1/27/14

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, February 6, 2014
Varsity Hall I, Union South
UW-Madison
Madison, Wisconsin

9:00 a.m. Meeting of the Capital Planning and Budget Committee – Varsity Hall I, 2nd Floor

a. Approval of the Minutes of the December 5, 2013 Meeting of the Capital Planning and Budget Committee

b. UW-Madison Presentation: Progress Report – 2005 Campus Master Plan and Recreational Sports Facilities Master Plan

c. UW Colleges: Report on City and County Financial Support

d. UW-Madison: Approval of the Design Report of the Memorial Union Renovation–Phase II, Alumni Park Project and Authority to Increase the Budget and Construct the Project
[Resolution I.3.d.]

e. UW-Madison: Approval to Convey Title of Land Parcels to University Research Park for the Purpose of Development
[Resolution I.3.e.]

f. UW-Madison: Authority to Construct the Camp Randall Stadium Information Technology Infrastructure Upgrade Project
[Resolution I.3.f.]

g. UW-Madison: Approval of Reimbursement to the City of Madison, Wisconsin, for Assessable Improvements
[Resolution I.3.g.]

h. UW-Oshkosh: Approval to Accept a Gift-in-Kind of a New Alumni Welcome and Conference Center
[Resolution I.3.h.]

i. UW-Whitewater: Approval of the Design Report and Authority to Construct the Laurentide Student Success Center Project
[Resolution I.3.i.]

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

k. UW-Madison: Approval of the Design Report of the Hospital Ramp Expansion Project and Authority to Increase the Budget and Construct the Project
[Resolution I.3.k.]

l. UW-La Crosse: Authority to Purchase a Parcel of Land and Improvements Known as the Fairgrounds Substation and Construct the Campus 5kV Switchgear Replacement Project
[Resolution I.3.l.]

m. Report of the Associate Vice President

Approval of the Design Report of the Memorial Union Renovation–Phase II, Alumni Park Project and Authority to Increase the Budget and Construct the Project

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the Interim President of the University of Wisconsin System, the Design Report of Memorial Union Renovation-Phase II/Alumni Park project be approved and authority be granted to increase the project budget by $4,500,000 Gift Funds and construct the project for a revised estimated total cost of $54,585,000 ($38,000,000 Gift Funds, $9,000,000 Program Revenue Supported Borrowing, and $7,585,000 Program Revenue-Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-Madison

REQUEST: Approval of the Design Report of the Memorial Union Renovation-Phase II/Alumni Park project and authority to increase the project budget by $4,500,000 Gift Funds and construct the project for a revised estimated total cost of $54,585,000 ($38,000,000 Gift Funds, $9,000,000 Program Revenue Supported Borrowing, and $7,585,000 Program Revenue-Cash).

PROJECT DESCRIPTION: This project is the second and final phase of a program to improve the building's functionality, circulation, life safety, and service functions. Phase II will construct 9,733 GSF of new space consisting of mainly mechanical space and an exit stair. The project renovates 119,000 GSF of existing space in the central and east wings of the Memorial Union, located at 800 Langdon Street on the UW-Madison campus.

A majority of the work addresses the building infrastructure including replacement of the deteriorated roof, window and curtain wall; cleaning and repair of exterior stone, terra cotta, and glass block; tuck pointing; replacement of external architectural lighting systems; and repair of damaged exterior soffits and fascia. Building plumbing, mechanical, and electrical systems also will be repaired, upgraded, or replaced. A new service elevator will be installed. Hazardous material will be abated, life safety and security systems will be upgraded, and improvements will be made to meet current ADA requirements. New space consists of small additions for mechanical, electrical, and maintenance functions.

To accommodate multiple buildings (Alumni Park), a 12,763 GSF underground loading dock will be constructed to support operations for the Memorial Union, Red Gym and Pyle Center. This will be relocated below grade – beneath a portion of what is currently parking lot 1. The design and construction of Alumni Park, the loading dock and proposed adjacent program space must be completed concurrently to integrate the structural and water-proofing system, MEP systems and surface landscape/hardscape features.

Following the completion of the below grade loading dock and associated utility relocations, work will begin on Alumni Park, a 1.6 acre green space running from Langdon Street north to the shore of Lake Mendota, east of the Memorial Union, and continuing around to the Wisconsin Alumni Association Below Alumni Center. The park area will include alumni recognition spaces, landscape plantings, seating and gathering areas and iconic university images to portray the importance of university faculty, staff and alumni accomplishments.

This project will be designed and constructed utilizing sustainable design practices with the goal of becoming a minimum LEED-certified silver level project. Memorial Union is a contributing building to the Bascom Hill Historic District, and as such, all work will be done in accordance with historic guidelines and requirements. A Preservation Plan was completed in 2011.

Some of the requested budget increase will fund work that had to be excluded from phase I due to lack of funding. The campus has since secured the gift funding to include renovation of the Rathskeller and servery, the Trophy Room, Tripp Commons, various supporting infrastructure components, finishes and servery remodeling. The increase also includes renovations and restorations of seven other meeting rooms throughout the east wing.

This budget increase also supports a specialized system of soil retention required for construction of the below-grade loading facility. Geotechnical analysis completed as part of the preliminary design indicates that secant walls are the most cost-effective means of addressing the site specific design criteria of ground water cut off, earth retention, support of adjacent historic buildings, and minimization of vibration during installation.

PROJECT JUSTIFICATION: The 224,500 GSF Memorial Union was completed in 1928. The building welcomes more than five million people a year, and is second only to the State Capitol in its number of out-of-town visitors. More than 21,000 meetings and functions are held each year, ranging from student groups to wedding receptions and large conferences. The Wisconsin Union Directorate (WUD) also produces more than 1,000 student led programs and events, in addition to the thousands of Hoofer classes, trips, meetings, and boat use. Throughout the day and evening, students dine in the several food service venues and study in the Main Lounge or anywhere a table and chair can be found. Mini Courses and the Craft Shop attract students and Union Members with their many different offerings in the arts and crafts, and the Hoofers is a popular club with a history almost as old as the Memorial Union building itself. The Wisconsin Union Theater is an integral part of the Memorial Union and is visited by patrons of the arts as well as those attending political or public discussions, travelogues and ceremonial occasions. Throughout the Union artwork is hung for all to experience, fulfilling the wishes of the first Union Director, Porter Butts, who believed art should be a part of daily life.

