

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, October 9, 2014  
Dreyfus University Center  
UW-Stevens Point  
Stevens Point, Wisconsin

10:45 a.m. Meeting of the Capital Planning and Budget Committee – Room 374, Dreyfus University Center

- a. Approval of the Minutes of the August 21, 2014 Meeting of the Capital Planning and Budget Committee
- b. UW-Stevens Point Presentation: UW-Stevens Point 2007 Master Development Plan: an Update and Review
- c. UW System: Authority to Construct Various Maintenance and Repair Projects  
[Resolution I.3.c.]
- d. UW System: Authority to Seek Enumeration of Two Additional 2015-17 Capital Budget Projects  
[Resolution I.3.d.]
- e. UW System Presentation: Capital Planning and Budget Committee Priorities and Goals
  1. Building Condition Summaries
  2. Physical Plant Operational Budget Standards and Status
  3. Benchmarking and Historical Context Reporting
- f. Report of the Associate Vice President
  - State Building Commission Actions
  - Other Updates

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 \$9,020,900 (\$3,606,200 General Fund Supported Borrowing; \$4,192,200 Program Revenue Supported Borrowing; and \$1,222,500 Cash).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin System

**REQUEST:** Authority to construct various maintenance and repair projects at an estimated total cost of \$9,020,900 (\$3,606,200 General Fund Supported Borrowing; \$4,192,200 Program Revenue Supported Borrowing; and \$1,222,500 Cash).

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
OSH	14A3R	Blackhawk Commons AHU Repl	\$ -	\$ 2,569,000	\$ -	\$ -	\$ 2,569,000
<b>FMR SUBTOTALS</b>			\$ -	\$ 2,569,000	\$ -	\$ -	\$ 2,569,000

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
GBY	13K1D	University Union Fire Alarm Repl	\$ -	\$ -	\$ 413,500	\$ -	\$ 413,500
<b>HSE SUBTOTALS</b>			\$ -	\$ -	\$ 413,500	\$ -	\$ 413,500

**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14I1O	Eagle Heights Site Improvements/Storage Bldg	\$ -	\$ -	\$ 315,000	\$ -	\$ 315,000
<b>PRR SUBTOTALS</b>			\$ -	\$ -	\$ 315,000	\$ -	\$ 315,000

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
EAU	13D2B	Nursing Building Parking Lot Expansion	\$ -	\$ 289,400	\$ -	\$ -	\$ 289,400
MSN	14I1E	Haight Road Reconstruction	\$ -	\$ -	\$ 494,000	\$ -	\$ 494,000
MSN	13E4U	Lakeshore Utility Piping Repl	\$ 3,606,200	\$ 1,333,800	\$ -	\$ -	\$ 4,940,000
<b>URR SUBTOTALS</b>			\$ 3,606,200	\$ 1,623,200	\$ 494,000	\$ -	\$ 5,723,400

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
<b>OCTOBER 2014 TOTALS</b>	\$ 3,606,200	\$ 4,192,200	\$ 1,222,500	\$ -	\$ 9,020,900

**PROJECT DESCRIPTION:**

**Facilities Maintenance and Repair Requests**

OSH – Blackhawk Commons Air Handling Units Replacement (\$2,569,000): This project replaces the outdated heating, ventilating, and air conditioning units serving the main dining and dish room areas to reduce maintenance and energy usage and provide a more comfortable environment for building occupants. Project work includes replacing three rooftop penthouses and eight air handling units with six new units, disposal of old equipment and materials, and all associated structural,

ductwork, piping, controls, plumbing, fire suppression, and electrical modifications to support the new equipment. Three of the new units will be located in new rooftop penthouses and serve first floor dining areas. The other three new air handling units will be located in the basement and serve the main kitchen, kitchen support areas, and support offices. The ventilation systems for the entire facility will be tested and balanced to meet the new and recalculated design values. This project will also provide demand control ventilation systems for six kitchen exhaust hoods.

