

8/12/2014

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, August 21, 2014
UW-Oshkosh
Alumni Welcome and Conference Center
Oshkosh, Wisconsin

- 9:00 a.m. Meeting of the Capital Planning and Budget Committee – Sodexo Grand Ballroom C
- a. Approval of the Minutes of the June 5, 2014 Meeting of the Capital Planning and Budget Committee
 - b. UW-Oshkosh Presentation: Comprehensive Campus Development
 - c. UW-La Crosse: Approval of the Design Report and Authority to Construct the Parking Ramp-Phase II Project
[Resolution I.3.c.]
 - d. UW-Platteville: Approval of the Design Report and Authority to Increase the Budget and Construct the Residence Hall Renovation-Phase I Project
[Resolution I.3.d.]
 - e. UW System: Authority to Construct Various Maintenance and Repair Projects
[Resolution I.3.e.]
 - f. UW-River Falls Presentation: Promoting Student and Community Engagement with Improved Farm Facilities
 - g. Report of the Associate Vice President
 - 1. UW-Platteville Storm Damage
 - 2. State-wide Heating Plants
 - 3. State Building Commission Actions

Approval of the Design Report and
Authority to Construct the Parking
Ramp-Phase II 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 Parking Ramp Addition project be approved and authority be granted to construct the project for an estimated total cost of \$7,619,000 Program Revenue-Cash.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
AUGUST 2014**

INSTITUTION: UW-La Crosse

REQUEST: Approval of the Design Report of the Parking Ramp Addition project and authority to construct the project for an estimated total cost of \$7,619,000 Program Revenue-Cash.

PROJECT DESCRIPTION:

This project will construct two additional levels (382 stalls) onto the existing UW-La Crosse parking ramp (624 stalls), which was completed in the fall of 2013.

The new levels will be constructed of a cast-in-place post-tensioned concrete structure, similar to the existing facility. The two new levels will be designed to identically match the two existing elevated levels from both a functional and an aesthetic perspective. The plumbing, fire suppression, mechanical, and electrical systems will match existing systems and the elevator will be extended vertically. An existing snow removal chute will be extended from the third level to the top of the fifth level on the west side of the building.

The adjacent Police and Parking Services Building will be protected during construction and site restoration will be addressed.

PROJECT JUSTIFICATION:

The university completed construction of an on-campus parking ramp containing approximately 600 parking stalls in fall of 2013. The ramp was constructed on a site that formerly contained a 200-stall surface parking lot; thus the university had a net gain of approximately 400 off-street parking spaces. The ramp structure and surrounding site were originally designed to support 400 additional parking stalls on two levels that would be constructed at a future date. Consequently, no remedial work or revisions to the existing structure, infrastructure, or the site are required to add the two new parking deck levels.

The intent of the 2013 600-stall ramp project was to replace the off-street parking stalls that will be lost when two existing surface parking lots are taken offline to accommodate construction of the new Student Union and the Cowley Science Addition projects. The additional parking gained from this project will replace surface parking lost to the planned construction of a satellite chiller plant project, which was approved by the Building Commission in June of this year, and a new residence hall, which will be included as part of the UW System 2015-17 capital budget request.

The UW-La Crosse campus is geographically compact. The university must prioritize the highest and best use of the limited amount of land it has available, and the only areas on campus that are large enough to accommodate new buildings are the parcels that contain parking lots. As a result,

all of the new building projects that are slated to occur in the next few biennia will reduce the inventory of off-street parking stalls. Enrollment at UW-La Crosse has increased by 996 undergraduate students since 2008. The Growth, Quality, and Access initiative has resulted in the hiring of 195 new positions including 161 faculty and 34 staff during the past six years. The City of La Crosse is considering parking restrictions in the neighborhoods around campus which will force more students, staff and faculty to park on campus. As such, the university desires to construct the two additional elevated parking decks that the UW-La Crosse parking ramp was originally designed to accommodate.

