5/26/2015

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, June 4, 2015
9:00 a.m. – 10:30 a.m.
UW-Milwaukee
2200 East Kenwood Boulevard
UWM Union, Ballroom West
Milwaukee, Wisconsin

a. Approval of the Minutes of the April 9, 2015 Meeting of the Capital Planning and Budget Committee

b. UW-Milwaukee Presentation: "UWM Capital Facilities: Recent Investments; Growing Challenges"

c. UW-Eau Claire: Approval to Amend the Priory Lease to Allow for Construction of Three Improvements Projects
[Resolution I.3.c.]

d. UW-Extension: Approval of the Design Report and Authority to Construct the Lowell Hall South Wing HVAC System Renovation Project
[Resolution I.3.d.]

e. UW-La Crosse: Approval of the Design Report and Authority to Construct the Gymnastics Practice and Storage Facility Project
[Resolution I.3.e.]

f. UW-Oshkosh: Approval of the Design Report and Authority to Construct the Reeve Union Entrance and Remodeling Project
[Resolution I.3.f.]

g. UW-Oshkosh: Approval of the Design Report and Authority to Construct the Fletcher Hall Renovation and Addition Project
[Resolution I.3.g.]

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

i. Report of the Associate Vice President
1. State Building Commission Actions
2. 2015-17 Capital Budget Update
3. Other Updates

j. Closed session for purposes of considering personal histories, as permitted by s.19.85(1)(f), *Wis. Stats*., related to the naming of a facility at UW-Milwaukee

Approval to Amend the Priory Lease to Allow Construction of Three Improvements Projects, UW-Eau Claire

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the University of Wisconsin System, approval be granted to amend the previously approved lease for space at the Priory to allow for the implementation of three projects: (a) renovation of 12,127 GSF space in the Building B Assembly area at an estimated cost of $499,000 Program Revenue-Cash; (b) expansion and renovation of the existing kitchen in the Children's Nature Academy at an estimated cost of $160,000 Program Revenue-Cash; and (c) reconfiguration and expansion of the existing parking lot at an estimated cost of $365,000 Program Revenue-Cash, for a combined total estimated cost of $1,024,000 Program Revenue-Cash.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2015

INSTITUTION: UW-Eau Claire

REQUEST: Approval to amend the previously approved lease for space at The Priory to allow for the implementation of three projects: (a) renovation of 12,127 GSF space in the Building B Assembly area at an estimated cost of $499,000 Program Revenue-Cash; (b) expansion and renovation of the existing kitchen in the Children's Nature Academy at an estimated cost of $160,000 Program Revenue-Cash; and (c) reconfiguration and expansion of the existing parking lot at an estimated cost of $365,000 Program Revenue-Cash for a combined total estimated cost of $1,024,000 Program Revenue-Cash.

All other lease terms remain the same as the original approval.

PROJECT DESCRIPTIONS:
This request will provide renovation of a limited area of The Priory Building B for various assembly uses. This includes space for meeting, instruction, office, bathrooms, serving kitchen, and dining. The assembly area will be physically separated from Building A Children's Nature Academy, and student residential space located in Buildings A, B and C. The renovation will include infrastructure improvements to the existing HVAC, plumbing, electrical, life safety, IT, and fire protection systems to meet current building codes and provide functional and efficient meeting space environment.

The existing serving kitchen in the Children's Nature Academy will be renovated into a commercial style kitchen to allow food to be prepared on site rather than be delivered from the main campus.

The existing parking lot will be reconfigured as necessary to allow the addition of 94 stalls, for a total of 154 stalls, to accommodate the increased residential occupancy and educational programming that will occur at the site.

PROJECT JUSTIFICATIONS:
Currently, The Priory facility is not fully utilized. The assembly area in Building B offers income-producing potential for the university, but must be renovated to provide space that is code complaint and functional for the intended uses. At this time, only a portion of the assembly area will be renovated in order to assess how effectively the space can be utilized. If the level of activity proves to be high enough, additional space in Building B will be renovated at a future date to accommodate additional assembly functions.