The rooftop HVAC units do not have sufficient capacity to deliver the required makeup air for the dishwasher exhaust system, and the units cannot meet code-required ventilation rates for the east half of the main dining area in the winter months due to air stratification and freeze/stop trips. Outside air has to be restricted in the winter months to keep the units operational. Most units were installed with the original building construction in 1969 and therefore are at the end of their expected useful lives. Some of the condition and design issues include damper blade/linkage damage, dirty and fouled coils, fan wheel and bearing wear, no chilled water control valves, face and bypass control sequence inoperability, no mixing box or blender sections, and pneumatic unit controls with little or no remote monitoring or alarming capability. To make up for some of the listed unit limitations, AC-1, which serves the west half of the dining hall and office spaces, is run beyond its original design conditions, causing balance problems in the areas served. In order to provide sufficient makeup air to the facility and to address maintenance and reliability issues, the units need to be replaced. Replacing unit controls will allow remote performance and alarm monitoring and facilitate unit scheduling and discharge temperature reset when the facility is unoccupied, saving significant heating and cooling energy.

### **Health, Safety, and Environmental Protection**

GBY – University Union Fire Alarm System Replacement (\$413,500): This project replaces the fire alarm system in the Student Union to improve smoke and heat detection, provide additional audio/visual alarm signals to meet ADA code, and improve maintenance. This will ensure greater security for building contents and improved occupant life safety. Project work includes replacing the obsolete fire alarm system with a modern addressable system with voice annunciation. Pull stations, smoke and heat detectors, and audio-visual signal devices will be replaced to meet all current codes. Signal devices will be installed in all public areas to meet the latest ADA requirements. The building fire alarm panel will be connected to the central campus reporting system to report all trouble and alarm signals to the campus security office.

The fire alarm system in this facility was installed in three phases as the building was expanded. The original panel was installed in 1977 and additional modules were added in 1985 and 1993. The panel is obsolete and replacement parts are difficult to find, making maintenance very difficult. This panel and associated fire alarm devices must be replaced. Fire alarm system technology has been greatly improved since 1977, moving from mechanical pull stations and relay panels to dependable solid state panels. Modern fire alarm system methods reduce false fire alarms, are energy efficient, have internal power backup, and require little maintenance. The new system will provide greater security for the building when it is not occupied and will meet all ADA requirements.

### **Programmatic Remodeling and Renovation**

MSN – Eagle Heights Site Improvements and Storage Building (\$315,000): This project improves a gravel storage area and constructs a storage building to allow both UW Recycling and UW Housing to more efficiently store maintenance equipment and landscape materials and protect the adjacent

steep slope and woods. Two gravel storage areas south of Eagle Heights Drive will be graded to form a single and more efficient gravel storage lot (~25,000 SF) and construct a new metal storage building (~40 feet by 80 feet). Site work includes leveling out the gravel areas using on-site materials, redressing the gravel with new stone to define the edge of lot, and restoring the adjacent slope and site vegetation to control persistent erosion issues. This project also constructs a new concrete pad for refuse containers and exterior bins for storing bulk landscape materials.

This project is needed to contain and organize the shared housing and campus recycling storage lot located at Eagle Heights Housing. The lot consists of two flattened areas dug into the hillside that has expanded into the Lakeshore Nature Preserve. The storage lot is compacted gravel and sloped to drain toward the woods. With no defined edge, loose fill, concrete chunks, and brush from the lot spill down the hill and fill in the wooded slope. This weakens the top of the slope and kills the woodland vegetation. There are areas of erosion down the hillside, causing further degradation of the vegetation and stability of the slope. The lack of a hard surface makes it difficult to maneuver the trucks and large bins that are needed for the recycling operation. There have been scrap metal thefts from the area, as well as the dumping of unauthorized landscape material, which can be mitigated with this project.

### **Utilities Repair and Renovation Requests**

EAU – Nursing Building Parking Lot Expansion (\$289,400): This project reconstructs and expands the Nursing Building parking lot from 19 stalls to 37 stalls to accommodate the future loss of the Putnam parking lot (40 stalls). Project work includes renovating and enlarging the parking lot on the west side of the Nursing Building, 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, installing new pole-mounted light fixtures as necessary, extending and redistributing the underground electrical distribution and connection points for pole-mounted lighting fixtures, and installing new pavement markings and striping, landscaping, directional signage, and site improvements and restoration.

