08/22/13

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Friday, September 6, 2013
UW-Madison
Room 1820, Van Hise Hall
Madison, Wisconsin

8:00 a.m. Meeting of the Capital Planning and Budget Committee – Room 1820

a. Approval of the Minutes of the July 11, 2013 Meeting of the Capital Planning and Budget Committee

b. UW-Madison: Approval of the Design Report and Authority to Construct the University Houses Renovation Project
[Resolution I.3.b.]

c. UW-Stout: Approval of the Design Report and Authority to Construct the McCalmont Hall Renovation Project
[Resolution I.3.c.]

d. UW-River Falls: Approval of Design Report and Authority to Construct the Ramer Field Renovation-Phase I – Press Box Replacement Project
[Resolution I.3.d.]

e. UW System: Authority to Construct All Agency Maintenance and Repair Projects
[Resolution I.3.e.]

f. Report of the Associate Vice President

Approval of the Design Report and Authority to Construct the University Houses Renovation Project, 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 Design Report be approved and authority be granted to construct the University Houses Renovation project at an estimated total project cost of $15,000,000 ($8,000,000 Program Revenue Supported Borrowing and $7,000,000 Program Revenue-Cash)

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for
Board of Regents Action
September 2013

1. Institution: The University of Wisconsin-Madison

2. Request: Approval of the Design Report and authority to construct the University Houses Renovation project at an estimated total project cost of $15,000,000 ($8,000,000 Program Revenue Supported Borrowing and $7,000,000 Program Revenue-Cash).

3. Project Description and Scope: This project undertakes selective renovations in 30 buildings (134,420 ASF/ 173,497 GSF) at the University Houses Apartment Complex, located at 2902 Haight Road. The project will address maintenance items and mechanical system upgrades as well as programmatic and accessibility improvements. The 144 units within the 30 buildings will be closed for approximately a year beginning July 2014 while the renovations are completed.

   Bathtubs and all hot and cold water piping will be replaced in all units. Kitchen and bathrooms exhausts will be added. Flooring in all units, including abatement of vinyl asbestos tile and mastic, will be undertaken. New kitchen cabinets and countertops will be installed and the renovated units will be repainted. Selective exterior brick repairs will provide protection against future water damage.

   Five of the buildings serve as mechanical "hubs" for the complex. Mechanical systems renovation in these five buildings will include the replacement of the hot water heating boilers, pumps, domestic water heaters, water softeners, and associated electrical upgrades. These replacements will improve the overall performance of the systems, improve overall tenant comfort, and will also reduce the amount of maintenance that the existing systems require. Inside the units, the hot water loop convector piping and convectors will be replaced and the electrical system will be upgraded.

   In a continued effort to provide a diversity of accessible housing, this project renovates five existing units to create three Americans with Disabilities Act (ADA)-compliant apartments (one each of 1, 2, and 3 bedrooms). The common laundries currently located in 5 basements are being replaced with 3 newly renovated spaces at ground level that will allow for safe and ADA-compliant access. Additional parking with accessible routes will be created to access the new ADA-compliant units and new laundries.

4. Justification: This project was enumerated in the 2013-15 capital budget and a complete justification was submitted at that time.

   The University Houses complex is a community of 144 unfurnished one, two and three bedroom apartments, housed in two-story buildings. Constructed by the Wisconsin Alumni

Research Foundation in 1947, the University Houses complex was recently determined to be potentially eligible for listing on the National Register of Historic Places. University Housing has maintained the buildings as needed, but few capital improvements have been made since their construction. Building 39 was recently renovated into a campus child care facility. A recently completed site utility project replaced underground electrical, water, sewer, and heating piping.

University Houses along with Eagle Heights and Harvey Street are important for the recruitment and retention of graduate students. Each complex is distinct in architecture and style, but share the same eligibility for residency, and are served by the same staff, services, and programs. These are provided to all members of the household, so that the students are able to concentrate to the greatest extent possible on pursuing their degrees and/or research.

5. Budget and Schedule:

Construction	$12,903,000
Design	$999,700
DFD Mgt.	$538,200
Contingency	$551,100
Equip.	$0
Other Fees	$8,000
TOTAL	**$15,000,000**

SBC Approval	Sep 2013
A/E Selection	Jan 2013
Design Report	Jun 2013
Bid Opening	Feb 2014
Start Construction	Jul 2014
Substantial Completion	May 2015
Final Completion	Jun 2015

6. Previous Action:

August 23, 2012 Resolution 10101	Recommended that the University Houses Renovation 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 $15,000,000 ($8,000,000 Program Revenue Supported Borrowing and $7,000,000 Program Revenue-Cash). The project was subsequently enumerated at that level and funding amount.