The successful renovation of space for the Children's Nature Academy has resulted in the facility operating at capacity serving more than 200 children. The existing Children's Nature Academy kitchen was designed to serve prepared food delivered to the site from the main campus. However, the travel time between the locations and the need to warm or cool food on site negatively affects the

quality of the food served to the children. The Children's Nature Academy, staff working in conjunction with University Centers and Sodexho Foodservice has determined that the Academy can reduce its total monthly food cost by about $5,000 if the food were to be prepared and served on site. The cost of providing an expanded full preparation kitchen with appropriate food service equipment will significantly reduce food costs and provide a relatively short payback. Expansion of the kitchen will not adversely affect the academy's operations since it will not take necessary classroom space offline.

UW-Eau Claire has a chronic shortage of on-campus residence hall space. Previous improvements have allowed the campus to provide additional bed capacity at The Priory and effectively utilize space available there. However, the two current uses, the Children's Nature Academy and the residential use require more parking than is currently available onsite. Additionally, expansion of activities in Building B will further increase pressures on parking at The Priory. Since the current parking count does not comply with Eau Claire County regulations, the university cannot expand activities at The Priory. Parking lot expansion will provide compliance with county regulations and provide adequate parking for users.

When the original lease was approved in March 2012, it included necessary improvements for the Children's Nature Academy. At that time, the university indicated it would return for approval of additional improvements to the remaining space at The Priory once effective long-term uses had been determined.

The first of those approvals in April 2014 included improvements to allow for student residence use, but additional parking must be provided to obtain occupancy. Program revenue cash from the university will pay for the renovation costs directly rather than wrapping that cost into the lease rate. The base, operating, and reserve fund rate of $9.35 for years one through ten and $7.35 for years 2011-15 remains unchanged.

BUDGETS AND SCHEDULES:
Project A – Building B (partial) Assembly area, $499,000.
Project B – Children's Nature Academy enlarged and enhanced kitchen, $160,000.
Project C – Redo and expansion of the parking lot that supports all occupancy uses at The Priory, $365,000.

PREVIOUS ACTION:

March 8, 2012 Resolution 10040	Granted authority to request that the Department of Administration execute a lease for 80,938 GSF of space in The Priory for the Children's Center and various uses by the University of Wisconsin-Eau Claire.
April 11, 2014 Resolution 10350	Granted approval for the Department of Administration to amend the previously approved lease for space in The Priory to renovate the remaining 42,743 ASF/55,952 GSF for $3,800,000 Program Revenue-Cash for a total of 66,104 ASF/80,938 GSF of renovated space for $5,909,000 Program Revenue-Cash. All other lease terms remain the same as the original approval.

Approval of the Design Report and Authority to Construct the Lowell Hall South Wing HVAC System Renovation Project, UW-Extension

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Extension Chancellor and the President of the University of Wisconsin System, the Design Report for the Lowell Hall South Wing HVAC Renovation project be approved and authority be granted to construct the project for an estimated cost of $4,900,000 Existing Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2015

INSTITUTION: UW-Extension

REQUEST: Approval of the Design Report and authority to construct the Lowell Hall South Wing HVAC Renovation project for an estimated cost of $4,900,000 Existing Program Revenue Supported Borrowing.

PROJECT DESCRIPTION:
This project will construct HVAC renovations and minor architectural upgrades for guestrooms located on floors two through seven of the south wing, and eight guestrooms and four office/support areas on the first floor of the south wing. South wing elevator lobbies on floors two through seven will also be renovated. The project work includes installing new HVAC units on the outside walls of each guest room with heating and cooling coils piped to existing chilled and hot water systems. Hot water convectors will be furnished and installed at non-guest room spaces with exterior exposures. New direct digital controlled thermostats will be installed in each room to facilitate occupant temperature control. New ventilation air handlers will be installed on floors one through four, and central exhaust fans will be replaced.

