. A five-stop elevator will be installed, an exterior ramp will be constructed to the lobby level, and resident and public door hardware will be upgraded to a lever style. Eleven resident rooms on various floors, as well as the apartments for the hall directors, will be made fully ADA accessible.

Fire sprinkler systems will be installed throughout and existing masonry block walls will receive a thin-coat plaster finish and be repainted. Existing wood fiber cement panels will be removed in the corridors and all ceilings will be repainted. A roof-mounted domestic solar hot water array will be added to both halls. Electrical connections will be completed to an existing emergency generator that was installed in 2012 to serve all four residence halls in the North DeBot complex.

This renovation is designed in accordance with sustainable design and operations as part of the Leadership in Energy and Environmental Design, Existing Building (LEED-EB) as outlined by the U. S. Green Building Council (USGBC). It is anticipated that these will be the fourth and fifth buildings at UW-Stevens Point to achieve the LEED-EB designation.

PROJECT JUSTIFICATION: Watson (1968) and Thomson (1969) Halls were each constructed as four-story T-shaped buildings with predominately double-occupancy rooms along double-loaded interior corridors. A major renovation of both in 1993 and 1994 concentrated

primarily on common areas such as shower-rooms, kitchenette-lounges, the installation of recycling chutes, and the removal of all asbestos containing material in the public areas. All fire alarm systems and voice-data wiring were upgraded but, addressable digital and synchronized alarm light technology was not yet available. Updating of the resident rooms was limited only to the installation of carpet-tile and repainting.

The radiant steam heating system is currently configured with one thermostat controlling the heat in 48 rooms (one half of a wing) on all four floors. The heat control valves are poorly located and the steam traps are not reliable, leading them to be a constant source of maintenance problems. The halls are currently air conditioned using window units when needed during the summer months for conferences and camps. Central chilled water was extended to both buildings in 2011 in anticipation of the installation of a central air system to improve efficiency in an economical manner. Although not required by code or law, a fire sprinkler system is considered to be an essential life-safety component for this project and its installation is supported by the local city fire department. The existing fire alarm and emergency notification system was not upgraded during the renovations of 1993-94 and does not meet current standards.

The campus presently manages twelve, four-story residence halls with approximately 3,100 beds in 665,300 GSF. All were constructed between the late 1950s and 1960s. A five-story 323 bed suite-style residence hall (140,755 GSF) was completed in September 2011. A 2006 housing master plan highly recommended making the improvements described above for the long-term safety of the residents, to comply with ADA, and to provide a reasonable level of expected housing quality. This project represents the seventh and eighth halls to be renovated in this manner, one per summer, since 2007. The pursuit of a LEED-Existing Building designation continues a longstanding UW-Stevens Point tradition of commitment to demonstrate, implement, and advance practical sustainable building design and operations.

BUDGET AND SCHEDULE:

Construction	\$11,243,000
Design	819,000
DFD Mgt	481,000
Contingency	787,000
Other Fee	147,000
Total	\$13,477,000

	Watson	Thompson
SBC Approval	Oct 2013	Oct 2013
A/E Selection	May 2013	May 2013
Design Report	Aug 2013	Aug 2013
Bid Opening	Jan 2014	Jan 2014
Start Construction	May 2014	May 2015
Substantial Completion	Aug 2014	Aug 2015
Final Completion	Nov 2014	Nov 2015

PREVIOUS ACTION:

August 23, 2012
Resolution 10101

Recommended that the North DeBot Residence Hall Renovations Phase II project be submitted to the Department of Administration and the State Building Commission as part of the UW System 2013-15 Capital Budget at an estimated total project cost of \$13,477,000 Program Revenue Supported Borrowing. The project was subsequently enumerated in the 2013-15 Capital Budget at that level and funding source.

