

6/30/2015

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, July 9, 2015

8:30-8:45 a.m.

1220 Linden Drive

1820 Van Hise Hall

Madison, Wisconsin

- a. UW-La Crosse: Approval of the Design Report and Authority to Construct the Science Labs Building Project
[Resolution I.3.a.]
- b. UW-Platteville: Authority to Enter Into a Lease of Space for Bridgeway Commons Residence Hall
[Resolution I.3.b.]
- c. UW System: Authority to Construct All Agency Maintenance and Repair Projects
[Resolution I.3.c.]

Approval of the Design Report of the
Science Labs Building Project and Authority
to Construct the 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 be approved and authority be granted to construct the Science Labs Building project for an estimated total cost of \$82,000,000 General Fund Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW-La Crosse

REQUEST: Approval of the Design Report for the Science Labs Building project and authority to construct the project for an estimated total cost of \$82,000,000 General Fund Supported Borrowing.

PROJECT DESCRIPTION: This project will construct a 187,613 GSF science laboratory facility that includes 35 new instructional and research laboratories for Biology, Chemistry, Geography and Earth Science, Physics, Microbiology, River Studies, and the Radiation Center. It will also include shared administrative and building support spaces and a central stock room.

The four story building with finished basement and rooftop mechanical penthouse will be constructed of a concrete structural system that is clad in brick, cast stone, and architectural precast panels with a combination of punched windows and curtain wall glazing. The four story portion of the building is organized within a flexible laboratory module framework and is east-west oriented to maximize the potential for controlled daylighting. A fifth story contains a mechanical penthouse.

The siting of the building is consistent with the 2005 Campus Master Plan, responding to the adjacent campus mall and new student union building to the north. The exterior design adheres to criteria outlined in the Architectural Guidelines of the Campus Master Plan. The loss of the surface parking lot will be resolved by adding capacity to the new campus parking ramp. This project will be designed to a LEED Silver equivalency in accordance with the Division of Facilities Development Sustainability Guidelines.

PROJECT JUSTIFICATION: Cowley Hall was original built in 1963 with additions to the northwest and east in 1968 at a time when there were far fewer science programs.

The construction of the facility will address documented space needs deficits in the physical and life sciences and will accommodate the additional laboratory space needs that can no longer be met in the existing facility. In addition to space needs, the existing Cowley Science building is no longer able to support infrastructure-intensive teaching and research laboratories or contemporary classrooms due to the age of the building and structural limitations. A pre-design study for the project was completed in 2010 in order to confirm the project scope and budget.

Following completion of this project, the existing Cowley Hall will continue to accommodate the balance of campus space needs in the physical and life sciences that are not relocated to the new

laboratory facility. A request for replacement of the Cowley building will be submitted for funding in a future biennium.

BUDGET AND SCHEDULE:

Construction	\$66,500,000	SBC Approval	Aug. 2015
Design	\$4,656,000	A/E Selection	Dec. 2013
DFD Mgt.	\$2,846,200	Design Report	Jun. 2015
Contingency	\$4,655,000	Bid Opening	Jan. 2016
Equip.	\$2,170,800	Start Construction	Apr. 2016
Other Fees	\$1,172,000	Substantial Completion	Apr. 2018
TOTAL	\$82,000,000	Final Completion	Dec. 2018

PREVIOUS ACTION:

August 23, 2012
Resolution 10101

Recommended that the Science Labs Building, at an estimated total project cost of \$82,000,000 General Fund Supported Borrowing, be submitted to the Department of Administration and State Building Commission as part of the UW System 2013-15 Capital Budget request. The project was subsequently enumerated at that level and source of funding.

REVISED

Authority to Enter Into a Lease of Space for
Bridgeway Commons Residence Hall,
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, authority be granted to either (1) renegotiate the terms of lease agreement # 285-100 between the University of Wisconsin–Platteville Real Estate Foundation (REF) and the Wisconsin Department of Administration or (2) enter into a new lease agreement between the REF and the Board of Regents of the University of Wisconsin System to reduce annual lease payments. The option chosen will depend on the future leasing authority of the Board of Regents.

THE UNIVERSITY OF WISCONSIN SYSTEM

Request for Board of Regents Action July 2015

1. Institution: The University of Wisconsin-Platteville
2. Request: Authority to either (1) renegotiate the terms of lease agreement # 285-100 between the University of Wisconsin–Platteville Real Estate Foundation (REF) and the Wisconsin Department of Administration or (2) enter into a new lease agreement between the REF and the Board of Regents of the University of Wisconsin System to reduce annual lease payments. The option chosen will depend on the future leasing authority of the Board of Regents. See below for the specifics of the current lease and proposed lease terms.