The planned Garfield Avenue Corridor Improvement was included in the 2010 Campus Master Plan and will eliminate the Putnam parking lot, which is situated on the bank of the Chippewa River at the beginning of the Putnam Trail. The trail is a pedestrian pathway through a state natural area. This project will offset the loss of available parking stalls and revenue. The Nursing Building parking lot is not efficient, due to its small size, and has poor drainage. A wetland assessment was done last fall and it was determined there are no wetlands in this area.

MSN – Haight Road Reconstruction (\$494,000): This project reconstructs ~1,150 LF of Haight Road and extends the pedestrian walkway to University Bay Drive. Project work includes replacing roadway and pedestrian walkway pavements; concrete curb and gutter, stairs, and storm water flumes; and street lights. New storm sewer and storm water inlets will be constructed as necessary to improve storm water runoff. A new pedestrian walkway extension will be constructed between University Houses and University Bay Drive.

The roadway pavement and curbs are significantly deteriorated and are beyond their serviceable life. The asphalt pavement has moderate alligator cracking, rutting, potholes, and patching that is in poor condition. The concrete curb and gutter and sidewalk has broken apart or has extensive cracking, failed joints, settlement, and heaved sections. Reconstruction of this roadway is needed in order to provide for safe vehicular and pedestrian traffic along this route. Due to the length and degree of

slope, Haight Road experiences significant storm water flows in its gutters and storm control system. These flows are routed through concrete flumes, or into a few storm inlets at the bottom of the hill, but the system does not accommodate large storm events that result in significant erosion that occurs outside the roadway and undermines the flumes. The storm sewer system needs upgrading and the concrete flumes need to be repaired or replaced to properly channel storm flows downstream. Also, a continuous sidewalk is needed along the whole length of Haight Road to reduce the traffic danger to pedestrians.

MSN – Lakeshore Utility Piping Replacement (\$4,940,000): This project replaces steam, condensate, and compressed air utilities in the Lakeshore residence hall area north of Observatory Drive between Babcock Drive and Elm Drive, including the replacement of two steam pits and the renovation of a third. Domestic water, storm sewer, sanitary sewer, and electrical/signal ductbanks will also be replaced to develop new utility corridors between the residence halls.

Project work includes replacing ~900 LF of high pressure steam, pumped condensate return, and compressed air piping and associated concrete box conduit serving Chamberlin House, Cole Hall, Conover Hall, Jones House, Showerman House, Sullivan Hall, and Swenson House. The majority of this work will be completed in newly developed utility corridors between buildings. Domestic water (soft and hard), storm sewer, and sanitary sewer piping located in the utility corridor work areas will be replaced as part of the installation of the new utility piping box conduits. New concrete box conduit systems will be installed with new piping, supports, and insulation systems to each building.

Electrical ductbanks and extensions of these electrical ductbanks will be replaced or rerouted as required to accommodate the installation of the primary and secondary electrical ductbank systems. Signal ductbanks will also be replaced and rerouted as required in these areas to provide pathways for signal and AT&T phone cables that are currently located in the utility box conduits. New signal manhole and signal ductbanks will be installed to serve Chamberlin House and Cole Hall as signal connectivity for these buildings is currently routed through other buildings. All areas disturbed by the project will be fully restored, including concrete sidewalk, terrace and gutter repairs, roadway repairs, top soil and lawn repairs, planting and flower bed repairs, and reconstruction/replacement of any landscape features or other site structures that were temporarily removed to complete removal/replacement work.