Approval of the Design Report of the West Campus Residence Hall Renovation-Phase I Project and Authority to (a) Increase the Budget and (b) Construct the Project, UW-Whitewater

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to:

- (a) increase the project budget by \$5,460,100 Program Revenue Supported Borrowing and
- (b) construct the West Campus Residence Hall Renovation-Phase I project for a revised estimated total cost of \$17,683,100 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW-Whitewater

REQUEST: Approval of the Design Report and authority to (a) increase the project budget by \$5,460,100 Program Revenue Supported Borrowing and (b) construct the West Campus Residence Hall Renovation-Phase I project for a revised estimated total cost of \$17,683,100 Program Revenue Supported Borrowing.

PROJECT DESCRIPTION: Phase I of this project involves the renovation of two of the six residence halls in the west campus area. These include Arey Hall, which is a 4-story plus basement (47,733 GSF) residence hall that was constructed in 1964 and Fricker Hall, which is a 4-story plus basement (47,739 GSF) residence hall that was constructed in 1965. This request will construct a 19,835 GSF addition that will link the two buildings together at all levels. The project will incorporate key services and support for all students per UW-Whitewater's mission to support students with disabilities.

Renovations in both buildings include: renewal of building finishes; upgrade within the resident rooms; replace windows and exterior doors; enlarge and reconfigure restrooms for universal accessibility; address deferred maintenance; replace existing roofs; upgrade and address any health and safety code compliance issues; replace mechanical, electrical and plumbing systems; provide standby power; and add a fire suppression system throughout. The buildings' interiors will also be brought into compliance with campus accessibility and universal design guidelines.

The project will build an addition linking Fricker and Arey Halls at all floors. The connector enables the efficiencies and redundancy for major services such as a new 5-stop elevator, code compliant accessible exit paths, increased program space in lower levels for activities and study areas, consolidated student services, custodial services, building support, mechanical spaces, and more flexible universal living for all students. The result of these efficiencies is the gain of up to forty beds (Fricker–25 beds and Arey–15 beds).

Improved ventilation systems will be provided throughout both buildings. Chilled water will be brought to the addition by the extension of a chilled water line from the Drumlin Dining Hall building. Heat recovery technology will be employed. New energy efficient lighting will be installed. A new 12-inch water main of approximately 240 lineal feet will be extended north from Starin Avenue (city road) along Koshkonong Drive (campus road) to support the code required risers and fire suppression systems in each hall.

PROJECT JUSTIFICATION: The Department of Residence Life maintains twelve on-

campus student residence halls. All of these buildings were constructed in 1967 or earlier and, although they are well maintained, they are now in need of capital renewal. The campus developed a long range plan that calls for the renovation of one existing residence hall each year until all of these facilities have been renewed.

UW-Whitewater is currently experiencing a shortage of on-campus housing and has attempted to mitigate this through the utilization of hall lounges for student rooms, granting waivers for the on campus residency requirement and working with local rental properties to provide suitable student housing.

The project was originally enumerated to renovate Bigelow and Benson halls. Prior to obtaining A/E services, it was decided that it would be best to undertake a master plan and pre-design for all six residence halls in the west campus area to plan for the residence hall renovations. After looking at the location and condition of the utilities serving the halls, it was decided to renovate Arey and Fricker halls as the first phase of the project. During the pre-design work on the project it was determined that:

- Construction of building connectors was the best and more cost effective means to meet the campus goal of universal accessibility and campus life synergy within its housing;
- The existing 6-inch water main would not be sufficient to support the added demand for water required by the addition of fire suppression systems to these and future dorm remodels
- To support the water needs a new 12-inch water main along Koshkonong Drive will be added as part of this project
- Inclusion of a fire pump and backup generator, both of which will be sized to serve three of the six halls.

The budget increase for this phase is due to the construction of the building connectors and the services that they will include; the additional rooms added to each building as a result of space efficiencies garnered with the connectors; enhanced electronic security and electronic accessibility; and the need for utility upgrades to support the project. These utility upgrades were not identified at the time of enumeration.