PROJECT JUSTIFICATION:
Lowell Hall was constructed as a seven-story dormitory in 1960. Floors two through seven of the south wing contain guestrooms for conference attendees. The south wing HVAC systems serving guest rooms and office/support spaces are beyond their useful life and plagued with maintenance and operation issues. Repair of the 1960 vintage equipment is difficult and expensive; the seasonal change-over is very complex; and substandard controls have resulted in undesirable temperatures and a lack of control. Renovation work in the elevator lobbies will help with American with Disabilities Act (ADA) compliance. This project will provide consistent room quality and amenities throughout the facility. The north and east wings were remodeled into guestrooms in 2010 and their HVAC systems were upgraded at that time.

BUDGET AND SCHEDULE:

Construction	$4,000,000
Design	$208,000
DFD Mgt.	$184,000
Contingency	$508,000
Equip.	$0
Other Fees	$0
TOTAL	$4,900,000

SBC Approval	Aug 2015
A/E Selection	Jun 2014
Design Report	Sep 2014
Bid Opening	Mar 2016
Start Construction	Nov 2016
Substantial Completion	Mar 2017
Final Completion	Jun 2017

PREVIOUS ACTION:

August 22, 2014 Resolution 10393	Recommended the Lowell Hall South Wing HVAC Renovation Project at an estimated total project cost of $6,200,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and state Building Commission as part of the UW System 2015-17 Capital Budget request.

Note: The project scope and budget were subsequently reduced by UW-Extension to $4,900,000 Existing Program Revenue Supported Borrowing in order to meet the compressed construction schedule. The SBC recommended enumeration of the Lowell Hall South Wing HVAC Renovation project for $4,900,000 Existing Program Revenue Supported Borrowing.

Approval of the Design Report of the Gymnastics Practice and Storage Facility 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 Gymnastics Practice and Storage Facility project for an estimated total cost of $3,366,300 Program Revenue-Cash.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2015

INSTITUTION: UW-La Crosse

REQUEST: Approval of the Design Report and authority to construct the Gymnastics Practice and Storage Facility project for an estimated total cost of $3,366,300 PR-Cash.

PROJECT DESCRIPTION:
This project will construct a single story 12,000 GSF building addition onto the existing Maintenance and Stores building located on the UW-La Crosse north campus. The addition will provide both heated and non-heated secure general storage space, along with space for campus mail and materials delivery, processing, and distribution.

The building addition will be steel framed with insulated precast concrete wall panels. The project will include upgrading of site utilities that are affected by the building addition. A new emergency generator will be provided to serve selected electrical loads for both the Maintenance and Stores Building and the new addition.

Existing soils conditions require an enhanced foundation support (helical anchors) and a structurally reinforced concrete floor slab. A loading dock will be constructed on the south side of the building, and a new paved landscape equipment parking lot will be created on the east side.

PROJECT JUSTIFICATION:
UW-LaCrosse's storage problem has been exacerbated in recent years by an influx of additional faculty and staff as a result of the implementation of the Growth, Quality, and Access Initiative. Most of the buildings on campus were not designed to provide any significant amount of storage. Spaces in UW-La Crosse buildings that were originally built as storage and utility areas have been remodeled to provide offices and research space for new faculty and staff.

Because there is no general storage space available on campus, large amounts of material that need either long or short term storage are now being accumulated in the receiving area in the Maintenance and Stores building. As a result, the receiving area has become crowded and the operations space is difficult to navigate with forklifts, delivery vehicles, etc. This situation creates a hazardous environment.

