

Minutes
Capital Planning and Budget Committee
Thursday, April 10, 2014

The meeting of the Capital Planning and Budget Committee was called to order at 10:50 a.m. by Committee Chair Regent Edmund Manydeeds, in St. Croix Room 321 in the University Center on the UW-River Falls campus. Regents John Behling, Tony Evers, Chad Landes, Janice Mueller, and José Vasquez were in attendance. Regents Gary Roberts and David Walsh were absent.

I.3.a. Approval of the Minutes of the February 6, 2014 Meeting of the Capital Planning and Budget Committee

After receipt of a motion and second, the minutes of the February 6, 2014, meeting of the Capital Planning and Budget Committee were approved as presented.

I.3.b. UW-River Falls Presentation: River Falls Farms Master Plan

Assistant Chancellor for Business and Finance Elizabeth Frueh provided an overview of campus master planning at UW-River Falls and updated the committee on recent and future capital projects.

Dean of the College of Agriculture, Food, and Environmental Sciences (CAFES) Dale Gallenberg updated the committee on the progress of the Lab Farms Master Plan. He explained that academic excellence is achieved in the college by blending theory with practical application and that the UW-River Falls farms, greenhouse facilities, and food pilot plants are considered to be teaching laboratories because they provide the students with real life, hands-on production experiences. He described how both campus farms, the Campus Laboratory Farm and the Mann Valley Laboratory Farm, are managed as one farm unit even though they differ in the unique learning opportunities each offers: fruit breeding, forestry and an equine program at the Campus Laboratory Farm; and livestock enterprises, crop production, and grazing at the Mann Valley Laboratory Farm. Mr. Gallenberg stated that the master plan, which should reach completion next month, will help guide the development and renovation of the farm facilities for the next twenty years.

I.3.c. UW Colleges: UW-Fond du Lac – Authority to Release a Parcel of Land to Fond du Lac County for the Purpose of Housing Development

This item concerns a request by Fond du Lac County to transfer an approximate 3.0 acre parcel of land back to the County so it may enter into a long-term ground lease with a private developer to construct and operate an 84-bed student housing facility for UW-Fond du Lac students.

Associate Vice President Alex Roe stated that this facility will be a small endeavor of 84 beds, which is within a 10% range of the UW-Fond du Lac student population. Regent Vasquez asked whether the development would primarily serve the student body to which Ms. Roe responded that the housing development is structured for higher-education students and that there are other educational institutions in the same geographic area. She continued by explaining that if there is not enough housing demand from those attending UW-Fond du Lac, then students from nearby educational institutions could become part of the tenant mix.

Regent Evers asked if this housing development involved any public funding such as Tax Incremental Funding (TIF). UW System Interim Vice President for Finance Steve Wildeck answered that if this development is like those that have already occurred at other UW Colleges, there would be no use of TIF funds and the project would be taxable.

Regent Landes added that it would be desirable for the students to have an option of a partial year lease rather than having to rent space for a full year.

Upon the motion of Regent Landes, and the second of Regent Behling, the Committee approved Resolution I.3.c.

Resolution I.3.c.

That, upon the recommendation of the Interim 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-Fond du Lac lease back to Fond du Lac County.

I.3.d. UW-Eau Claire: Approval to Amend The Priory Lease for Space Remodeling

This item requests approval to renovate 42,743 ASF/55,952 GSF of leased space in The Priory buildings A, B, and C for residential use to house up to 56 individuals in that complex as part of a long-term redevelopment plan. The existing space requires capital infrastructure improvements to meet current building codes and provide a functional and efficient living and learning environment. The renovation will be funded by \$3,800,000 Program Revenue-Cash.

Ms. Roe stated that the original request was revised to reduce it to the residential and utility component only and reduce the funding to reflect that change. She then spoke about details of the project that will renovate portions of three buildings, in concert with phase II of the university's strategic plan for The Priory.

Regent Mueller asked whether the project's program revenue-cash originated from the university or a systemwide account and Ms. Roe answered that the project's funding is supported entirely by UW-Eau Claire and is comprised of residential and parking funds. Regent Mueller questioned if students would find the facility location attractive, since it is located about three miles away from the main campus. UW-Eau Claire staff responded by saying that the housing space is marketed to junior- and senior-level students and that those who have stayed there this past year found benefits of this facility to be the ability to have a single room in a beautiful setting with bus service to the main campus.

Upon the motion of Regent Behling, and the second of Regent Landes, the Committee approved Resolution I.3.d.

Revised Resolution I.3.d.

That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the University of Wisconsin System, approval be granted for the Department of Administration to amend the previously approved lease for space in The Priory to renovate the remaining 42,743 ASF/55,952 GSF for \$3,800,000 Program Revenue-Cash for a total of 66,104

ASF/80,938 GSF of renovated space for \$5,909,000 Program Revenue-Cash. All other lease terms remain the same as the original approval.

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

This item requested approval of seven All Agency Maintenance and Repair projects that will provide exterior envelope repairs, roof replacements, and utility upgrades on four campuses and create a new laboratory space at UW-Milwaukee.

Alex Roe briefly discussed details of the individual projects that will provide essential upgrades and repairs.