BUDGET AND SCHEDULE:

Construction	\$14,675,800	SBC Approval	Oct 2013
Design	\$1,009,900	A/E Selection	Apr 2012
DFD Mgt	\$627,500	Design Report	Aug 2013
Contingency	\$1,009,900	Bid Opening	Feb 2014
Equip	\$98,000	Start Construction	May 2014
Other Fees	\$262,000	Substantial Completion	Aug 2015
TOTAL	\$17,683,100	Final Completion	Dec 2015

PREVIOUS ACTION:

December 10, 2010
Resolution 9854

Recommended that the Bigelow and Benson Halls Renovation project, at an estimated total project cost of \$12,223,000 (Program Revenue Supported Bonding) 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 at that level and source of funding.

Approval of the Design Report for the UW-Stout Harvey Hall Renovation-Phase II Project; Approval of the Design Report for the UW-Oshkosh Clow Social Science Center and Nursing Education Building Renovation Project; and Authority to: (1) Increase the Combined Budget for Both Projects and (2) Construct Both Projects, UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

- That, upon the recommendation of the President of the University of Wisconsin System,
- (a) the Design Report of the UW-Stout Harvey Hall Renovation-Phase II project and the Design Report for the UW-Oshkosh Clow Social Science Center and Nursing Education Building Renovation project be approved; and
 - (b) authority be granted to increase the combined budget for both projects by \$5,979,000 existing General Fund Supported Borrowing and to construct both projects at an estimated combined total cost of \$55,979,000 General Fund Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION OCTOBER 2013

INSTITUTION: UW System

REQUEST: (a) Approval of the Design Report for the UW-Stout Harvey Hall Renovation-Phase II project and the Design Report for the UW-Oshkosh Clow Social Science Center and Nursing Education Building Renovation project and (b) authority to increase the combined budget for both projects by \$5,979,000 existing General Fund Supported Borrowing (GFSB) and to construct both projects at an estimated combined total cost of \$55,979,000 GFSB.

PROJECT DESCRIPTION: The Facility Renewal Program was initiated under the 2011-13 biennium as a system-wide categorical enumeration for the purpose of upgrading the condition of university facilities. Initial projects have been identified as:

- a. The Harvey Hall Renovation-Phase I project addressed deficiencies in the existing theatre and related support spaces. This Phase II project will address 92,280 GSF of remaining deferred maintenance, obsolete infrastructure, and necessary programmatic upgrades in the building. Upon completion, the renovations in this project will allow the facility to continue supporting general assignment classrooms; multiple departments in the College of Arts, Humanities and Social Sciences; and the department of Psychology. Specifically, the project will:
 - Replace all mechanical, electrical, plumbing, telecommunications, and life safety systems.
 - Upgrade the existing elevator and install an additional elevator to meet accessibility and functional requirements.
 - Construct new restrooms to properly accommodate the large number of building users and to provide accessibility for persons with disabilities.
 - Repair the exterior envelope including replacement of exterior doors and windows with units that are energy efficient and historically appropriate, replace roofing, repair and reconstruct exterior stairs, and tuck-point masonry.
 - Reconfigure and upgrade classrooms to meet current functional standards, including instructional technology.
 - Reconfigure and remodel academic office and departmental work spaces to meet functional needs, improve space use efficiency, and create adjacencies that reflect desired academic/programmatic collaborations.
 - Restore select architectural elements that contribute to the historic significance of the building.
 - Abate asbestos and lead-based paint as necessary.

- b. The Clow Social Science Center and Nursing Education Building Renovation project will provide programmatic remodeling of general assignment classrooms, teaching labs, instructional/support space for the College of Nursing, and College of Letters and Science departments of Psychology, Foreign Language, Criminal Justice and Public Administration. The Clow Social Sciences Center is comprised of three interconnected structures, all built in 1966: (1) Three-story-plus-penthouse Classroom Building, (2) Five-story Clow Faculty Office Building, and (3) Lecture Hall Building. Work includes demolition and reconstruction of the majority of interior walls, and mechanical, electrical and fire protection systems, including fire alarm and security systems phone/data and AV systems. The project will construct minor additions for a new building entrance, student collaboration space, and a connecting link between Clow Social Science Center and Nursing/Education Building, totaling 17,000 GSF of new construction. The new connecting link will simplify and reorganize building circulation and access to the College of Education and Human Services and the College of Nursing. Work in the Nursing/Education Building is not included at this time, except for minor classroom remodeling.