BUDGET/SCHEDULE:

| | |
|--------------|--------------------|
| Construction | \$6,276,100 |
| Design | 421,000 |
| DFD Mgt | 276,200 |
| Contingency | 627,700 |
| Equipment | 0 |
| Other Fees | 18,000 |
| TOTAL | \$7,619,000 |

| | |
|------------------------|----------|
| SBC Approval | Aug 2014 |
| A/E Selection | Mar 2011 |
| Design Report | Aug 2014 |
| Bid Opening | Nov 2014 |
| Start Construction | Jan 2015 |
| Substantial Completion | Oct 2016 |
| Final Completion | Dec 2016 |

PREVIOUS ACTION:

- August 19, 2010
Resolution 9801
- Recommended that the Parking Ramp and Police Services Building project be submitted to Department of Administration and the State Building Commission as part of the UW System 2011-13 Capital Budget at an estimated total project cost of \$12,131,000 (\$7,131,000 Program Revenue Supported Borrowing and \$5,000,000 Program Revenue-Cash). The project was subsequently enumerated at that amount and funding source.
- February 10, 2012
Resolution 10019
- Recommended approval of the Design Report of the Parking Ramp and Police Services Building project and authority to (1) increase the project scope and budget by \$1,707,000 Program Revenue-Cash, and (2) construct the project for a total project cost of \$13,838,000 (\$6,838,000 Program Revenue Supported Borrowing and 7,000,000 Program Revenue-Cash).
- August 23, 2012
Resolution 10104
- Authority to increase the project scope and budget of the Parking Ramp and Police Services Building project by \$936,000 Program Revenue-Cash for a total project cost of \$14,774,000 (\$6,838,000 Program Revenue Supported Borrowing and \$7,936,000 Program Revenue-Cash).

Approval of the Design Report and
Authority to Increase the Budget and
Construct the Residence Hall
Renovation-Phase I Project,
UW-Platteville

CAPITAL PLANNING AND BUDGET COMMITTEE

REVISED Resolution:

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, the Design Report of the Residence Hall Renovations-Phase I project be approved and authority be granted to increase the project budget by \$3,374,100 Program Revenue Supported Borrowing and construct the project for an estimated total cost of \$17,389,100 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
AUGUST 2014**

INSTITUTION: UW-Platteville

REQUEST: Approval of the Design Report of the Residence Hall Renovations-Phase I project and authority to increase the project budget by \$5,210,100 Program Revenue Supported Borrowing and construct the project for an estimated total cost of \$17,389,100 Program Revenue Supported Borrowing.

PROJECT DESCRIPTION:

This project will renovate Dobson Hall (66,280 GSF), built in 1964 and Melcher Hall (55,905 GSF), built in 1965. The halls have 336 and 258 beds respectively.

Both residence hall buildings will receive upgrades to electrical, plumbing, resident room lighting, telecommunications, and interior finishes throughout. Fire sprinklering systems and accessibility upgrades will be added to both buildings. Work at Dobson includes the addition of an elevator, kitchen, laundry, and gathering spaces in the basement plus major reconfiguration of the bathroom and shower facilities in the upper floors. The scope for Melcher will include the redesign of the first floor lobby and the resident director's apartment only. Exterior work consists of site modifications to improve drainage.

PROJECT JUSTIFICATION:

This project is the second in a series of renovations to residence halls constructed between 1961 and 1968 on the UW-Platteville campus. Presently there are nine four-story traditional halls with 2,322 beds, and one six-story suite-style 380-bed hall. In August 2012, a privately-managed Rountree Commons with 620 beds opened nearby. The double room style 430-bed, Bridgeview Commons opened in August 2013.

Initially, both Melcher and Dobson halls were scheduled to be renovated in summer 2013. However, given the small number of beds available, it was determined that only one hall at a time could afford to undergo renovation. The Melcher portion of the project was approved by the building commission in January 2013 and was released for bidding in March, however, no electrical bids were received. Although the project was bid a second time, the lowest bids were higher than the approved project budget.

With approval of this request, both Dobson and Melcher will be bid in the fall of 2014, allowing portions of construction to occur over mid-year breaks, with the remaining construction happening during the summers. The majority of Dobson's construction will take place during the summer of 2015, and Melcher's will be during the summer of 2016.

Due to the need to maintain occupancy during academic sessions, work can only occur during the non-academic calendar as the university is at capacity for housing. There are no available housing alternatives due to limited hotel beds in the community.

The increase in the construction budget is caused by cost escalation due to a year's delay in the start of construction, the inclusion of an elevator to create a fully accessible residence hall in the central portion of campus, and the reconfiguration of the basement to support a 'living and learning' experience.