Approval of the Design Report and Authority to Construct the McCalmont Hall Renovation Project, 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, the Design Report be approved and authority be granted to construct the McCalmont Hall Renovation project at an estimated total project cost of $7,893,000 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for
Board of Regents Action
September 2013

1. Institution: The University of Wisconsin–Stout

2. Request: Approval of the Design Report and authority to construct the McCalmont Hall Renovation project at an estimated total project cost of $7,893,000 Program Revenue Supported Borrowing.

3. Description and Scope of Project: The existing 24,010 ASF/42,337 GSF building will be completely renovated to provide 194 beds in a traditional dormitory style of predominantly double occupancy rooms and some triple occupancy rooms. The renovation work will completely replace all plumbing, mechanical, electrical, and telecommunications systems as well as add an automatic fire sprinkler system. A new emergency generator will be installed to serve McCalmont Hall and the two existing connected dormitories, Antrim and Froggert. Asbestos will be abated. All wall, floor, and ceiling finishes will be replaced or upgraded and all interior doors and hardware will be replaced. Exterior work will include masonry tuck-pointing and sealant replacement.

   Multiple new small additions totaling 2,995 ASF/3,505 GSF will expand the existing bathrooms/shower rooms and kitchen/lounge areas on each floor to meet functional and programmatic requirements as well as provide accessibility in compliance with the Americans with Disabilities Act (ADA). ADA modifications will also provide accessible routes including access to the main front desk and the existing hall director's apartment that is located in adjacent Antrim Hall. The 544 ASF/831 GSF existing hall director's apartment will be completely renovated and a 508 ASF/612 GSF new addition will improve functionality.

4. Justification of the Request: A full analysis of need was provided as part of the 2013-15 Capital Budget request. McCalmont Hall, which is located on the main campus, was constructed in 1963 and contains four stories and a basement. It currently provides 144 beds on three floors in traditional dormitory-style rooms that are reflective of the time it was constructed. One floor currently contains faculty and staff offices in what were originally dormitory rooms. These rooms will be converted back to dormitory-style rooms as part of this project. The lower level provides recreation, lounge, laundry, and building service spaces. Although there is demand for this style of housing, the building itself has not been significantly renovated since its original construction and the infrastructure and finishes have deteriorated. In addition, bathrooms/shower rooms lack ADA accessibility and the entire building does not meet the needs or expectations of current and future students.

This project is a component of, and consistent with, the multi-year plan to upgrade and renovate all existing housing stock at UW-Stout as recommended in the campus 2009 Residence Hall Study.

5. Budget and Schedule:

Construction	$6,627,000
Design	$487,000
DFD Mgt.	$276,000
Contingency	$350,000
Equip.	$93,000
Other Fees	$60,000
TOTAL	**$7,893,000**

SBC Approval	Sep 2013
A/E Selection	Jan 2013
Design Report	Jul 2013
Bid Opening	Nov 2013
Start Construction	Jan 2014
Substantial Completion	Aug 2014
Final Completion	Dec 2014

6. Previous Action:

August 23, 2012 Resolution 10101	Recommended that the McCalmont Hall Renovation project, at an estimated total project cost of $7,893,000 Program Revenue Supported Borrowing, be submitted to the Department of Administration and State Building Commission as part of the UW System 2013-15 Capital Budget request. The project was subsequently enumerated at that level and fund source.

Approval of Design Report and Authority to Construct the Ramer Field Renovation-Phase I–Press Box Replacement 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 Ramer Field Renovation-Phase I-Press Box Replacement project at an estimated total project cost of $2,140,000 ($300,000 Program Revenue Supported Borrowing, $200,000 Program Revenue-Cash, and $1,640,000 Gift Funds).

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for
Board of Regents Action
September 2013

1. Institution: The University of Wisconsin-River Falls

2. Request: Approval of the Design Report and authority to construct the Ramer Field Renovation-Phase I-Press Box Replacement project at an estimated total project cost of $2,140,000 ($300,000 Program Revenue Supported Borrowing, $200,000 Program Revenue-Cash, and $1,640,000 Gift Funds).