The upgrading of heating, ventilation, air-conditioning and lighting systems and the addition of three inches of insulation in the exterior walls will improve energy performance, exceeding the energy code by 13.5 %. A geothermal heat exchange system was studied and found not to be cost effective because the buildings are currently served by existing campus steam and chilled water utilities. The project design is expected to achieve the U.S. Green Building Council's LEED silver level.

The intention is to provide support of programmatic remodeling for general assignment classrooms, teaching labs, instructional and support space for the College of Nursing, and instructional labs and support space for the departments of Psychology and Foreign Languages and Literatures in the College of Letters and Science.

PROJECT JUSTIFICATION: In the 2011-13 biennium, the UW-Stout Harvey Hall Renovation-Phase II project, the UW-Oshkosh Clow Social Science Center and the Nursing/Education Building Renovation projects were the first to be categorically enumerated under the Facilities Renewal Program. Facilities Renewal Program projects address both maintenance and programmatic needs in existing buildings in a comprehensive manner, resulting in a renovated building that approaches the useable life of a new building.

- a. Harvey Hall - Constructed between 1914 and 1916, Harvey Hall is the second oldest surviving building on the UW-Stout campus and contains four stories plus an occupied lower level. The building has never undergone a comprehensive renovation project, except for the Phase I theatre renovation, leaving much of the facility with its original infrastructure. The deteriorating conditions in the remaining portion of Harvey Hall demonstrate the need for renovation of that space to meet critical programmatic and infrastructure requirements.

Harvey Hall houses nearly one-quarter of the campus general assignment classrooms. However, the classrooms do not meet current standards. They are undersized and the proportions are inappropriate for current teaching configurations. They lack appropriate ventilation, lighting, electrical power, telecommunications, finishes, and modern instructional technology.

The academic departmental office and work areas are inappropriately configured for current needs, resulting in inconsistent office sizes and operational inefficiencies. There is a lack of meeting and conference space necessary to support student and faculty interaction. In addition, office space assignments are not appropriately consolidated and inhibit achieving the campus goal of greater collaborative and interdisciplinary work.

- b. Clow Social Sciences Center – This center (120,475 GSF) was constructed in 1966 as three major structures connected by enclosed passageways. The main structure is a classroom building (77,553 GSF) with two stories and a basement. Connected at four floors is a faculty building (29,934 GSF) of five stories. Connected at the ground floor and the basement is a lecture building (12,988 GSF) of one story and a partial basement.

Numerous functional, maintenance and ADA issues throughout these facilities can only be remedied with a comprehensive renovation. Instructional labs and classrooms are in extremely poor condition and no longer accommodate the current methods of teaching for the programs.

Specific needs are also associated with several academic programs.

- The College of Nursing has a substantial and increasing need for experiential simulation learning. This need is triggered by the rapidly changing health care industry, limited access to patients for clinical learning, and increased minimum competencies required before entering the workplace. Thus, there is a critical need to upgrade and add instructional facilities including wet labs and simulation labs for undergraduate, graduate, and family nurse practitioner programs.
- The Department of Psychology’s instructional and research labs and related support spaces are in extremely poor condition and no longer accommodate the current methods utilized within the programs.
- The Department of Foreign Language and Literature needs additional instructional lab space.

The renovation of the Nursing/Education Building (87,381 GSF) will be done in a future phase.

