8/24/2015

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, September 10, 2015
9:00 a.m. - 10:30 a.m.
UW-Whitewater
James R. Connor University Center
Room UC 259
Whitewater, Wisconsin

a. Approval of the Minutes of the June 4, 2015 and the July 9, 2015 Meetings of the Capital Planning and Budget Committee

b. UW-Whitewater Presentation: Building Student Success - The UW-Whitewater Comprehensive Master Plan

c. UW-Madison: Approval of the Design Report and Authority to Construct the Veterinary Medical Clinical Skills Laboratory Renovation Project
[Resolution I.3.c.]

d. UW-Milwaukee: Approval to Enter Into Agreements to Support the Peck School of the Arts and Student Housing as a Result of New Leasing Authority
[Resolution I.3.d.]

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

f. UW System: Capital Project Strategies

g. Report of the Associate Vice President
1. State Building Commission Actions
2. Other Updates

h. 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-Stevens Point

Approval of the Design Report and
Authority to Construct the Veterinary
Medical Clinical Skills Laboratory
Renovation Project, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the Design Report be approved and authority be granted to construct the School of Veterinary Medicine Clinical Skills Lab Renovation project at a total project cost of $1,620,000 Gift Funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
SEPTEMBER 2015

INSTITUTION: The University of Wisconsin-Madison

REQUEST: Approval of the Design Report and authority to construct the School of Veterinary Medicine Clinical Skills Lab Renovation project at a total project cost of $1,620,000 Gift Funds.

PROJECT DESCRIPTION: This project will remodel storage space under the existing solar panels and adjacent roof area located on the south side of the School of Veterinary Medicine Building. A new 52-student clinical skills lab and 96-seat active learning classroom will be created and study space will be enlarged. A small portion of the space will be retained as storage, student break, janitor, and computer areas. Additional spaces accommodated in the renovation include a testing room and microscope classroom.

An existing janitor's closet and a small lab prep area will be modified to provide improved access to the renovated area. The wall to the adjoining existing study area will be opened up to allow circulation and daylight. The project will remove the existing nonfunctional and leaking solar panels and associated ductwork, and the existing roofing system in the storage space below the panels. The portion of the wall area on the third and fourth floors that is exposed by removal of the solar panel will be enclosed with a new exterior wall. Existing mechanical, electrical, and plumbing systems will be extended to support the renovated spaces.

PROJECT JUSTIFICATION: Demand has increased each semester for use of the clinical skills lab used to teach veterinary skills through use of prosthetic and functional mannequin models. The existing lab is only one-third of the size needed to meet current demand. A study area adjacent to the proposed renovation is heavily used and is the only dedicated space in the building available for quiet and group study.

The solar hot air system is located on the south side of the School of Veterinary Medicine building and has a large storage room beneath it. It was included as part of the 1983 original building construction. Although the system was intended to provide a supplemental energy-saving heat source for a portion of the building, it never worked properly. Since the building had adequate heating capacity without the solar panels they were deactivated in 1985. The solar panels are in disrepair, due to cracking and failed seals, resulting in leakage to the storage space below. Panels have been replaced in the past just to maintain a waterproof enclosure, but they continue to break due to moisture accumulation and freezing in winter. Replacement panels are no longer available.

Remodeling the little-used storage space will provide a larger clinical skills lab, active learning classroom and study space for the school's students and allow for the removal of the obsolete and inefficient solar panel system.

BUDGET/SCHEDULE:

Project Budget

Construction Cost	$1,319,900
A/E Design Fees	123,900
Other Fees	2,500
DFD Management Fees	57,500
Contingency	116,200
Movable/Special Eqpt	0
	$1,620,000

Project Schedule

A/E Selection	Apr 2014
SBC Approval	Oct 2015
Bid Date	Jan 2016
Start Construction	Apr2016
Substantial Completion	Dec 2016
Final Completion	Jan 2017

PREVIOUS ACTION:

August 21, 2014 Resolution 10393	Authorized that the Veterinary Medicine Clinical Skills Laboratory Renovation project be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2015-17 Capital Budget Request.

