

1/26/2015

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, February 5, 2015  
9:00-10:30 a.m.  
Union South, Varsity Hall I  
UW-Madison  
Madison, Wisconsin

- a. Approval of the minutes of the December 4, 2014 meeting of the Capital Planning and Budget Committee
- b. UW-Madison Presentation: 2005 Campus Master Plan and 2015 Update Process
- c. UW-Parkside Presentation: Master Plan Update
- d. UW System: Authority to Construct All Agency Maintenance and Repair Projects [Resolution I.3.d.]
- e. Report of the Associate Vice President
  1. State Building Commission Actions
  2. Other Updates

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

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$11,708,800 (\$632,600 General Fund Supported Borrowing; \$7,934,600 Program Revenue Supported Borrowing; \$333,000 Gifts and Grants; and \$2,808,600 Program Revenue Cash).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
FEBRUARY 2015**

**INSTITUTION:** University of Wisconsin System

**PROJECT REQUEST:** Authority to construct various maintenance and repair projects at an estimated total cost of \$11,708,800 (\$632,600 General Fund Supported Borrowing; \$7,934,600 Program Revenue Supported Borrowing; \$333,000 Gifts and Grants; and \$2,808,600 Program Revenue Cash).

**UTILITY REPAIR AND RENOVATION**

| INST                 | PROJ. NO. | PROJECT TITLE                          | GFSB              | PRSB                | CASH                | GIFT/GRANT  | TOTAL               |
|----------------------|-----------|--|-------------------|---------------------|---------------------|-------------|---------------------|
| MSN                  | 15A3N     | Kohl Center IT Infrastructure Upgrade  | \$ -              | \$ 1,241,900        | \$ 1,298,100        | \$ -        | \$ 2,540,000        |
| MSN                  | 14C3G     | Lot 60 Resurfacing                     | \$ -              | \$ -                | \$ 1,396,900        | \$ -        | \$ 1,396,900        |
| MSN                  | 14C1V     | WARF Building Plaza Deck/Lighting Renv | \$ 307,200        | \$ -                | \$ 113,600          | \$ -        | \$ 420,800          |
| <b>URR SUBTOTALS</b> |           |  | <b>\$ 307,200</b> | <b>\$ 1,241,900</b> | <b>\$ 2,808,600</b> | <b>\$ -</b> | <b>\$ 4,357,700</b> |

**PROGRAMMATIC REMODELING AND RENOVATION**

| INST                 | PROJ. NO. | PROJECT TITLE                          | GFSB              | PRSB        | CASH        | GIFT/GRANT        | TOTAL             |
|----------------------|-----------|--|-------------------|-------------|-------------|-------------------|-------------------|
| MIL                  | 14H2P     | Mitchell Hall Art History Gallery Renv | \$ 325,400        | \$ -        | \$ -        | \$ 333,000        | \$ 658,400        |
| <b>PRR SUBTOTALS</b> |           |  | <b>\$ 325,400</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 333,000</b> | <b>\$ 658,400</b> |

**ENERGY CONSERVATION**

| INST                | PROJ. NO. | PROJECT TITLE                         | GFSB        | PRSB                | CASH        | GIFT/GRANT  | TOTAL               |
|---------------------|-----------|---------------------------------------|-------------|---------------------|-------------|-------------|---------------------|
| COL                 | 12I2Z     | UWBRN Multi-Bldg Energy Conservation  | \$ -        | \$ 490,500          | \$ -        | \$ -        | \$ 490,500          |
| MSN                 | 14L1X     | Multi-Bldg Energy Conservation, Ph. 7 | \$ -        | \$ 3,271,000        | \$ -        | \$ -        | \$ 3,271,000        |
| PKS                 | 13G2D     | Multi-Bldg Energy Conservation        | \$ -        | \$ 2,931,200        | \$ -        | \$ -        | \$ 2,931,200        |
| <b>EC SUBTOTALS</b> |           |                                       | <b>\$ -</b> | <b>\$ 6,692,700</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 6,692,700</b> |

|                             | GFSB              | PRSB                | CASH                | GIFT/GRANT        | TOTAL                |
|-----------------------------|-------------------|---------------------|---------------------|-------------------|----------------------|
| <b>FEBRUARY 2015 TOTALS</b> | <b>\$ 632,600</b> | <b>\$ 7,934,600</b> | <b>\$ 2,808,600</b> | <b>\$ 333,000</b> | <b>\$ 11,708,800</b> |

**PROJECT DESCRIPTION:**

**Utilities Repair and Renovation Requests**

MSN – Kohl Center IT Infrastructure Upgrade (\$2,540,000): This project provides the structured cabling and power infrastructure necessary to support full Wi-Fi and video screen deployment throughout the fan areas of the Kohl Center, including seating bowls, boxes and concourses. Project work includes installing approximately 186 wireless access points, 466 video/TV screens and upgrading 62 existing screens at the Kohl Center. 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. Twelve telecomm intermediate distribution frame (IDF) rooms will require modest upgrades to accept the increased cabling. Four new IDF cabinets will be required. A study of wireless access point density and coverage has been already been undertaken to confirm the

number and placement of wireless access points. In some locations, some of the additional video screens will be closely mounted forming a video display wall. The head-end video distribution and media management was placed in the Kohl Center as part of the Camp Randall IT Infrastructure Upgrade project (DFD 13L2L). All electronic components will be separately procured for this project.

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-wide challenge of improving game day experiences for fans within stadiums and arenas.