BUDGET AND SCHEDULE:

| | |
|--------------------|--------------|
| Construction | \$14,122,000 |
| Design | 1,349,200 |
| DFD Mgt | 608,900 |
| Contingency | 1,100,000 |
| Equip | 0 |
| Other Fees | 209,000 |
| Total Project Cost | \$17,389,100 |

| Schedule | Dobson | Melcher |
|------------------------|----------|----------|
| SBC Approval | Aug 2014 | Aug 2014 |
| Bid Opening | Nov 2014 | Nov 2014 |
| Start Construction | Jan 2015 | Dec 2015 |
| Substantial Completion | Aug 2015 | Aug 2016 |
| Final Completion | Nov 2015 | Nov 2016 |

PREVIOUS ACTION:

August 19, 2010
Resolution 9801

Recommended that the Residence Hall Renovations project be submitted to the Department of Administration and the State Building Commission as part of the UW System 2011-13 Capital Budget at an estimated total project cost of 19,679,000 Program Revenue Supported Borrowing. The project was subsequently enumerated in 2011 Wisconsin Act 32 for \$12,179,000 Program Revenue Supported Borrowing.

September 5, 2012
Resolution 10124

Approved the Design Report of the Residence Hall Renovations-Phase I project and granted authority to: (a) seek a Waiver of s. 16.855, Wis. Stats, under provision of s. 13.48 (19) Wis. Stats., to allow single prime bidding; (b) increase the project scope and budget by \$1,836,000 Program Revenue Supported Borrowing-Residual; and (c) construct the project for a total cost of \$14,015,000 (\$12,179,000 Program Revenue Supported Borrowing and \$1,836,000 Program Revenue Supported Borrowing-Residual).

Authority to Construct Various
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 \$3,185,000 (\$2,278,000 Program Revenue Supported Borrowing; \$100,000 Program Revenue Cash; and \$807,000 County Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
AUGUST 2014**

INSTITUTION: UW System

REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of \$3,185,000 (\$2,278,000 Program Revenue Supported Borrowing; \$100,000 Program Revenue Cash; and \$807,000 County Cash).

ENERGY CONSERVATION

| INST | PROJ. NO. | PROJECT TITLE | GFSB | PRSB | CASH | GIFT/GRANT | TOTAL |
|--------------|-----------|--------------------------------------|------|--------------|------------|------------|--------------|
| COL | 1212B | UWFDL Multi-Bldg Energy Conservation | \$ - | \$ 766,400 | \$ 327,000 | \$ - | \$ 1,093,400 |
| COL | 1212C | UWFOX Multi-Bldg Energy Conservation | \$ - | \$ 1,015,900 | \$ 480,000 | \$ - | \$ 1,495,900 |
| EC SUBTOTALS | | | \$ - | \$ 1,782,300 | \$ 807,000 | \$ - | \$ 2,589,300 |

PROGRAMMATIC REMODELING AND RENOVATION

| INST | PROJ. NO. | PROJECT TITLE | GFSB | PRSB | CASH | GIFT/GRANT | TOTAL |
|---------------|-----------|---|------|------|------------|------------|------------|
| STP | 13B2F | CWES Cabin and Shower Facilities (Increase) | \$ - | \$ - | \$ 100,000 | \$ - | \$ 100,000 |
| PRR SUBTOTALS | | | \$ - | \$ - | \$ 100,000 | \$ - | \$ 100,000 |

UTILITY REPAIR AND RENOVATION

| INST | PROJ. NO. | PROJECT TITLE | GFSB | PRSB | CASH | GIFT/GRANT | TOTAL |
|---------------|-----------|----------------------------|------|------------|------|------------|------------|
| STP | 13J2W | Parking Lot Y Construction | \$ - | \$ 495,700 | \$ - | \$ - | \$ 495,700 |
| URR SUBTOTALS | | | \$ - | \$ 495,700 | \$ - | \$ - | \$ 495,700 |

| | GFSB | PRSB | CASH | GIFT/GRANT | TOTAL |
|--------------------|------|--------------|------------|------------|--------------|
| AUGUST 2014 TOTALS | \$ - | \$ 2,278,000 | \$ 907,000 | \$ - | \$ 3,185,000 |

PROJECT DESCRIPTION:

Energy Conservation

These projects implement energy conservation opportunities based on a recently completed comprehensive investment grade energy audit for nine buildings at two UW Colleges campuses.