This project was originally enumerated in the 2013-15 biennium to construct two separate buildings; one for the storage facility and a separate gymnastics practice facility. During the pre-design phase, it was determined that the existing soil conditions would increase the project costs beyond the budget. At the same time the campus underwent a space study that highlighted an overall shortage of athletic space. The campus is planning to construct a new fieldhouse facility

that would free up space within the existing Mitchell Hall Fieldhouse where the gymnastic program will be located eventually. Therefore, the gymnastic practice facility was removed from the scope of this project. The gymnastics program is currently located in Wittich Hall and when that facility undergoes renovation, the program will temporarily move to the Student Center. In the future, when various other building projects are completed, it will be relocated to its final home in the Mitchell Hall Fieldhouse.

BUDGET AND SCHEDULE:

Construction	$2,680,000
Design	$221,100
DFD Mgt.	$117,500
Contingency	$255,800
Equipment	$0
Other Fees	$91,900
TOTAL	**$3,366,300**

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

PREVIOUS ACTION:

August 23, 2012 Resolution 10101	Recommended that the Gymnastics Practice and Storage Facility project at an estimated total project cost of $4,511,000 (PR-Cash) be submitted to the Department of Administration and State Building Commission as part of the UW System 2011-13 Capital Budget request. The project was subsequently enumerated for that amount and type of funding.

Approval of the Design Report and Authority to Construct the Reeve Union Entrance and Remodeling Project, UW-Oshkosh

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Reeve Union Entrance and Remodeling project for an estimated cost of $7,629,000 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2015

INSTITUTION: UW-Oshkosh

REQUEST: Approval of the Design Report; and authority to construct the Reeve Union Entrance and Remodeling project for an estimated cost of $7,629,000 Program Revenue Supported Borrowing.

PROJECT DESCRIPTION:
The project will construct 7,952 GSF of new space and renovate 22,718 GSF for a total of 30,670 GSF/19,935 ASF on the basement, first, and second floors of the west end of Reeve Memorial Union.

A majority of the work will address the accessibility of the building, its visual appearance, and space needs for student organizations. Windows and exterior doors will be replaced in the older sections of the building in order to improve energy efficiencies and aesthetics. One existing mechanical air handling unit will be replaced and an additional one added to provide for the new space. Electrical panels for both power and lighting will be relocated and replaced; data/phone and security devices/systems will be added; fire sprinklers will be added to the new and remodeled spaces; and plumbing will be reworked for the relocated restrooms. The project will also address universal accessibility of both restrooms and functional spaces.

The Reeve Memorial Union (37,618 GSF) was first constructed in 1957. For the next 38 years, it underwent a series of additions and upgrades to building services, including an elevator and accessible entry off the pedestrian mall, in 1986. More significant additions occurred in 2000, which included most of the eastern half of the building. Other minor repairs and upgrades have occurred in subsequent years. With all the additions, the facility currently has 177,966 GSF of space. This project will address the oldest original portions of the building, on the west side, facing Algoma Boulevard.

PROJECT JUSTIFICATION:
Reeve Memorial Union serves as the main student support facility on the UW-Oshkosh campus. A $16,300,000 renovation and 65,000 GSF expansion of the facility, which was completed in 2003, created a large beautiful functional space where students can congregate, relax, and socialize. Unfortunately, much of the exterior development planned as part of the project was deferred due to lack of funding. As a result, the minimal exterior development and lack of Americans with Disabilities Act (ADA) accessibility at the main entrance along Algoma Boulevard detracts from the overall use and impression of the facility. The proximity of Horizon Village, the new suite-style residence hall, to the union and the development of the quad that joins the two buildings, increases the significance of the Algoma Street entrance. The outdoor

improvements included in this project are designed to provide additional exterior space where students can congregate and enhance the student recreational experience.

The volume of use of the student organization programs has increased significantly since the 2001 addition. There are approximately 150 different student organizations and groups on the UW-Oshkosh campus with approximately 650 students who participate weekly. As policy, any student organization may request space within the Student Leadership and Involvement Center (SLIC). The current space accommodates approximately half of the requests.

Recognizing the growth in student organizations and the potential for expanding the facility to meet this need, the university hired an architect to do a pre-design study which was completed in 2012 under the direction of UW System and the Division of Facilities Development. Upon completion of the pre-design, the Oshkosh Student Association added a referendum to their spring 2012 ballot to fund the addition and renovation with segregated fees. This referendum passed.