MSN – Lot 60 Resurfacing (\$1,396,900): This project resurfaces Lot 60 and improves storm water drainage. Lot 60 (~39,500 SY) will be surveyed to obtain proper drainage design and utilize existing storm water infrastructure. Project work includes pulverizing the asphalt pavement in place; installing 4 inches of new crushed gravel base; grading, shaping, and compacting the base; repaving with 4 inches of new asphalt; and applying ~29,000 LF of new pavement markings. This project will also provide appropriate signage and traffic control plans to resurface the lot in phases and maintain full operation in at least three quarters of the lot at all times.

Lot 60 is a main parking lot area for several hospital and service buildings in the area. The lot has developed low areas, which hold water and freeze during cold weather, causing hazardous conditions for vehicles and pedestrians using the lot.

MSN – Wisconsin Area Research Foundation (WARF) Building Plaza Deck and Lighting Renovation (\$420,800): This project renovates the WARF Building pedestrian plaza by replacing the concrete deck, steps, walks, and lighting to correct physical condition issues and resulting safety concerns. Project work includes complete concrete stair and metal railing replacement, concrete deck pavement removal and replacement of the northeast portion, and replacement of an old iron waterline running under the northeast set of stairs. Safety issues related to the edge of the deck will be addressed and more useable space will be created. New planters and benches will be installed at the top of the deck. Campus standard tables and chairs will also be installed. The flagpole will be replaced and lighting fixtures will be relocated and replaced with units that reduce night sky light pollution. New campus standard light poles that illuminate the steps and the deck area will also be installed. All building perimeter lights will be removed, the building entryway lights will be replaced and upgraded, and the building soffits repaired.

The concrete slopes, steps, and deck surrounding the WARF Building are in need of repair as the concrete is cracking and crumbling, causing tripping hazards. The edge between the deck and the sloped concrete is a safety concern. Pedestrians have injured themselves by walking over the edge because they did not recognize the change in grade. The deck and its slopes are attractive for recreational sports activities and have been damaged by these activities; and the slopes also present a potential for pedestrian collisions. The stair handrails are discontinuous and do not

meet ADA standards. The lighting is currently in poor condition. The building soffit perimeter lighting does not work, the entryway lighting is unattractive, and the stairs and deck are not adequately lit.

### **Programmatic Remodeling and Renovation**

MIL – Mitchell Hall Art History Gallery Renovation (\$658,400): This project renovates the Mitchell Hall Art Gallery. Project work includes reconfiguring four Art History rooms (~3,500 SF) into two new spaces, expanding the Art Gallery by ~1,000 SF, and expanding the archive area by ~400 SF. New entrances and gallery lighting in the expanded area will be installed. Minor mechanical work will be required. The dedicated air handling unit serving the project area has the capacity to accommodate the additional load. The current clean agent system may be augmented or a new replacement system installed to serve the entire area.

The campus received a multi-million dollar bequest of artwork from the estate of Emile Mathis II, a Wisconsin art connoisseur, collector, and dealer. The Mathis collection includes more than 1,700 works on paper spanning 500 years, and more than 500 pieces of African art from the 20th century. The bequest also includes funds to renovate and expand the Art History Gallery, which will be renamed the Emile Mathis II Gallery. These funds are limited, and are not enough to upgrade the building infrastructure component that protects the collection from potential fire damage. The project will allow for the accommodation of, and expand the presentation opportunities, for these and existing artworks of the collection.

### **Energy Conservation**

These projects implement energy conservation opportunities based on recently completed comprehensive investment grade energy audits.

COL – UW-Barron County Multi-Building Energy Conservation (\$490,500): This project implements five energy conservation measures throughout the Fine Arts Building, Library Building, Meggars Hall, Ritizinger Hall, and the Student Center. These energy conservation measures include lighting upgrades, building envelope improvements, new vending machine controls, plumbing system improvements, and mechanical system controls improvements.

This project will assist UW-Barron County in complying with these energy reduction goals. The implementation of the energy conservation measures identified in this request will result in an anticipated annual energy cost savings of approximately \$30,521 with a simple payback of 16.07 years at UW-Barron County. These are at or 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.

MSN – Multi-Building Energy Conservation, Phase 7 (\$3,271,000): This project implements three energy conservation measures throughout McArdle Laboratory and one throughout 445 Henry Mall. McArdle Laboratory work includes revising thermostat set points, reducing air supply and exhaust flows for an air handling unit, and retrofitting a

constant volume air distribution system to a variable air volume system. 445 Henry Mall work includes reducing air supply and outside air intake flows for six air handling units.

This project will assist UW-Madison in complying with these energy reduction goals. The implementation of the energy conservation opportunities (ECOs) identified in this request will result in an anticipated annual energy cost savings of approximately \$255,000 with a simple payback of 12.8 years. This is below the state energy fund simple payback requirement of 16 years or a 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

PKS – Multi-Building Energy Conservation (\$2,931,200): This project implements seven energy conservation measures throughout ten buildings (Animal Care/Greenhouse, Facilities Management Center, Greenquist Hall, Heating & Chilling Plant, Molinaro Hall, Rita Tallent Picken Regional Center for Arts & Humanities, Sports & Activity Center, Student Health & Counseling Center, Tallent Hall, and Wyllie Hall). The energy conservation measures include lighting upgrades, building envelope improvements, new boiler controls, building automation system upgrades, installation of new variable speed drives, plumbing system improvements, and installation of variable frequency drives on the pool equipment.

This project will assist UW–Parkside 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 \$194,409 with a simple payback of 15.4 years. This is 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.

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.

### **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 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.....    | \$ 632,600        |
| Program Revenue Supported Borrowing..... | 7,934,600         |
| Gifts and Grants.... ..                  | 2,808,600         |
| Program Revenue Cash.... ..              | <u>\$ 333,000</u> |

**Total Requested Budget .....\$11,708,800**

**PREVIOUS ACTION:** None.