With no substantial renovation of infrastructure in these wings since the building was initially constructed, the plumbing, mechanical, and electrical systems are long past their usable life and in need of replacement. The basic building systems are antiquated and not flexible enough to meet the facility's multi-purpose use requirements. Fire, life safety, and security systems fall short of current standards. The following major building deficiencies that need to be addressed are:

- Thirteen different levels in one building make accessibility a major problem, restrooms are not available on every floor and Hotel guest rooms are not universally accessible
- Thirty-eight independent mechanical systems
- No fire sprinklers; many areas lack compliant fire suppression and ventilation
- Several meeting rooms lack modern day amenities; scattered offices need consolidation.
- Need additional women's restroom facilities.
- Current loading dock is inadequate in size and function with no freight elevator access to all floors

- Dining service support areas are inadequately sized
- Art collection storage lacks temperature and humidity control.
- Historic murals need restoration and repair
- Historic rooms need restoration, most notably Great Hall (including the crystal dome) the Rathskeller, the Main Lounge, the Paul Bunyan Room, and the Old Madison space
- Building exterior is in need of repair, including: roof, façade, and the grand main staircase
- Varying levels of the Terrace are not universally accessible

Existing food service production facilities and back of house support facilities are either not present in the building or contain deficiencies that negatively affect the Union's quality of service. The basement production kitchen is in need of upgrades and space reconfiguration. Production storage areas are not close to the spaces they serve and the existing service elevator in the east wing is undersized.

The Alumni Park project was enumerated in the 2011-13 Capital Budget. The 2005 Campus Master Plan designated this area to be redeveloped including additional green space and plaza development between the Red Gym and the Memorial Union. In 2010, the Wisconsin Alumni Association approached UW-Madison with a proposal to implement the master plan recommendation by creating a space to foster social activity and celebrate the positive impact that the university and its graduates have made around the world. The Alumni Association has raised all the gift funds needed to facilitate this project.

BUDGET/SCHEDULE:

Construction	$42,976,000
Design	3,931,000
DFD Mgt	1,879,000
Contingency	2,918,000
Equipment	2,231,000
Other Fees	650,000
TOTAL	$54,585,000

SBC Approval	Mar 2014
A/E Selection	Mar 2010
Design Report	Nov 2013
Bid Opening	Jan 2015
Start Construction	Apr 2015
Substantial Completion	Jun 2017
Final Completion	Sep 2017

PREVIOUS ACTION:

August 19, 2010 Resolution 9801	Recommended that the Alumni Park 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 $8,000,000 Gift Funds. The project was subsequently enumerated as described.
August 23, 2012 Resolution 10101	Recommended that the Memorial Union Renovation, 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 $42,085,000 ($9,000,000 Program Revenue Supported Borrowing, $7,585,000 Program Revenue-Cash, and $25,500,000 Gift Funds). The project was subsequently enumerated as described.

Approval to Convey Title of Land Parcels to University Research Park for the Purpose of Development, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the Interim President of the University of Wisconsin System, approval be granted to convey to University Research Park, Inc. over time and upon their request: (1) title of land parcels in University Research Park-Pioneer Plat, except for portions of Outlot 6, Lots 28, 29, and 31, and Lots 26 and 27, which are not part of 113 acres acquired in 2001, to University Research Park Inc. and (2) title of land parcels in University Research Park–Pioneer Addition Plat.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-Madison

REQUEST: Approval to convey to University Research Park, Inc. over time and upon their request: (1) title of land parcels in University Research Park-Pioneer Plat, except for portions of Outlot 6, Lots 28, 29, and 31, and Lots 26 and 27, which are not part of 113 acres acquired in 2001, to University Research Park Inc. and (2) title of land parcels in University Research Park–Pioneer Addition Plat.

PROJECT DESCRIPTION: University Research Park, Inc. has entered into the first land transaction for development of the property outlined above and requires title for those parcels to complete the development. In addition, this request facilitates and anticipates future land transactions by University Research Park. The Regents hold the property until University Research Park, Inc. is ready to lease or own a parcel for construction of a building, most of which support the commercialization of university research. At that time, title is conveyed from the Regents to University Research Park, Inc. University Research Park pays for the land and the program revenue borrowing for site and infrastructure development. This process mirrors that created in 1984 when the Regents authorized the sale of the 225 acre Charmany and Reider Farms to University Research Park, Inc. for the development of University Research Park on Mineral Point Road at Whitney Way.

PROJECT JUSTIFICATION: University Research Park, Inc. is a non-profit corporation, organized in 1984, to be operated exclusively for the benefit of the University of Wisconsin-Madison. Its mission includes acquisition of property; facilitation of technology commercialization and collaboration with industry, business and government; and, distribution of funds to the University of Wisconsin-Madison to support research and education opportunities.

University Research Park on Mineral Point at Whitney Way has 31 building sites totaling 1,800,000 square feet and an estimated value over $200 million. It is the location of over 100 primarily science and technology companies with almost 4,000 employees earning substantially higher than average incomes.

With the build-out of the first research park complete, the Regents, at the request of University Research Park Inc., acquired parcels for the expansion of the research park on a site located on Mineral Point Road at South Pleasant View Road in the City of Madison. A total of 198 acres were purchased in three separate transactions in 2001, 2006, and 2011 for $12,601,040. In 2004, the Board of Regents also authorized $15,000,000 program revenue borrowing for the development of the properties; and a $4,750,000 site development construction project followed in 2010. University Research Park, Inc. pays all of the debt service costs of acquisition and site

development and invested in annexing, platting, planning and rezoning the properties with the City of Madison.