Upon the motion of Regent Mueller, and the second of Regent Behling, the Committee approved Resolution I.3.e.

Resolution I.3.e.

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 \$8,130,500 (\$3,395,400 General Fund Supported Borrowing; \$1,656,100 Program Revenue Supported Borrowing; \$703,000 Gifts and Grants; and \$2,376,000 Program Revenue Cash).

I.3.f. UW-Whitewater: Authority to Increase the Budget of the West Campus Residence Hall Upgrade Project

Phase I of this project will renovate Arey and Fricker halls and construct a 19,835 GSF addition that will link the two buildings together at all levels. When bids for this project were opened in March 2014, the combined lowest bid was almost \$2 million more than the project budget. The campus, UW System, and the Division of Facilities Development agreed to request a project budget increase to accept the bids received.

Ms. Roe explained that renovations of residence halls are typically done during the summer and if the project were to be rebid, the carefully planned schedule for summer construction would be ruined and it would take significantly longer to complete the project. Whitewater already has a severe shortage of housing therefore, in this instance, a decision was made to increase the budget and continue the project according to its original timetable.

Regent Muller asked why the original budget estimate was not accurate. Ms. Roe said that many projects went out for bid at the same time and that the amount of competition in the marketplace may have been underestimated. She added that local news commentators have reported that many Wisconsin construction workers have migrated to other states where they can more easily find work.

Regent Muller asked whether the source of funds for this budget increase originates from a university or a systemwide account. Ms. Roe confirmed that the increase is supported by UW-Whitewater housing auxiliary funds.

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

Revised Resolution I.3.f.

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, authority be granted to increase the project budget by \$2,000,000 Program Revenue-Cash to accept bids received for the West Campus Residence Hall Upgrade project for a revised estimated total cost of \$19,683,100 (\$17,683,100 Program Revenue Supported Borrowing and \$2,000,000 Program Revenue-Cash

I.3.g. Discussion: Master Planning and Building Projects

UW System Associate Vice President Alex Roe and Senior Architect Chris Gluesing both participated in a presentation about campus master planning and building projects.

Ms. Roe began by explaining that a master plan gives an institution an opportunity to evaluate key values, prepare for new educational trends and determine if they have enough space. It provides an occasion to engage local and campus communities, develop a strategic framework with the academic plan, and provide for future growth and development. She continued by stating that master planning links together planning for the physical environment, the academic mission, financial viability and that all those components together create a physical solution that helps a decision making process.

Ms. Roe began by explaining that a master plan provides an opportunity for an institution to reevaluate and confirm their mission and vision. She stated that it is a point in time when a campus can consider what are new emerging trends, changes in learning pedagogy, and the latest available technologies mean for the institution. A master plan study can help evaluate space capacities by inquiring what type of space is available, is it enough, and is it used well.

Ms. Roe continued by saying that a university should have a physical goal of creating a sense of place and cohesion for the students during their academic career and she added that master planning is not only about the physical environment, but should also link to the academic and financial visions of an institution to create a physical solution for those combined needs. She added that master plans with a full scope are done on a twenty year basis, and smaller upgrade plans of a lesser scope are done about every ten years.

Chris Gluesing then spoke to the committee about the importance of consistency of master planning efforts across the System and of using an integrated framework to structure the plan. He offered information about the importance of including a broad level of participants from both the community and campus in the master planning efforts.

Ms. Roe continued the presentation by showing examples of various metrics that are used as planning tools during the first phase of the plan such as: current and future enrollments, space utilization levels, academic and student life program directions, and facility condition assessments.

Regent Mueller commented that Eau Claire has a great need of additional housing and asked how is it that, even with previous planning, those housing needs were not met. Ms. Roe explained each institution has to prioritize their needs and that a new residence hall is a completely self-funded endeavor through the accumulation of auxiliary funds. She offered a possibility that perhaps the campus may not yet have enough funds available to afford a new residence hall. UW-Eau Claire Assistant Chancellor Mike Rindo affirmed that the demand for campus housing has increased during the last few years and that one difficulty is that there is not enough housing available in the community for students.

Mr. Gluesing spoke about the rigorous quantitative and qualitative assessments of every building on a campus. He continued by explaining the physical conditions or patterns that are analyzed in a master plan such as: the identity and image of the campus, open space areas, campus connections, access and circulation, parking demand, utility requirements, and sustainability. Mr. Gluesing then described the last stages of the plan, which involve the synthesis of the information gathered during the early planning stages, followed by the development of various scenarios. Finally, the participants consider and refine those proposals into a long-term vision for the campus which becomes the resulting master plan.

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

Associate Vice President Alex Roe reported that the building commission considered and approved the following items at its March meeting: UW-Lacrosse Campus 5kV Switchgear Replacement project; UW-Madison Memorial Union Renovation project and the gift-funded Alumni Park project; UW-Oshkosh Acceptance of a Gift in Kind of the Alumni Welcome and Conference Center; UW-Whitewater Student Success Center Addition to Laurentide Hall; and five All Agency Maintenance and Repair projects at three campuses.

The meeting adjourned at 12:17 p.m.