3. Description and Scope of Project: The Ramer Field Renovation Phase I project will construct a new 8,376 GSF press box building in Smith Stadium at Ramer Field on the UW-River Falls campus. Construction of the new two-story building will contain the following functions:
   - Eight press rooms
   - Hospitality room
   - Restrooms at the press box level
   - Stairs
   - Elevator
   - Men's and women's restrooms on the ground level

   Work also includes extension of upgraded water, sewer, power, and telecommunications utilities to the building. Existing bleachers will be modified to provide accessibility in conformance with the Americans with Disabilities Act (ADA).

   The building will be constructed of materials that are compatible in design with the Falcon Center for Health, Education, and Wellness to be constructed to the west.

4. Justification of the Request: The purpose of the project is to replace the existing press box serving the Smith Stadium at Ramer Field. Smith Stadium at Ramer Field has been serving the football and track and field programs at UW-River Falls since 1963. The existing stadium is comprised of an iron structure grandstand with wood bleacher seating on the west side of the football field, which is surrounded by an oval track. Visiting team spectators are accommodated with separate bleachers on the east side of the field. The existing press box is too small and has too few rooms to accommodate members of the press and coaches. It also does not have space suitable for hosting groups during football games or track meets.

   The Ramer Field Renovation project was enumerated in the 2009-11 Capital Budget at a total budget of $3,987,000. The objective of this enumeration was to provide the opportunity over time to make improvements to Ramer Field as gift funds became

available. The university received a generous lead gift from the Smith family and First National Bank of River Falls to commence a fundraising campaign toward improving facilities at Ramer Field, including press box replacement. Augmenting this lead gift is a commitment from the UW-River Falls Student Association of segregated fee support for program revenue funding. These two funding streams have helped garner additional contributions from alumni and friends of the university.

In 2008, a Ramer Field Site Master Plan was completed that articulated all work needed to improve the facility. Replacing the press box was identified as a high priority project. Field lighting and the public address system were replaced with a separate all agency project in 2010.

Based on both press box and spectator capacity, Ramer Field and Smith Stadium currently do not meet code requirements for number of restroom fixtures. Therefore, new restrooms will be constructed on the ground level of Smith Stadium beneath the press box to support both the press box and grandstand seating.

5. Budget and Schedule:

Construction	$1,800,000
Design	$140,000
DFD Mgt.	$75,000
Contingency	$110,000
Equip.	$0
Other Fees	$15,000
TOTAL	**$2,140,000**

SBC Approval	Sep 2013
A/E Selection	Apr 2013
Design Report	Jul 2013
Bid Opening	Dec 2013
Start Construction	Mar 2014
Substantial Completion	Aug 2014
Final Completion	Sep 2014

6. Previous Action:

August 21, 2008 Resolution 9529	Recommended that the Ramer Field Renovation project be submitted to the Department of Administration and the State Building Commission as part of the 2009-11 Capital Budget request at an estimated total project cost of $3,987,000 ($3,497,000 Program Revenue Supported Borrowing and $500,000 Program Revenue Supported Borrowing). The project was subsequently enumerated at that level and source of funding.

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 $4,483,300 ($2,989,400 General Fund Supported Borrowing; $459,300 Program Revenue Supported Borrowing; and $1,034,600 Program Revenue Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for
Board of Regents Action
September 2013

1. Institution: The University of Wisconsin System

2. Request: Authority to construct various maintenance and repair projects at an estimated total cost of $4,483,300 ($2,989,400 General Fund Supported Borrowing; $459,300 Program Revenue Supported Borrowing; and $1,034,600 Program Revenue Cash).

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
COL	13A1J	UWMNT Multi-Bldg Energy Conservation	$ -	$ 459,300	$ -	$ -	$ -	$ 459,300
		EC SUBTOTALS	**$ -**	**$ 459,300**	**$ -**	**$ -**	**$ -**	**$ 459,300**

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
MSN	13E4Z	Multi-Bldg Emergency Transfer Switch Repl	$ 238,000	$ -	$ 17,000	$ -	$ -	$ 255,000
		FMR SUBTOTALS	**$ 238,000**	**$ -**	**$ 17,000**	**$ -**	**$ -**	**$ 255,000**

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
MSN	13H1L	Lake St./Law Bldg Steam & Condensate Renv	$ 2,751,400	$ -	$ 1,017,600	$ -	$ -	$ 3,769,000
		URR SUBTOTALS	**$ 2,751,400**	**$ -**	**$ 1,017,600**	**$ -**	**$ -**	**$ 3,769,000**