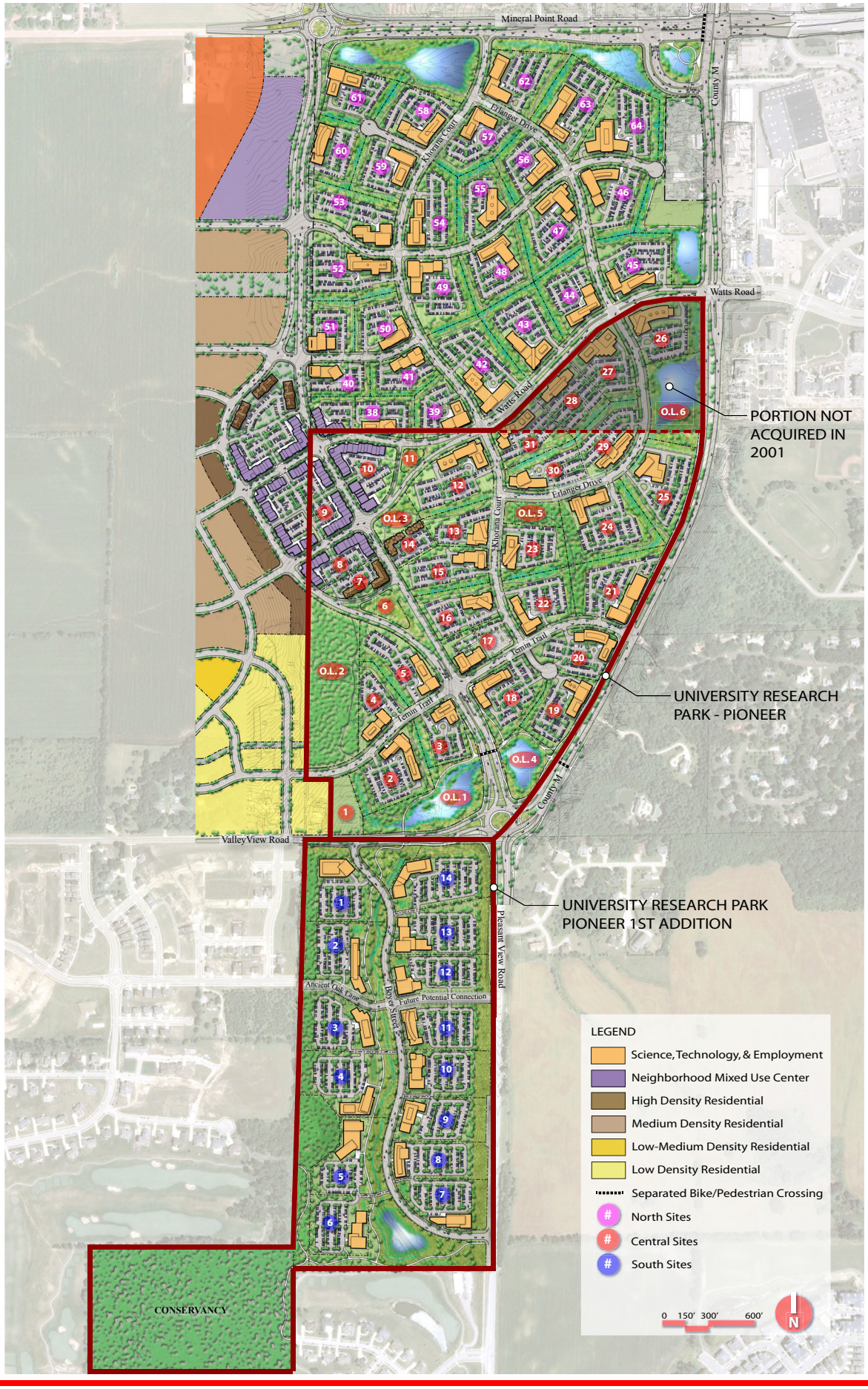
This initial phase of University Research Park on Mineral Point at South Pleasant View Road will have 51 building sites that can accommodate 3,000,000 square feet for 150 companies and 6,000 employees. Plans for utility and street infrastructure will be completed in 2014, and the properties marketed for development beginning in 2015. Granting University Research Park a blanket authority to notify the Board of Regents when a particular lot is ready for development and conveyance mirrors the process set up for the first park and will simplify the transactions moving forward.

PREVIOUS ACTIONS:

June 8, 2001 Resolution 8386	Granted authority to acquire 113 acres of land in the Town of Middleton, Dane County for $4,416,500, Program Revenue Supported Borrowing plus closing costs and environmental abatement costs, if any. Acquisition is contingent upon completion of a favorable environmental assessment.
August 19, 2004 Resolution 8888	Recommended enumeration of University Research Park II–Road and Utility project as part of the UW-Madison 2005-07 Capital Budget request at an estimated cost of $15,000,000 Program Revenue Supported Borrowing
May 5, 2006 Resolution 9191	Granted authority to acquire 9.358 acres of land in the City of Madison, Dane County for $3,434,540 Program Revenue Supported Borrowing plus closing costs and any necessary environmental abatement costs.
May 6, 2010 Resolution 9763	Approved the Design Report and granted authority to construct site development work for a 125-acre portion of the University Research Park 2 for an estimated cost of $4,750,000 Program Revenue Supported Borrowing
February 10, 2011 Resolution 9870	Granted authority to acquire 75 acres of land in the Town of Middleton, Dane County for $5,650,000 Existing Program Revenue Supported Borrowing plus closing costs and any necessary environmental abatement costs.

UNIVERSITY RESEARCH PARK[2]

UNIVERSITY OF WISCONSIN-MADISON



Authority to Construct the Camp Randall Stadium Information Technology Infrastructure Upgrade Project, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the Interim President of the University of Wisconsin System, authority be granted to construct the Camp Randall Stadium Information Technology Infrastructure Upgrade at an estimated total cost of $4,988,000 ($3,973,500 Program Revenue Supported Borrowing – Utility Repair and Renovation and $1,014,500 Program Revenue-Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-Madison

REQUEST: Authority to construct the Camp Randall Stadium Information Technology Infrastructure Upgrade at an estimated total cost of $4,988,000 ($3,973,500 Program Revenue Supported Borrowing – Utility Repair and Renovation and $1,014,500 Program Revenue-Cash).