COL – UW-Fond du Lac Multi-Building Energy Conservation (\$1,093,400):

Implementation of twelve energy conservation measures will be conducted throughout the Administration Building, Art Building, Science Building, Classroom Building, Physical Education Building, Maintenance Building and University Center. These energy conservation measures include chiller consolidation with thermal storage, variable speed drive installations, occupancy demand control ventilation, kitchen exhaust hood control and ventilation upgrades, water conservation, building envelope improvements, computer power management improvements, interior and exterior lighting improvements, and solar photovoltaic panel array installations.

COL – UW-Fox Valley Multi-Building Energy Conservation (\$1,495,900):

Implementation of seven energy conservation measures will be conducted throughout the

main building and Communication Arts Building. The main building consists of the original 1960 building, the 1990 building addition and the 1999 science wing addition. These energy conservation measures include exterior lighting upgrades, building envelope improvements, boiler replacement, data center server room dedicated cooling installation, water conservation, and building ventilation system controls upgrades.

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–Fond du Lac and UW-Fox Valley 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 \$47,688 with a simple payback of 15.7 years. This simple payback value includes the Fond du Lac County contribution of \$327,000. The implementation of the energy conservation measures identified in this request will result in an anticipated annual energy cost savings of approximately \$81,645 with a simple payback of 13.1 years. This simple payback value includes the counties' contribution of \$480,000 (Outagamie \$240,000 & Winnebago \$240,000). These are below the state energy fund simple payback requirement of 16.07 years or a 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

Programmatic Remodeling and Renovation

STP – Central Wisconsin Environmental Station Cabin and Shower Facilities (\$100,000 increase for a total project cost of \$759,900): This request increases the project budget to match recent bid results. The budget increase is needed to complete the originally approved project scope and intent. Poor bid climate, delay in bid process, remote project location, small project size, inflation for labor and materials, and extensive administrative requirements were all cited as contributing factors to the bid results.

Utility Repair and Renovation

STP - Parking Lot Y Construction (\$495,700): This project demolishes four residences and constructs a new 75-stall metered parking lot (Parking Lot Y) west of the Fine Arts Center on the southwest corner of campus. Project work includes site preparation, clearing and grubbing, installing new asphalt pavement, constructing new concrete curb and gutters, constructing a new underground storm sewer system and irrigation system, extending and redistributing the underground electrical distribution and connection points for meters/pay station(s) and pole mounted lighting fixtures, installing new pavement markings and striping, landscaping, and site restoration. The final design will include the most optimum stall yield, internal circulation, and best driveway access location along two adjoining city streets. The project will demonstrate and document total suspended solids (TSS) reduction through storm water collection and bio-filtration. Filtered storm runoff will be diverted from the city storm water system to re-charge the groundwater with a subsurface manifold system. Dark sky compliant lighting using the latest in energy saving LED equipment will be provided.

In 2015 the campus will lose 340 spaces of metered parking on the east side of campus for the construction of a new science facility. Development of 60 to 70 metered spaces would replace about 20% of these lost spaces in a high demand area on the west side of campus. The 2007 Campus Master Plan identified this area as a future building site with parking as an interim use. The campus is required by the Wisconsin DNR to reduce total suspended solids by 40% and is still working toward that goal. Campus parking lots are the greatest contributors to TSS and each new parking lot project is obligated to reduce TSS loading. In the recent 2009 and 2012 projects, planting islands and bioswales were used to partially meet this reduction goal. Four campus owned houses located on the project site will be vacant in summer 2014 allowing the parking project to move forward in 2015. The houses should be removed by fall 2014 to prevent them from becoming an attractive nuisance for mischief, vagrancy, or other possible public safety concerns.

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 AND SCHEDULE:

| | |
|--|---------------------|
| PRSB – Utility Repair and Renovation | \$ 2,296,700 |
| Program Revenue Cash..... | 100,000 |
| County Cash | <u>888,300</u> |
| Total Requested Budget | \$ 3,185,000 |

PREVIOUS ACTION:

| | |
|-----------------------------------|---|
| December 2013 Resolution 10303 | The Board of Regents previously approved STP – Central Wisconsin Environmental Station Cabin and Shower Facilities at an estimated total cost of \$659,900 (\$259,900 Cash and \$400,000 Gifts and Grants). |
|-----------------------------------|---|