Physical planning issues including site/existing conditions, utilities/infrastructure, transportation/circulation, and existing building conditions were evaluated as part of the pre-design evaluation and report. Pedestrian access should be greatly improved with a new entrance that is required to meet ADA requirements.

BUDGET AND SCHEDULE:

Construction	$5,465,729
Design	$533,800
DFD Mgt.	$245,700
Contingency	$679,111
Equip.	$664,115
Other Fees	$40,545
TOTAL	**$7,629,000**

SBC Approval	Jun 2015
A/E Selection	Jun 2014
Design Report	Mar 2015
Bid Opening	Oct 2015
Start Construction	Feb 2016
Substantial Completion	Feb 2017
Final Completion	Mar 2017

PREVIOUS ACTION:

August 23, 2012 Resolution 10101	Recommended that the Reeve Union Entrance and Remodeling project at an estimated total project cost of $7,629,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission as part of the UW System 2011-13 Capital Budget request. The project was subsequently enumerated for that amount and type of funding.

Approval of the Design Report and Authority to Construct the Fletcher Hall Renovation and Addition Project, UW-Oshkosh

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the Fletcher Hall Renovation and Addition project for total cost of $23,500,000 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2015

INSTITUTION: UW-Oshkosh

REQUEST: Approval of the Design Report; and authority to construct the Fletcher Hall Renovation and Addition project for total cost of $23,500,000 Program Revenue Supported Borrowing.

PROJECT DESCRIPTION:
The project will remodel and renovate 98,700 GSF of existing space in Fletcher Hall, which is located on the east campus near the student union. The project will completely replace the plumbing, HVAC, electrical, and telecommunications infrastructure. The existing steam radiant heating system will be replaced with a four-pipe system that provides heat and air conditioning with individual room thermostatic control. An automatic fire sprinkler system, and elevator will be installed. Hazardous materials will be abated and finishes will be updated. Exterior work will include masonry repair, tuck pointing, and the replacement of exterior doors and windows.

The project will also construct a 13,265 GSF addition that includes: a new accessible building entrance with an elevator; additional bath/shower rooms on each floor; new central stairs; new double occupancy resident rooms; and increased student programming space.

The existing bath/shower rooms on each floor will be remodeled into commons, lounge, and kitchen spaces after the creation of five new 2- and 3-stall bath/shower rooms added to each floor. All wall, floor, and ceiling finishes will be replaced or upgraded. All interior doors and door hardware will be replaced. The central chilled water system will be extended into the building to allow for air conditioning capabilities. Security and life safety systems will be replaced and a new emergency generator will be installed and sized to handle Fletcher Hall, as well as the adjacent Evans and Stewart Halls.

PROJECT JUSTIFICATION:
Fletcher Hall is a four-story plus basement, modified H-shaped, walk-up residence hall constructed in 1964. It is located near the campus academic core and Blackhawk Commons, which is the primary campus dining hall. The building has been well maintained, but no significant upgrades have been undertaken since its original opening. Emergency power is provided by a generator that was part of the original construction. The interior public and shared spaces do not meet the current or future needs of the building occupants.

However, with an addition and reconfiguration of the building, those needs will be addressed. The bath/shower facilities do not meet code and are no longer satisfactory to the building occupants. The original building systems perform poorly, typically cannot meet the electrical

and temperature control requirements of students, and require constant maintenance to sustain operations. The water service is not adequate to supply a fire sprinkler system. The fire alarm system notification panels need replacement to comply with code-compliant notification requirements. The building lacks an elevator, causing it to be inaccessible for some occupants. The total renovation of Fletcher Hall will allow the building to continue serving the needs of the students and campus. The project will eliminate health, safety, and code deficiencies and improve access to all existing floors for those with disabilities.