Current State Lease ID	285-100
State Functions at Leased Location	UW-Platteville Residence Hall and Food Service
Lease Location	1200 Southwest Rd, UW-Platteville
Type of Negotiation or Selection Process	Depending on the future leasing authority granted to the Board of Regents, either renegotiate the existing lease with the REF for student housing and dining facilities, or enter into a new lease with the REF under the negotiated terms.
Lessor	University of Wisconsin–Platteville Real Estate Foundation
Anticipated Occupancy Date	Currently Occupied
Lease Term	Term of 28 years
Escalation Rate	Not to exceed 1.5% annually on base rate
Renewal Option(s)	10-year renewals, unless terminated
Purchase Option	Tenant shall have the option to purchase the facility at the end of the term of the lease..
Square Feet	169,938 GSF
Annual Cost	Not to exceed \$2,472,784 without utilities Not to exceed \$2,722,784 Total
Funding Source	UW-Platteville Program Revenue

3. Description: The University of Wisconsin-Platteville Real Estate Foundation constructed a building of approximately 170,000 GSF with a total approximate cost of \$28,400,000 (\$167 per GSF) to provide student housing and a dining facility. The Department of Administration and REF entered into a lease with the option to purchase in August 2013. Funding to purchase the building was enumerated in the 2013-15 biennial budget but the option was not exercised. The facility is managed by UW-Platteville under the lease.
4. Justification: The opportunity exists for the REF to refinance the facility and reduce the lease cost to the university following a decision to not exercise the option to purchase in August 2013. The REF is negotiating at this time with potential lenders. Approval to

renegotiate the lease as outlined in this request will enable the REF and the university to respond in a timely fashion to financing options.

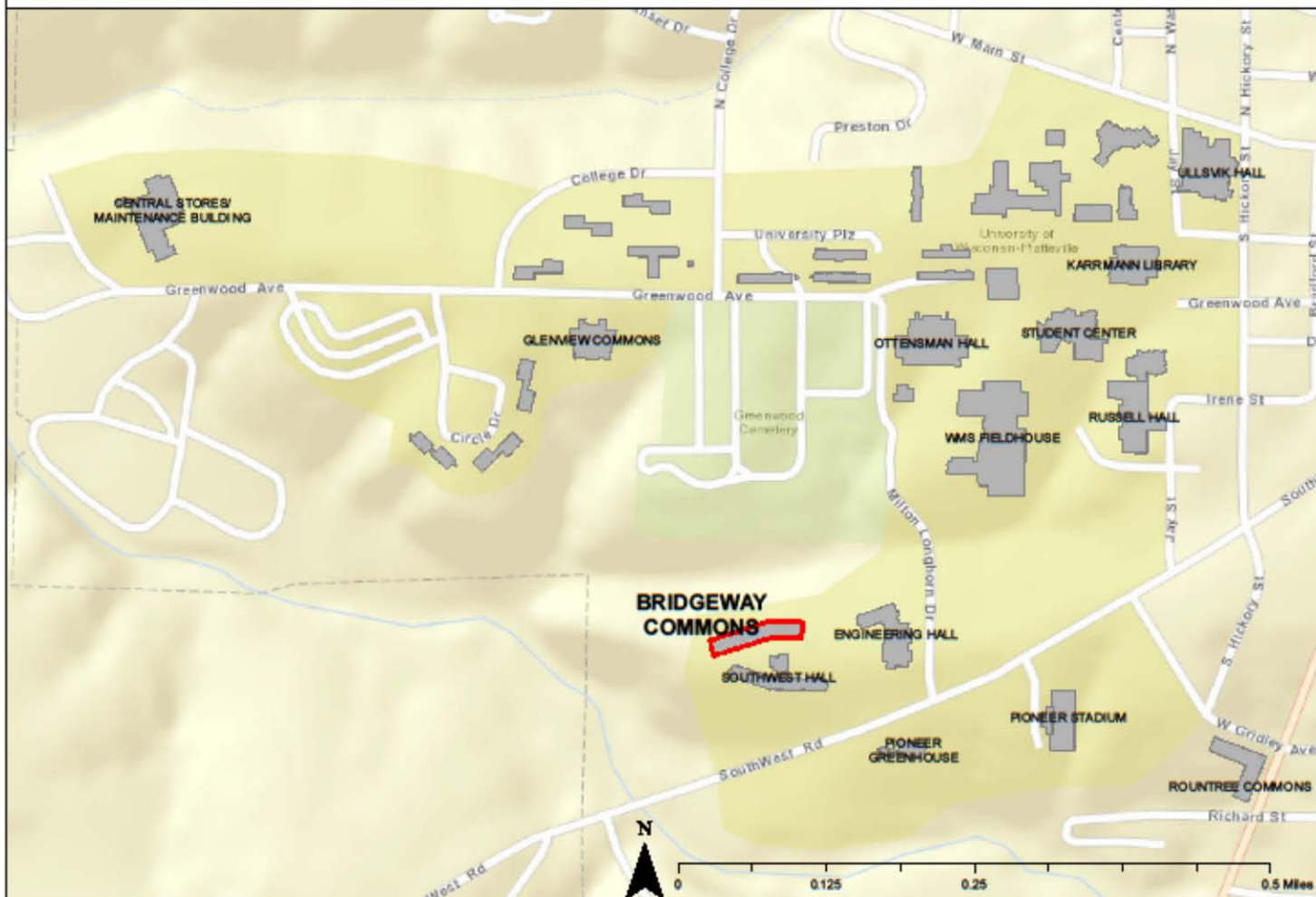
5. Budget: \$2,472,800 is budgeted annually by UW-Platteville to make current lease payments.