PROJECT DESCRIPTION: This project provides the structured cabling and power infrastructure necessary to support full Wi-Fi and video screen deployment throughout the fan areas of Camp Randall Stadium, including seating bowls, boxes and concourses. Project work includes installing approximately 800 wireless access points, 700 video/TV screens, and upgrading 230 existing screens at Camp Randall Stadium. Video screens will not only enable game footage to be broadcast to those waiting in concourse areas, but also include digital signage with real-time information on game statistics, advertising, or concession sales pricing. Five telecommunications intermediate distribution frame (IDF) rooms will need to be added, and all other IDF rooms will require modest upgrades to accept the increased cabling. A study of wireless access point density and coverage will be undertaken by the consultant to confirm the number and placement of wireless access points. In several locations, some of the 700 additional video screens will be closely mounted forming a video display wall. The head-end video distribution and media management will be placed in the Kohl Center. All electronic components will be separately procured from this infrastructure project.

PROJECT JUSTIFICATION: The requested upgrades will allow the UW-Madison Division of Intercollegiate Athletics to greatly improve wireless coverage for all fan areas, and provide a unique fan experience through the use of UW-managed messaging, application development, and video/test distribution via fans' smart phones and video monitors throughout the stadium's concourses and suites. This upgrade is in line with those being made by other conferences across the country to address an industry challenge of improving game day experiences for fans within stadiums.

BUDGET/SCHEDULE:

Construction	$4,189,000	SBC Approval	Mar. 2014
Design (*)	0	A/E Selection	Nov. 2013
DFD Mgt.	192,000	Design Report	N/A
Contingency	607,000	Bid Opening	Mar. 2014
Equipment	0	Start Construction	Apr. 2014
Other Fees	0	Substantial Completion	July 2014
TOTAL	**$4,988,000**	Final Completion	Oct. 2014

(*) Because this project is being designed under the Student Athlete Performance Center (10H3A), no A/E Design Fees are necessary or included for this project.

PREVIOUS ACTION: None.

Approval to Reimburse the City of Madison, Wisconsin, for Assessable Improvements, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the Interim President of the University of Wisconsin System, approval be granted to pay a City of Madison municipal assessment of $487,800 ($356,100 General Fund Supported Borrowing – Utilities Repair and Renovation and $131,700 Program Revenue-Cash) for street and utility improvements on the 700-800 blocks of State Street and the immediately surrounding areas.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-Madison

REQUEST: Requests approval to pay a City of Madison municipal assessment of $487,800 ($356,100 General Fund Supported Borrowing–Utilities Repair and Renovation and $131,700 Program Revenue-Cash) for street and utility improvements on the 700-800 blocks of State Street and the immediately surrounding areas.

PROJECT DESCRIPTION: This project will reconstruct portions of the paving, storm and sanitary sewer, lighting, domestic water, sidewalks, stairs, retaining walls and include general site landscape improvements on the 700 and 800 blocks of State Street from North Lake Street to North Park Street. The project will be bid and constructed by the City of Madison in the summer of 2014. The BOR owned parcels to be assessed are Bascom Hill, Humanities Building, and the Library Mall/Memorial Library.

Located on the north side of the 800 block is the Wisconsin Historical Society, which is owned by the State of Wisconsin. The south side of the 700 block of State Street is privately owned. These other property owners will also be paying their fair share of the assessment as part of the overall reconstruction project.

Additional work includes grading and landscape improvements on the south end of Library Mall near the State Street right-of-way to meet existing grades, with the work being done in the actual State Street right-of-way. Sidewalk and retaining wall improvements on the east end of Bascom Hill and along the west right-of-way of North Park Street to improve pedestrian safety and create a single-marked crosswalk for students and campus users will be undertaken. Improvements to the crossing of North Park Street at State Street will be constructed and paid for by the City of Madison.

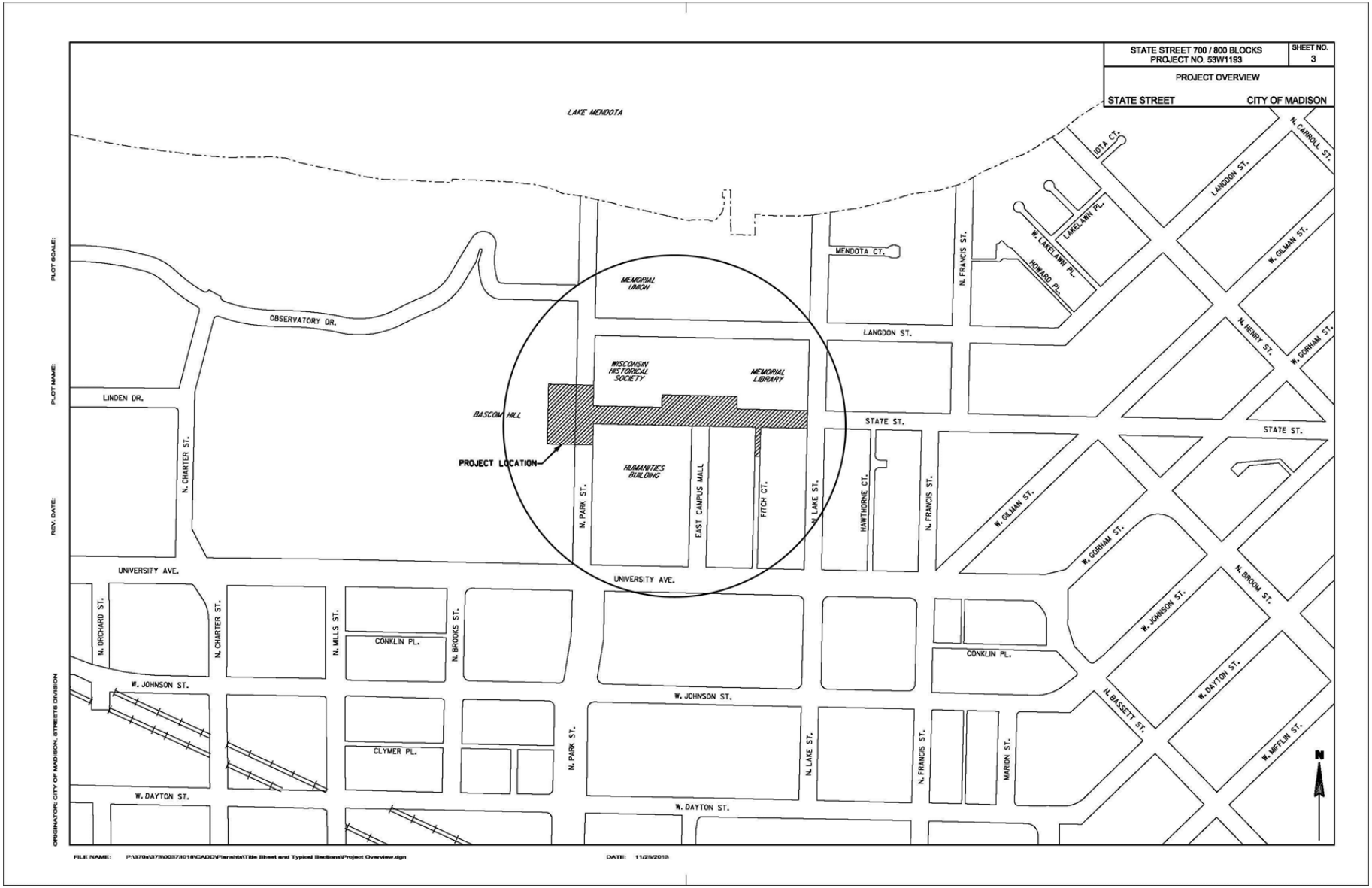
PROJECT JUSTIFICATION: This project directly benefits the university by providing upgraded site and safer pedestrian and bicycle traffic facilities along a major closed street through the campus.