	GFSB	PRSB	CASH	GIFT/GRANT	BTF	TOTAL
SEPTEMBER 2013 TOTALS	**$ 2,989,400**	**$ 459,300**	**$ 1,034,600**	**$ -**	**$ -**	**$ 4,483,300**

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

Energy Conservation

COL - UW-Marinette Multi-Building Energy Conservation ($459,300): This project implements energy conservation measures based on a recently completed comprehensive investment grade energy audit for five buildings. Project work includes implementation of three energy conservation measures throughout the Administration, Fieldhouse, Library, Maintenance, and Theatre buildings. Energy efficient lighting and ballasts will be installed and occupancy sensors will be re-orientated or new controls installed in areas of intermittent use. The exterior envelope will be made weathertight and new occupancy sensors installed on the cold beverage vending machines to reduce run time.

The Department of Administration and the University of Wisconsin System embrace high-performance green building standards and energy conservation for state facilities and operations. 2005 Act 141 requires each agency to develop energy cost reduction plans. Plans must include all system and equipment upgrades that will pay for themselves in energy cost reductions over their useful life. The energy savings performance contracting

program provides a process for UW System to effect energy cost reductions in existing buildings and utility systems.

This project will assist UW-Marinette in complying with these energy reduction goals. The implementation of the energy conservation measures identified in this request will result in an anticipated annual energy cost savings of approximately $30,174 with a simple payback of 14.6 years. This is below the state energy fund simple payback requirement of 16 years or a 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

Facility Maintenance and Repair Requests

MSN - Multi-Building Emergency Transfer Switch Replacement ($255,000): This project replaces emergency power transfer switches in sixteen buildings to improve the reliability of the emergency power distribution system serving critical building and life safety systems. These transfer switches range in age between 36 and 50 years old. The switches are obsolete and replacement parts are no longer available. Power coil and timer failures are increasing and pose a threat to occupant safety. These switches should be replaced to ensure that emergency power from the building emergency electrical generator is fed to critical building and life safety systems during a power outage.

Utility Repair and Renovation Requests

MSN - Lake Street and Law Building Steam & Condensate Utility Renovation ($2,261,000): This project renovates high-pressure steam, pumped condensate return, and compressed air utilities within a concrete box conduit system along Lake Street between Dayton Street and Johnson Street including the replacement of two steam pits and the replacement of the steam/condensate utility service to Witte Hall. This project also expands an existing utility tunnel entrance to accommodate the installation of a new duplex condensate pumping station located just north of the Central Kitchen (west of Park Street).

Project work includes replacing two steam pits; replacing ~140 LF of direct buried steam, condensate return, and compressed air piping to Witte Hall; and renovating ~430 LF of steam, condensate return, and compressed air utilities within concrete box conduit between steam pits along Lake Street. The direct buried utilities to Witte Hall will be replaced. Project work also includes the expansion of the sub-grade utility tunnel access, installation of a duplex condensate pumping station, and ~1,200 LF of condensate return within the Lathrop Drive utility tunnel.

Steam pit 79/12 and the thermal utilities serving Witte Hall were installed in the early 1960s during the phased construction of Sellery Hall, Witte Hall, Gordon Commons, and Ogg Hall. The steam pit roof and large sections of the walls are failing. Concrete has delaminated and the reinforcement steel is exposed and corroded. Steam pit 11/13 and the concrete box conduit between steam pits 79/12 and 11/13 were installed in the mid 1980s for the construction of the Southeast Recreational Facility. Due to periodic failures and/or back up of the storm pump system, the steam pits and box conduit have flooded. The flood incidents have led to pit structural damage and large sections of the walls have exposed

corroded reinforcement steel and large sections of spalled concrete. Associated to the past flooding issues, the steam and condensate piping insulation within the box conduit is deteriorated and needs to be replaced.

Pumped condensate return is one of the more vulnerable utilities in this area of east campus. The only pathway of pumped condensate return from east campus facilities is through direct buried piping routed along Dayton Street from Park Street back to the Charter Street Heating Plant. Most of the pumped condensate return piping of this vintage on campus (1950s) has failed requiring either replacement or installation of a smaller sleeve pipe within the failed condensate main. Failure of the pumped condensate piping between the Charter Street Heating Plant and Park Street would result in a costly loss from east campus facilities and severely challenge the capacity of the central plant boiler make-up water systems.

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	$ 2,989,400
Program Revenue Supported Borrowing	459,300
Program Revenue Cash	1,034,600
Total Requested Budget	**$ 4,483,300**

6. Previous Action: None.