BUDGET AND SCHEDULE:

Construction	$17,671,100
Design	$1,533,149
DFD Mgt.	$770,500
Contingency	$1,590,000
Equip.	$1,853,200
Other Fees	$81,651
TOTAL	**$23,499,600**

SBC Approval	Aug 2015
A/E Selection	May 2014
Design Report	Mar 2015
Bid Opening	Oct 2015
Start Construction	May 2016
Substantial Completion	Jun 2017
Final Completion	Dec 2017

PREVIOUS ACTION:

August 23, 2012
Resolution 10101

Recommended the Fletcher Hall Renovation Project at an estimated total project cost of $17,627,000 Program Revenue 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.

October 10, 2014
Resolution 10417

Recommended the Fletcher Hall renovation project at an estimated total project cost of $23,500,000 ($ 5,873,000 Program Revenue Supported Borrowing [15-17] and $17,627,000 Program Revenue Supported Borrowing [13-15]) be submitted to the Department of Administration and state Building Commission as part of the UW System 2015-17 Capital Budget request.

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 $4,709,400 ($372,300 General Fund Supported Borrowing, $1,108,100 Program Revenue Supported Borrowing, and $3,229,000 Agency Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2015

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of $4,709,400 ($372,300 General Fund Supported Borrowing, $1,108,100 Program Revenue Supported Borrowing, and $3,229,000 Agency Cash).

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
PKS	14F3L	Sports & Activity Ctr Pool Repr	$ 372,300	$ 65,700	$ -	$ -	$ 438,000
WTW	14E1M	Univ Ctr AHUs 2-3 Repl	$ -	$ 1,042,400	$ -	$ -	$ 1,042,400
		FMR SUBTOTALS	**$ 372,300**	**$ 1,108,100**	**$ -**	**$ -**	**$ 1,480,400**

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	14E4Y	Lots C1/C8/C9 Reconst	$ -	$ -	$ 991,000	$ -	$ 991,000
LAX	14E4X	Whitney Ctr Loading Dock/Lots R1-R2 Reconst	$ -	$ -	$ 1,549,000	$ -	$ 1,549,000
		URR SUBTOTALS	**$ -**	**$ -**	**$ 2,540,000**	**$ -**	**$ 2,540,000**

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14I1B	Memorial Library 4th Flr Grad Student Learning Space R	$ -	$ -	$ 689,000	$ -	$ 689,000
		PRR SUBTOTALS	**$ -**	**$ -**	**$ 689,000**	**$ -**	**$ 689,000**

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MONTHLY TOTALS	**$ 372,300**	**$ 1,108,100**	**$ 3,229,000**	**$ -**	**$ 4,709,400**

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

PKS – Sports & Activity Center Pool Repairs ($438,000): This project replaces and renovates the natatorium infrastructure and pool equipment. Project work includes replacement and upgrades to the pool circulation equipment, repairs and replacement of the pool structure and deck, and repair and replacement of the natatorium and pool doors, frames, and finishes. Pool circulation equipment work includes replacing the filter, circulation pump, and chemical controller. A new variable frequency drive, chlorine pump, carbon dioxide controls, modulating valve for the main drain, surge tank alarm system, pool temperature monitor, and associated piping will be installed. Pool structure and deck work includes removing the basement level windows, cleaning the pool basin, repairing the pool walls in approximately 30 locations, repainting the pool stripes, and recaulking the deck at the stainless steel gutter. Natatorium work includes replacing the doors and frames for the locker rooms and southwest corridor exit and replacing the main entrance doors. The deck tile will be replaced or repaired as necessary and the interior walls and diving stand will be repainted. This project will also provide minor repairs

to the HVAC system, ventilation system balancing, and increase airflow, if determined necessary.