BUDGET AND SCHEDULE:

Construction	$0
Design	0
DFD Mgt	0
Contingency	0
Equipment	0
Other	487,800
TOTAL	**$487,800**

SBC Approval	Mar. 2014
A/E Selection	N/A
Design Report	N/A
Bid Opening	Mar. 2014
Start Construction	May 2014
Substantial Completion	Sept. 2014
Final Completion	Dec. 2014

PREVIOUS ACTION: None.


STATE STREET 700 / 800 BLOCKS
PROJECT NO. 53W1193
SHEET NO. 3
PROJECT OVERVIEW
STATE STREET
CITY OF MADISON
LAKE MENDOTA
OBSERVATORY DR.
LINDEN DR.
N. CHARTER ST.
UNIVERSITY AVE.
BASCOM HILL
PROJECT LOCATION
MEMORIAL UNION
WISCONSIN HISTORICAL SOCIETY
MEMORIAL LIBRARY
HUMANITIES BUILDING
EAST CAMPUS MALL
FITCH CT.
N. PARK ST.
N. LAKE ST.
HAWTHORNE CT.
N. FRANCIS ST.
MENDOTA CT.
LANGDON ST.
STATE ST.
W. GILMAN ST.
W. GORHAM ST.
N. HENRY ST.
IOTA CT.
N. CARROLL ST.
LAKELAWN PL.
W. LAKELAWN PL.
HOWARD PL.
N. ORCHARD ST.
N. MILLS ST.
N. BROOKS ST.
CONKLIN PL.
W. JOHNSON ST.
N. BROOM ST.
CLYMER PL.
W. DAYTON ST.
N. BASSETT ST.
MARION ST.
W. MIFFLIN ST.
N
PLOT SCALE:
PLOT NAME:
REV. DATE:
ORIGINATOR: CITY OF MADISON, STREETS DIVISION
FILE NAME: P:\370s\379\00373018\CADD\Plansht\Title Sheet and Typical Sections\Project Overview.dgn
DATE: 11/25/2013

REVISED

Approval to Accept a Gift-in-Kind of a New Alumni Welcome and Conference Center, UW-Oshkosh

CAPITAL PLANNING AND BUDGET COMMITTEE

REVISED Resolution:

That, upon the recommendation of the UW-Oshkosh Chancellor and the Interim President of the University of Wisconsin System, approval be granted to expand the campus boundary and accept a gift-in-kind from the UW-Oshkosh Foundation of a new Alumni Welcome and Conference Center valued at approximately $12,400,000.

REVISED

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-Oshkosh

REQUEST: Approval to expand the campus boundary and accept a gift-in-kind from the UW-Oshkosh Foundation of a new Alumni Welcome and Conference Center valued at approximately $12,400,000.

PROJECT DESCRIPTION: This project is constructing a 38,099 GSF new conference and welcome center for the UW-Oshkosh campus of which the majority of space includes meeting rooms and banquet facilities. Several Outreach functions including the UW-Oshkosh Foundation, Alumni Affairs, Business Success Center, Conference and Event Services, and a satellite facility for the Admissions Office will be relocated to this new building.

To connect with campus systems, the development will also include: installation of approximately 380 lineal feet of sewer, water distribution lines and an electric/telecommunications duct bank. Installation of a fully functional campus network and telecommunications system, including voice over internet protocol capabilities, wireless access, security cameras, and an emergency notifications/clock system will be included.

The brick and stone building will be compatible in design with the Student Recreation and Wellness Center to the north and the Gruenhagen Conference Center to the east.

All costs will be borne by gifts to the UW-Oshkosh Foundation as well as use of Program Revenue-Cash. The gifts will be a combination of cash from alumni and other donors, and gifts-in-kind from contractors and suppliers partnering with the Foundation. Gifts-in-kind typically include labor and materials and at the completion of the project, ownership of the improvements will be gifted to the university. All plans and specifications have been reviewed by UW System Administration and the Division of Facilities Development, prior to the start of construction.

PROJECT JUSTIFICATION: This building replaces the River Center which was built in 1967, and contained 51,596 GSF of space on two levels. It was rendered unusable after a flooding incident on June 12, 2008. The basement level contained conference facilities, the Residence Life Custodial and Maintenance Department, a loading dock, and HVAC and electrical support spaces. The ground level housed conference facilities in addition to offices and classrooms dedicated to the Department of Corrections regional training.

After much investigation regarding the damage to the existing River Center, it was determined that a new site would create a signature front door to the campus and restore the functions lost in the flood. In addition, the ability to incorporate an alumni and public presence with conferencing capabilities will serve the campus well in the future. Although students and student organizations

are given priority for banqueting and meeting space at the Reeve Union, its turndown rate is at 35%. Private market studies have determined that there are 130 annual events that are not able to be accommodated within the Fox Valley market area that could be accommodated in the new conference center.