The utility systems were constructed from the 1930s to 1950s and have failed due to corrosion and leaks when in service. Several of the building service condensate return systems have failed for the same reasons. The piping needs to be replaced to avoid the associated thermal and chemical treatment losses when condensate is not returned to the central heating plants. The steam and compressed air piping systems have exceeded normal life cycles and should be replaced while the adjacent condensate piping is excavated, abated, and exposed. Conduit systems have exceeded their normal life span and need to be upsized to comply with the current state specification for insulation thickness. The main utility piping and steam pits east of Holt Commons along Kronshage Drive were replaced in 2011. This project continues the upgrade of steam, condensate, and compressed air utilities serving the Lakeshore residence hall area by replacing the branch piping to each of the buildings that are listed in the project description. Since the new piping, insulation, and support systems will be constructed to current UW-Madison and state specifications, all underground steam and condensate piping in the Lakeshore residence hall area will be capable of operating at the typical campus steam distribution pressure.

The development of utility corridors will lower the cost and complexity of construction and landscaping work in the future. The relocation of domestic water, storm sewer, sanitary sewer, and electrical/signal ductbanks, where economically practical, will share a trench alongside the concrete box conduits.

**PROJECT JUSTIFICATION:**

UW System Administration continues 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 the Division of Facilities Development, 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 .....	\$ 3,606,200
Program Revenue Supported Borrowing .....	4,192,200
Cash.....	\$ <u>1,222,500</u>

**Total Requested Budget .....\$ 9,020,900**

**PREVIOUS ACTION:** None.

Authority to Seek Enumeration of Two  
Additional 2015-17 Capital Budget 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 modify the 2015-17 Capital Budget recommendation previously submitted to the Department of Administration in September 2014, with the following additional requests for enumeration:

UW-Green Bay	Athletics Field Complex \$4,984,000 Gift Funds
UW-Oshkosh	Fletcher Hall Renovation \$ 5,873,000 PRSB (15-17) <u>17,627,000 PRSB (13-15)</u> \$23,500,000 Total Project Cost



# THE UNIVERSITY OF WISCONSIN SYSTEM

## 2015-17 CAPITAL BUDGET ADDITIONAL REQUESTS

### Background

Since the 2015-17 Capital Budget recommendations were considered by the Board of Regents in August 2014, additional progress has been made in the development of two additional capital project requests. Capital planning at UW System institutions is not always completed by the time of the August Board meeting during which the biennial budget is proposed. This recommendation does not impact the previous prioritization of state-funded projects adopted by the Board of Regents.

### Recommendation

Approve modification of the 2015-17 Capital Budget recommendation, which was previously submitted to the Department of Administration in September 2014, with the following requests for enumeration.

**UW-Green Bay Athletics Field Complex**  
**\$4,984,000 Gift Funds**

This project constructs approximately 6,100 GSF of shared support space for the Athletics Field Complex. The first building (4,000 GSF) will include restrooms, concessions, and dressing rooms for teams and officials. The second building (2,100 GSF) will house maintenance and equipment storage for the complex. The project also constructs competition soccer and softball stadiums. The soccer stadium will include a turf soccer field with a sub-drainage system and fixed elevated bleacher seating. The softball stadium will include a grass/sand field with a sub-drainage system and an irrigation system, fixed elevated bleacher seating, team dugouts, and an elevated press box. Both stadiums will have electronic score boards, an audio sound system, and lighting for night games. This project will not only provide quality facilities for Division I soccer and softball events, but will also address Title IX requirements, and the university's ongoing problem of poor field drainage.

**UW-Oshkosh Fletcher Hall Renovation**  
**\$ 5,873,000 PRSB (15-17)**  
**17,627,000 PRSB (13-15)**  
**\$23,500,000 Total Project Cost**

This request increases the budget to complete the project originally enumerated in 2013-15, due to both the necessary scope changes that increase the additional space to provide the same number of existing beds and inflation, which results from a two-year delayed schedule. The project renovates the 99,082 GSF of the Fletcher Residence Hall, providing programmatic and infrastructure upgrades that will improve functionality, efficiency, and building code compliance. The project also constructs a 13,265 GSF addition to accommodate a new accessible building entrance with an elevator, increased bath/shower rooms on each floor, additional double occupancy resident rooms, increased student programming space, and new central stairs.