6. Previous Action:

April 13, 2012
Resolution 10062

Approved the development of a residence hall and dining facility under the terms of a lease agreement with options to purchase with the University of Wisconsin–Platteville Real Estate Foundation.

Bridgeway Commons
University of Wisconsin - Platteville



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 two maintenance and repair projects at an estimated total cost of \$2,267,000 Agency Cash.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct two maintenance and repair projects at an estimated total cost of \$2,267,000 Agency Cash.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	11A1X	University Houses Exterior Envelope Repairs	\$ -	\$ -	\$ 1,507,000	\$ -	\$ 1,507,000
FMR SUBTOTALS			\$ -	\$ -	\$ 1,507,000	\$ -	\$ 1,507,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	12A1E	Lot 76 Lift Station Upgrade (Increase)	\$ -	\$ -	\$ 760,000	\$ -	\$ 760,000
URR SUBTOTALS			\$ -	\$ -	\$ 760,000	\$ -	\$ 760,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
JULY 2015 TOTALS	\$ -	\$ -	\$ 2,267,000	\$ -	\$ 2,267,000

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

MSN- University Houses Exterior Envelope Repairs (\$1,507,000): This project will address brick masonry and exterior façade issues at University Houses Apartment complex. Project work includes cleaning and tuck pointing of the exterior masonry of 31 buildings (including replacement of damaged brick), window sill replacements, sealant replacements on the parapet caps, and painting exterior lintels and façades. The concrete walls, stairs, and railings to six basement locations will also be repaired.

This work was designed as part of the University Houses Renovation project, but bidding did not proceed due to overall project budget constraints. That renovation project will be complete this fall and University Housing has been able to identify additional cash funding for this work. It is important to proceed with this work now because sealing the buildings will protect the investment made inside to renovated apartments, as well as minimize disruption to tenants.

Utility Repair and Renovation Requests

MSN - Lot 76 Lift Station Upgrade (\$760,000 increase for a new project total of \$2,116,000): This request increases the project budget and modifies the scope to address unforeseen conditions encountered during design. This increase is needed to complete the originally approved project scope and intent. The recent decision by UW Hospitals and Clinics to continue using a disposable synthetic wipe necessitates an alternate design solution compared with what was originally planned or budgeted. The communitior included in the original approval will be

omitted and replaced with a new mechanical rake trash screen, washer compactor, dumpster, motor control center, station controls, 700 SF above ground enclosure, and access ways to wet well and dry well levels. The communitor is not an appropriate or reliable design solution for removal of the disposable synthetic wipes. The shredded wipes can still coagulate and clog the system. The mechanical rake screen system will resolve these issues and completely remove the disposable wipes.

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.....	\$	0
Program Revenue Supported Borrowing.....		0
Gifts and Grants.....		0
Agency Cash.....	\$	<u>2,267,000</u>

Total Requested Budget\$ 2,267,000

PREVIOUS ACTION:

February 2013	The Board of Regents previously approved MSN - Lot 76 Lift
Resolution 10169	Station Upgrade at an estimated total cost of \$1,356,000 (\$989,900
	General Fund Supported Borrowing and \$1,126,100 Agency Cash).