BUDGET/SCHEDULE:

Construction	$9,574,000
Design	810,000
Allowances	355,000
Contingency	675,000
Equipment	960,000
Other Fees	0
TOTAL	**$12,374,000**

SBC Approval	Mar. 2014
A/E Selection	Mar. 2011
Design Report	Sep. 2012
Bid Opening	Dec. 2012
Start Construction	Dec. 2012
Substantial Completion	Dec. 2013
Final Completion	Feb. 2014

PREVIOUS ACTION:

August 23, 2012 Resolution 10101	Recommended to seek enumeration of the (Alumni) Conference and Welcome Center at an estimated total project cost of $4,600,000 ($1,500,000 Program Revenue-Cash and $3,100,000 Gift Funds) as part of the 2013-15 Capital Budget request. The project was subsequently enumerated at that amount and source of funding.

Approval of the Design Report and Authority to Construct the Laurentide Student Success Center Project, UW-Whitewater

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Whitewater Chancellor and the Interim President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Laurentide Hall Student Success Center Addition project for an estimated total cost of $4,500,000 General Fund Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-Whitewater

REQUEST: Approval of the Design Report and authority to construct the Laurentide Hall Student Success Center Addition project for an estimated total cost of $4,500,000 General Fund Supported Borrowing.

PROJECT DESCRIPTION: This project will construct a three-story 11,824 ASF/18,390 GSF addition to the recently remodeled Laurentide Hall (formally known as Carlson Hall) and will house Campus Tutorial Services.

The three-story addition will include new entrances and an elevator, additional stairways, and restrooms to accommodate the additional occupant load. The exterior enclosure materials will be metal panel and brick, with a glass curtain wall to match the existing building. Existing systems such as chilled water, potable water, electrical service, and fire protection will be extended to the new addition. The heating and cooling system will be a stand-alone system with an indoor air-handling unit and variable air volume (VAV) units for auxiliary zone heating. Site work will include an extension of the existing pedestrian walkways, parking lot modifications, landscaping, and connections to domestic water, sanitary, and storm systems.

PROJECT JUSTIFICATION: Laurentide Hall has served as the center for the College of Business and Economics since it was constructed in 1972, and in July of 2009, the college relocated into a new building (Hyland Hall) and Carlson Hall became vacant. The vacancy created an opportunity to renovate Carlson Hall, which allowed for the consolidation of the College of Letters and Sciences and Campus Tutorial Services into one facility.

During the program verification phase of the renovation of Carlson Hall, it was confirmed that the space within the existing Carlson building would not be sufficient for the needs of both the College of Letters and Sciences and the Tutorial Center. Priority was given to the faculty and staff offices, department support rooms, research spaces, and student collaboration spaces. As a result, it was determined that a future building addition would be needed to meet the programmatic needs of Campus Tutorial Services.

Since the 1970s, Campus Tutorial Services has been housed in the basement of McCutchan Hall, an old residence hall that was converted into office space. This location provides only 5,307 square feet for the entire tutoring program and it lacks the visibility, accessibility, air conditioning, technology, and available space for the rapidly growing program.

Campus Tutorial Services offers academic assistance and enrichment for undergraduate and graduate students at UW-Whitewater by utilizing a peer-driven, cooperative learning model. There is no cost for using the services. These services increase the retention of freshman and sophomores, and the ability to deliver tutoring services to underpin the university's commitment to the national LEAP (Liberal Education America's Promise) initiative. Campus Tutorial Services promotes student success and increased graduation rates, and reinforces essential learning outcomes.

During the past four years, the program has seen a more than a 200% percent increase of tutors employed and students served. The Supplemental Instruction and Writing Mentors programs have also experienced significant expansion. In the fall of 2012, UW-Whitewater received a UW System Growth Agenda for Wisconsin grant to help support the Pathways for Success program, which also utilizes the Tutoring Center.

BUDGET/SCHEDULE:

Construction	$3,583,000
Design	313,000
DFD Mgt	154,000
Contingency	265,000
Equipment	178,000
Other Fees	7,000
TOTAL	**$4,500,000**

SBC Approval	Mar. 2014
A/E Selection	June 2010
Design Report	Jan. 2014
Bid Opening	July 2014
Start Construction	Sept. 2014
Substantial Completion	July 2015
Final Completion	Dec. 2015

PREVIOUS ACTION:

August 23, 2012
Resolution 10101

Recommended that the Laurentide Hall Student Success Center 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 $4,500,000 ($2,000,000 General Fund Supported Borrowing-Residual and $2,500,000 Program Revenue Supported Borrowing). The project was subsequently enumerated at that level of funding comprised of $2,000,000 General Fund Supported Borrowing-Residual and $2,500,000 General Fund Supported Borrowing.

Authority to Construct All Agency Maintenance and Repair Projects, UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the Interim President of the University of Wisconsin System, authority be granted to construct maintenance and repair projects at an estimated total cost of $3,711,800 ($1,081,300 General Fund Supported Borrowing and $2,630,500 Program Revenue-Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW System

REQUEST: Authority to construct maintenance and repair projects at an estimated total cost of $3,711,800 ($1,081,300 General Fund Supported Borrowing and $2,630,500 Program Revenue-Cash).

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14A2M	Campus Arc Flash Hazard Analysis	$ -	$ -	$ 2,230,600	$ -	$ 2,230,600
		HSE SUBTOTALS	$ -	$ -	$ 2,230,600	$ -	$ 2,230,600

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	13K2J	Langdon St. Utilities Renv	$ 1,081,300	$ -	$ 399,900	$ -	$ 1,481,200
		URR SUBTOTALS	$ 1,081,300	$ -	$ 399,900	$ -	$ 1,481,200

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MONTHLY TOTALS	$ 1,081,300	$ -	$ 2,630,500	$ -	$ 3,711,800

PROJECT DESCRIPTION:

Health, Safety, and Environmental Protection

MSN – 14A2M – Campus Arc Flash Hazard Analysis ($2,230,600): This project surveys, provides analysis, and installs arc flash labeling for building electrical equipment in UW-Madison facilities. Occupational Safety and Health Administration (OSHA) regulations require all persons working on energized electrical equipment to read equipment labels and follow the safety guidelines included in National Fire Protection Association (NFPA) Standard 70E. Project work includes providing engineering services required for an electrical arc flash hazard analysis of approximately 13.5 million gross square feet of space in approximately 210 buildings on the UW-Madison campus, and approximately 305 off-campus buildings. Off-campus facility locations include the Arboretum, Pine Bluff Observatory, Kegonsa Research Center, Trout Lake Research Station, Charmany Farm, Mandt Farm, Lancaster Agricultural Research Station (ARS), Arlington ARS, Hancock ARS, Spooner ARS, Marshfield ARS, Peninsular ARS, Rhinelander ARS, West Madison ARS, and Kemp ARS.