The pool equipment is obsolete, in disrepair, and has exceeded its useful life. The diatomaceous earth filter system is costly to maintain, has not performed well, and is inefficient. The chlorine pump has been repaired numerous times but is difficult to control, resulting in significant variances in the chlorine levels present in the pool and periodic shutdowns to temper the chemical levels. The natatorium doors and frames have rusted beyond repair and require replacement. The main entrance storefront doors have failed to secure the space on multiple occasions, creating a safety and liability issue. The pool stripes failed approximately six months after their last application (09C2D). The pool caulking has failed and requires replacement. Humidity problems were corrected in a previous ventilation project (07H3R), but the system now requires balancing and potentially increased airflow.

WTW – Connor University Center Air Handling Units 2-3 Replacement ($1,042,400): This project replaces constant volume air handling units 2 and 3 and associated pneumatic controls, which serve the 1963 wing, with new variable volume air handling units and new direct digital controls. Project work includes removal, disposal, and replacement of air handling units AHU-2 and AHU-3 with a new variable air volume (VAV) system, including installation of a new return air fan, return air ductwork, and relief air ductwork with louvered exhaust to the building exterior. Prior to selecting and sizing the new VAV system, the consultant shall perform heating and cooling load calculations to determine the size of the unit and airflow within each of the areas to be served by the unit. All ductwork within the mechanical room will be removed and reinstalled to facilitate the new VAV system. Ductwork in the building wing will be evaluated and modified as necessary for the new system. All pneumatic controls for the original air handling units will be replaced with new direct digital controls (DDC) and will accommodate the new return air fan and variable air volume zoning scheme. Approximately 20 new VAV boxes will be installed to provide the desired zoning scheme for the new air handling units. The VAV boxes will include cooling capability and reheat coils. New hot water supply and return piping, control valves, and DDC controls will be installed to serve the reheat coils. The exhaust fans and locations will be evaluated for reuse, relocation, and replacement with the new air handling system design.

Air handling units 2 and 3 were installed during the construction of the first addition to the University Center in 1963. The University Center was extensively remodeled in 2008 (03H2L) and the campus intended to replace these air handlers at that time, but their replacement was deferred for budgetary reasons. Air handler 2, which was originally rated 22,600 CFM and has since been derated to 14,280 CFM, serves the Recreation Center and the second floor offices. Air Handler 3 was originally rated at 21,900 CFM and has since been derated to 18,100 CFM, serves the Bowling Alley and the Interview Center on the first floor. All but the 1963 wing operates as a variable air volume system. Air Handlers 2 and 3 are inefficient hot deck/cold deck, constant volume systems. It is estimated that the replacement of these units will result in a 33% reduction in operational costs. These air handling units are now more than 50 years old and should be replaced with new, properly sized, and more energy efficient units.

Utility Repair and Renovation Requests

LAX – Parking Lots C1/C8/C9 Reconstruction ($991,000): This project reconstructs commuter parking lots C1, C8, and C9. These improvements are necessary to resolve maintenance and physical condition issues. Project work includes excavation and removal of ~94,800 SF of asphalt pavement, base, and sub-base materials. The lots will be redesigned and reconstructed to provide the most efficient use of parking space. Additional amenities such as storm water management and flood mitigation features, new lighting, landscaping, and signage will also be designed and constructed as part of the project.

The parking lots were constructed more than 30 years ago. Routine maintenance (crack sealing, asphalt patching, etc.) has been performed, but the lots have deteriorated where maintenance is no longer cost effective and complete reconstruction is required. The campus is permitted by the WDNR as a Municipal Storm Water Utility Operator, which requires the campus to reduce the amount of suspended solids entering the municipal storm sewer system. The city of La Crosse has recently created a Storm Water Utility that will be assessing fees based on the amount of storm water entering the sewer system from impervious areas. Consequently, the campus intends to reduce the amount of storm water leaving the site by constructing storm water management and flood mitigation features. The parking lot lighting is not energy efficient, and experiences frequent outages due to substandard or failing wiring and control. New lighting will provide a higher level of safety, provide energy savings, and reduce maintenance, along with enhancing the aesthetic appearance of the area. Landscaping and signage will also enhance the appearance and make the campus more appealing to visitors and prospective students.