BUDGET AND SCHEDULE:

UW-Stout: Harvey Hall Renovation-Phase II

Construction	\$18,078,300	SBC Approval	Oct 2013
Design	1,850,000	A/E Selection	Mar 2012
DFD Mgt	864,000	Design Report	Jun 2013
Contingency	2,499,700	Bid Opening	Dec 2013
Equip	3,910,000	Start Construction	Feb 2014
Other Fees	795,000	Substantial Completion	Jun 2015
TOTAL	\$27,997,000	Final Completion	Dec 2015

UW-Oshkosh: Clow Social Science Center and Nursing Education Building Renovation

Construction	\$21,332,600	SBC Approval	Oct 2013
Design	1,827,500	A/E Selection	Mar 2012
DFD Mgt	934,400	Design Report	Sep 2013
Contingency	2,026,500	Bid Opening	Apr 2014
Equip	1,541,000	Start Construction	Jun 2014
Other Fees	320,000	Substantial Completion	Jun 2015
TOTAL	\$27,982,000	Final Completion	Dec 2015

PREVIOUS ACTION:

- December 10, 2010
Resolution 9854
- Granted authority to seek enumeration of the UW-Stout: Harvey Hall Renovation–Phase II project as one of seven additional major projects as part of the 2011-13 Capital Budget.
- October 7, 2011
Resolution 9991
- Granted authority to seek the 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, UW-Oshkosh Clow Social Science Center project, and Nursing/Education Building Renovation project.

Authority to Construct One All Agency
Maintenance and Repair 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 one maintenance and repair project at an estimated total cost of \$1,158,700 (\$1,152,200 General Fund Supported Borrowing and \$6,500 Program Revenue-Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW System

REQUEST: Authority to construct one maintenance and repair project at an estimated total cost of \$1,158,700 (\$1,152,200 General Fund Supported Borrowing and \$6,500 Program Revenue-Cash).

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	Z100	T560	AGFO	GIFT/GRANT	Z450	TOTAL
PKS	12K10	Greenquist/Wyllie Fire Prot Sys Renv	\$ -	\$ -	\$ 6,500	\$ -	\$ 1,152,200	\$ 1,158,700
HSE SUBTOTALS			\$ -	\$ -	\$ 6,500	\$ -	\$ 1,152,200	\$ 1,158,700

	GFSB	PRSB	CASH	GIFT/GRANT	Z450	TOTAL
OCTOBER 2013 TOTALS	\$ -	\$ -	\$ 6,500	\$ -	\$ 1,152,200	\$ 1,158,700

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

Health, Safety, and Environmental Protection

PKS - Greenquist Hall and Wyllie Hall Fire Protection System Renovation (\$1,158,700):
This project renovates and upgrades the fire protection systems in Greenquist Hall and Wyllie Hall to meet current building code requirements and facilitate quarterly fire protection system testing. Project work includes installing a new fire hydrant near Wyllie Hall, replacing the fire pumps in both buildings with a common pump in Wyllie Hall, and providing full building sprinkler coverage for both buildings to meet code requirements and replace all original sprinkler heads. The deluge curtain wall system in Wyllie Hall will be replaced with closely spaced sprinkler heads to maintain the original fire rating of the glass while eliminating the deluge valves and heat detection. All vertical fire suppression zones will be reconfigured to new floor-by-floor horizontal zones to improve isolation capabilities. Project work also includes fire alarm and building electrical work to facilitate the fire suppression system renovation.

The fire protection systems in Greenquist Hall (140,243 GSF constructed in 1969) and Wyllie Hall (256,612 GSF constructed in 1972) are inadequate and do not meet current building code requirements. The systems do not have proper drain facilities, inspector test connections, or fire pump bypass piping. As a consequence, the systems cannot be tested quarterly as required. There is also concern of a catastrophic failure of the Wyllie Hall deluge system, which could cause significant damage to building contents and equipment. Both buildings have only partial sprinkler coverage and should be fully protected for occupant safety.

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. 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.

BUDGET:

General Fund Supported Borrowing	\$ 1,152,200
Program Revenue-Cash	<u>6,500</u>
Total Requested Budget	\$ 1,158,700

PREVIOUS ACTION: None.