NFPA 70E requires facility owners to perform an arc flash hazard analysis prior to allowing a worker to perform a task on energized equipment. The National Electrical Code (NEC) mandates that a warning label must be placed on electrical equipment that may remain energized during maintenance or repair. Equipment that needs to be labeled includes switchboards, panel boards, control panels, and motor control centers. In order to print the label for each piece of equipment, an analysis is needed to determine the thermal energy hazard possible from an arc

flash. OSHA requires that employers protect employees from workplace hazards. If OSHA is called in following an incident, they will determine if compliance with NFPA 70E would have prevented or lessened the injury and they may cite the employer for not using NFPA 70E to protect their employees.

The effects of an electrical arcing fault can be devastating. The intense thermal energy can cause severe burns in a fraction of a second to faculty, staff, and students who are exposed to live electrical equipment. Other considerations include loss of life, potential litigation fees, loss of process and research, potential fines, and escalation of insurance premiums. A hazardous arc flash can occur in any electrical device, regardless of voltage, in which the energy is high enough to sustain an arc.

Utilities Repair and Renovation Requests

MSN – 13K2J – Langdon Street Utility Renovation ($1,481,000): This project renovates central campus utilities along Langdon Street between Memorial Union and Memorial Library. A section of brick utility tunnel, direct buried chilled water, and domestic water will be replaced. New high-pressure steam (HPS), pumped condensate return (PCR), compressed air (CA), and domestic water will be installed in a new accessible concrete tunnel. Project work includes replacing ~70 LF of brick utility tunnel from steam tunnel entrance 29/12, crossing Langdon Street, and connecting to an existing concrete utility tunnel. The concrete utility tunnel will include 8-inch HPS, 4-inch PCR, 2-inch CA piping, and 2-inch domestic water to serve the Library Mall fountain. Project work also includes replacing the 12-inch chilled water supply and return piping from just east of the take-off to the Red Gym, to the Memorial Library. Following the same route as the existing piping, the system will be replaced with ~130 LF of 14-inch, and ~100-LF of 12-inch chilled water supply and return piping. Approximately 630 LF of 6-inch UW domestic water piping will be replaced from an existing valve located near the west wing of the Memorial Union to the Pyle Center. The domestic piping will be replaced in its present location with the exception of rerouting a short section under the Hawthorn tree where it will be installed alongside the chilled water piping to minimize the boring work required.

It is anticipated that traffic will need to be maintained along Langdon Street at all times during construction, so a combination of lane shifting or temporary bridging of the excavations in Langdon Street will be required. All areas disturbed by the project will be fully restored, including roadways, sidewalks, terraces, landscaping features, and site structures. Temporary steam, condensate, and compressed air will be required in order to serve connected loads while the steam tunnel is being constructed.

None of the utility work included in this project is directly related to either the Wisconsin Union Redevelopment or the Memorial Union Renovation Phase II/Alumni Park projects, but the proximity of these utilities could cause significant disruption to the Memorial Union operations in the future upon failure. The arched brick utility tunnel, which is approximately 70 years old, is a safety concern because it is both difficult and dangerous to access. Due to the proximity of the tunnel to Lake Mendota, significant leaking of water occurs into the tunnel after rain events or during times of high water level of the lake. The chilled water piping was installed in the mid-1960s and is some of the oldest chilled water piping on campus. Piping of this vintage has failed in several locations including near Lathrop Hall and just this past summer in front of the Memorial Union. Piping failures result in significant localized flooding and the loss of chilled

water system pressure at the utility plants can impact the ability to provide cooling to all campus facilities.

Approximately two-thirds of the domestic water piping included in this project was installed in 1894. When the Pyle Center was constructed in 1954, the remainder of the water piping included in this project was installed. This piping is at or beyond its useful life and should be replaced. The present routing of the domestic water is preferred to retain the bulk rate discount on water utility service to facilities in this area of campus. For example, if new taps were made at the existing city water main to facilitate more direct routings of water service into the west wing of the Memorial Union, Pyle Center and Red Gym, those services would be metered separately and usage would be billed at the commercial rate, which is considerably higher than the bulk rate presently paid. As the difference in the rates is significant, these facilities would incur considerable added operating costs for domestic water.

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 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.

BUDGET AND SCHEDULE:

General Fund Supported Borrowing	$ 1,081,300
Program Revenue-Cash	2,630,500
Total Requested Budget	**$ 3,711,800**

PREVIOUS ACTION: None.

Approval of the Design Report of the Hospital Ramp Expansion Project and Authority to Increase the Budget and Construct the Project, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the Interim President of the University of Wisconsin System, the Design Report of the Hospital Ramp Expansion project be approved and authority be granted to increase the project budget by $7,867,000 Program Revenue-Cash and construct the project for a revised estimated total cost of $34,120,000 ($25,753,000 Program Revenue Supported Borrowing and $8,367,000 Program Revenue-Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-Madison

REQUEST: Approval of the Design Report for the Hospital Ramp Expansion project and authority to increase the project budget by $7,867,000 Program Revenue-Cash and construct the project for a revised estimated total cost of $34,120,000 ($25,753,000 Program Revenue Supported Borrowing and $8,367,000 Program Revenue-Cash).

PROJECT DESCRIPTION: This project will construct horizontal expansion to the existing 1,410 stall UW Hospital Patient and Visitor Ramp (Lot 75) located at 610 Highland Avenue on the UW-Madison campus. The project will add 780 parking stalls to the existing ramp with additions to the south and east.