LAX – Whitney Center Loading Dock and Parking Lots R1/R2 Reconstruction ($1,549,000): This project reconstructs the Whitney Center loading dock and service entrance and residence parking lots R1 and R2. These improvements are necessary to resolve maintenance and physical condition issues as well as improve loading dock functionality for materials/products delivery. Project work includes excavation and removal of ~97,400 SF of asphalt pavement, base, and sub-base materials. The lots will be redesigned and reconstructed to provide the most efficient use of parking space. Additional amenities such as storm water management and flood mitigation features, new lighting, landscaping, and signage will also be designed and constructed as part of the project. Due to the proximity of Lot R2 and the condition of the Whitney Center, project work also includes reconstructing the Whitney Center loading dock and service entrance on the west side of the building and replaces the elevated, cast-in-place concrete pedestrian bridge that spans the loading dock. The dock and approaches, the area for waste and recycling dumpsters, and all associated site, landscaping, and pedestrian walkways will be redesigned and reconstructed to replace the deteriorated structures and drives and provide enhanced functionality for deliveries. The cast-in-place concrete bridge will be replaced and all associated walks, site improvements, and landscaping will be reconstructed to meet ADA requirements for entry into the building.

The parking lots were constructed more than 30 years ago. Routine maintenance (crack sealing, asphalt patching, etc.) has been performed, but the lots have deteriorated and maintenance is no longer cost effective. The Whitney Center loading dock and service drives are all original to the building's construction in 1966. They are in an advanced state of deterioration and require constant patching and repair by the campus mason. The functionality of the loading dock has declined with the recent changes in the types of delivery truck and the frequency of deliveries.

The current drive-thru style intended for smaller, straight trucks. The majority of deliveries are provided by semi tractor-trailers, which have difficulty maneuvering within the current area. A new arrangement will accommodate the larger trucks and provide more space for waste and recycling, which is located near, but not immediately adjacent to the service entrance. Trash collection at the Whitney Center is also problematic. The dumpsters are located inside of the lower level of the building, and have to be wheeled out of the building in order to be emptied. This provides greater risk of workplace injury, and is not as efficient or sanitary as exterior dumpsters. Access for multiple vehicles to load and unload would allow delivery trucks, catering vehicles, and service vehicles to use the area simultaneously.

Programmatic Remodeling and Renovation

MSN – Memorial Library Fourth Floor Graduate Student Learning Space ($689,000): This project renovates ~2,900 ASF/3,300 GSF on the fourth floor (Room 464) to create new flexible collaborative learning space for graduate students. Project work includes demolition of three rooms (464A, 4464B and 464C) within the 464 suite to create one large room with a small enclosed space for presentations; replacing the ceiling, flooring, lighting, and window shades; painting; and installing new signage in the finished space. Mechanical and electrical work includes upgrading ceiling diffusers, relocating thermostats and air balancing the room to existing air flows as well as providing new power, data, occupancy sensors and voice services as required. New furnishings and audio-visual equipment include seating, tables, work stations, monitors and flat screens, projectors, and a motion capture system.

More than 5,500 graduate students at UW-Madison in the arts, humanities and social sciences rely upon the research library as their laboratory. With the nature of their graduate work now encompassing technology and data management practices, collaborative work, and multi-disciplinary topics, the proposed space within the Memorial Library will facilitate new ways of working with collections and librarians that are not possible elsewhere within the library building. The proposed space will encourage cross-disciplinary conversations; provide opportunities for graduate students to work either collaboratively or individually with librarians and library collections; and allow them to practice presentations or lectures. This new graduate student learning space could serve as a model for future library renovations, both within Memorial Library and subject specific libraries.

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. When 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	$ 372,300
Program Revenue Supported Borrowing	1,108,100
Agency Cash	$ 3,229,000
Total Requested Budget	**$ 4,709,400**

PREVIOUS ACTION: None.