The initial project budget, developed in early 2010, was based on average historical unit costs for parking structure construction. The current budget is based upon a detailed estimate derived from actual project design documents and the various construction phases and mitigation activities necessary to ensure constant occupancy of the ramp during construction. The project scope increased to include reconstruction of a section of Highland Avenue to provide the appropriate turn lanes, lane widths, and median openings necessary to accommodate the ramp expansion.

PROJECT JUSTIFICATION: This project was enumerated in the 2011-13 Capital Budget and a pre-design study for the project was completed in 2011. In summary, this project will provide new parking and replace surface parking spaces lost to other construction and redevelopment projects in the area to improve accessibility for patients, visitors, and staff to the UW Hospital. The project cost will be funded by the UW-Madison Parking Utility and will be incorporated into the overall parking rate beginning the year following completion of construction.

The existing UW Hospital Patient and Visitor Ramp (Lot 75) is the only parking facility that specifically serves patients and visitors to the UW Hospitals and Clinics, reaching near 100% capacity several days each month. It first opened in 1992 with a capacity of 1,053 stalls and in 2001, a vertical expansion increased the number of spaces to 1,410.

Construction of the Wisconsin Institutes for Medical Research (WIMR), Health Sciences Learning Center, and the School of Nursing has resulted in the loss of surface parking and an increase of faculty, staff, and visitor population in the west campus area. Along with construction of the Lot 76 Ramp in 2006 and the Lot 63 American Family Children's Hospital Ramp in 2008, this project is part of the overall west campus parking strategy to maintain necessary capacity.

BUDGET AND SCHEDULE:

Construction	$27,900,000
Design	$1,900,000
DFD Mgt.	$1,190,000
Contingency	$1,900,000
Equip.	$690,000
Other Fees	$540,000
TOTAL	**$34,120,000**

SBC Approval	Mar 2014
A/E Selection	Jun 2012
Design Report	Oct 2013
Bid Opening	Jun 2014
Start Construction	Aug 2014
Substantial Completion	Dec 2015
Final Completion	Jan 2016

PREVIOUS ACTION:

08/19/10 Resolution 9801	Recommended enumeration of the West Campus Parking Consolidation Project at a total estimated project cost of $26,253,000 ($25,753,000 Program Revenue Supported Borrowing and $500,000 Program Revenue-Cash).

Authority to Purchase a Parcel of Land and Improvements Known as the Fairgrounds Substation and Construct the Campus 5kV Switchgear Replacement Project, UW-La Crosse

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-La Crosse Chancellor and the Interim President of the University of Wisconsin System, authority be granted to purchase an approximately 0.19 acre parcel of land and improvements, known as the Fairgrounds Substation, for $30,000 General Fund Supported Borrowing-Land Acquisition and construct a Campus 5kV Switchgear Replacement project for an estimated total cost of $4,530,000 ($2,491,500 GFSB Utility Repair and Renovation, and $2,038,500 PRSB.)

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2014

INSTITUTION: UW-La Crosse

REQUEST: Authority to purchase an approximately 0.19 acre parcel of land and improvements, known as the Fairgrounds Substation, for $30,000 General Fund Supported Borrowing-Land Acquisition and construct a Campus 5kV Switchgear Replacement project for an estimated total cost of $4,530,000 ($2,491,500 GFSB Utility Repair and Renovation, and $2,038,500 PRSB.)

PROJECT DESCRIPTION:

The project will purchase the approximately 0.19 acre Fairgrounds Substation property from Xcel Energy located within the campus boundary between the Heating Plant and Mitchell Hall. Two independent appraisals were conducted and established a fair market property value of $35,000. Xcel Energy has agreed to the sale based on these appraisals.

Once the sale is completed, the substation's antiquated equipment will be removed and replaced with state owned 15kV service switchgear, two 7,500 kVA transformers, and two capacitor banks. A brick veneer screen wall will be constructed around the perimeter of the rebuilt substation. Also, the project will replace the campus 5kV electrical switchgear. A new main-tie-main 5kV circuit breaker line-up will be installed including 13 branch circuit breakers, metering cubicles, auxiliary power cubical, and DC control power supply. New solid state electrical metering will be installed on the electrical service at each individual campus building and connected to the campus building automation system.

Lastly, the project will construct new power conduit and signal conduit ductbanks to four existing service pits. A new 5kV looped power cable will be installed from the new 5kV switchgear to pit P22.

PROJECT JUSTIFICATION:
The campus electrical switchgear was installed in 1967. The switchgear has reached the end of its useful life and repair parts are difficult to obtain. The existing switchgear is a single buss served by one utility feed with campus looped feeders serving campus buildings. While the looped feeder network provides redundancy in the case of a power cable failure or branch circuit breaker failure, it does not protect against a switchgear main buss failure. The installation of a main-tie-main configuration switchgear served by two utility feeds provides needed reliability and redundancy. Enhanced building electrical metering connected to the campus automation system is needed to collect and compile building specific energy use data to better manage energy use.

Purchase of the utility property and replacement of the utility's antiquated equipment with state owned equipment will allow the campus to purchase power at a 15kV bulk primary rate. This will result in an annual utility cost savings of about 2% or approximately $28,600 per year based on current electrical rates and current campus electrical usage. The existing open energized buss structures will be eliminated to afford greater electrical safety. Replacement of transformers in the same general location will avoid the high cost of conduit and power cable relocation.

Over the next four years, a new student union, chiller plant and science building will be constructed and the current distribution system lacks the capacity to provide an uninterrupted power supply to the North Campus with these new structures. Additions to the campus signal ductbank system are needed to allow the installation of signal cable from the new structures and connection to the existing campus backbone.

BUDGET AND SCHEDULE:

Construction	$3,508,600
Design	308,000
DFD Mgt	161,600
Contingency	526,800
Equipment	0
Other Fees	55,000
TOTAL	**$4,560,000**

SBC Approval	Mar 2014
A/E Selection	Feb 2013
Design Report	Mar 2014
Bid Opening	Jul 2014
Start Construction	Aug 2014
Substantial Completion	Jun 2016
Final Completion	Sep 2016

PREVIOUS ACTION: None.