Approval to Enter Into Agreements to Support Student Housing and the Peck School of the Arts as a Result of New Leasing Authority, UW-Milwaukee

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, the Board of Regents: (1) approves the modification and renewal of ground and operating leases for approximately 456,000 gross square feet at the Kenilworth Square student housing and Peck School of Arts facility on behalf of UW-Milwaukee; and (2) assigns the right to purchase in the operating lease to the UWM Real Estate Foundation.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
SEPTEMBER 2015

INSTITUTION: The University of Wisconsin-Milwaukee

REQUEST: Approval for the Board of Regents to modify and renew ground and operating leases for approximately 456,000 gross square feet at the Kenilworth Square student housing and Peck School of Arts facility on behalf of UW-Milwaukee, and assign the right to purchase in the operating lease to the UWM Real Estate Foundation.

DESCRIPTION: Resolution 10494 of April 2015 granted approval for the Board of Regents to enter into a modified and renewed ground lease, and for the Department of Administration (DOA) to enter into a modified and renewed operating lease for approximately 456,000 gross square feet at the Kenilworth Square student housing and Peck School of Arts facility on behalf of UW-Milwaukee, and assigned the right to purchase in the existing operating lease to the UWM Real Estate Foundation.

On July 14, 2015, Wisconsin Act 55, Section 1146m, modified section 36.11(1)(b) to give responsibility to the Board of Regents for all student housing leases already in place as of July 14, 2015, regardless of any subsequent extension, modification, or renewal. Therefore, the Board of Regents may renegotiate the terms of the existing Department of Administration operating lease agreement, as opposed to requesting that DOA enter into a renewed and modified operating lease on behalf of UW-Milwaukee.

If UW-Milwaukee amends and restates the existing leases, the Redevelopment Authority of the City of Milwaukee (RACM) would assign its interests under these leases to the UWM Real Estate Foundation.

JUSTIFICATION: Replacing RACM with the UWM Real Estate Foundation and executing amended and restated ground and operating leases with the UWM Real Estate Foundation, in lieu of the existing agreements, will result in reduced annual rent payments by UW-Milwaukee.

PREVIOUS ACTION:

April 10, 2015 Resolution 1049	Granted approval for the Board of Regents to enter into a modified and renewed ground lease and the Department of Administration to enter into a modified and renewed operating lease for approximately 456,000 gross square feet at the Kenilworth Square facility on behalf of UW-Milwaukee, and assign the right to purchase in the existing operating lease to the UWM Real Estate Foundation.

December 07, 2012 Resolution 10161	Granted authority to modify the 2013-15 Capital Budget recommendation, which was previously submitted to the Department of Administration in September 2012, with the following additional request for enumeration: UW-Milwaukee: 1915 East Kenilworth Place Lease Buyout at $65,300,000 Program Revenue 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 President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of $15,910,200 ($2,637,100 General Fund Supported Borrowing; $10,496,200 Program Revenue Supported Borrowing; $637,600 Gifts and Grants; and $2,139,300 Agency Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR
BOARD OF REGENTS ACTION
SEPTEMBER 2015

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of $15,910,200 ($2,637,100 General Fund Supported Borrowing; $10,496,200 Program Revenue Supported Borrowing; $637,600 Gifts and Grants; and $2,139,300 Agency Cash).

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
GBY	14H1Y	Univ Union Dishwasher/Dom Hot Water Repl			$396,000		$396,000
MIL	14J2H	Klotsche Ctr Fieldhouse Flooring/Track Repl	$937,500			$165,400	$1,102,900
		FMR SUBTOTALS	$937,500		$396,000	$165,400	$1,498,900

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
GBY	14H1X	Housing Parking Lot Reconst			$620,200		$620,200
MSN	14I1E	Haight Road Reconstruction			$494,000		$494,000
WTW	14C1D	Fiber Optic Cable Backbone Upgrade	$1,699,600	$1,282,200			$2,981,800
		URR SUBTOTALS	$1,699,600	$1,282,200	$1,114,200		$4,096,000

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14D2Q	Humphrey/Jorns Halls Sprinkler Retrofit			$301,300		$301,300
		HSE SUBTOTALS			$301,300		$301,300

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14B2R	Dairy Cattle Ctr Core Bldg Renv			$327,800	$472,200	$800,000
		PRR SUBTOTALS			$327,800	$472,200	$800,000

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
STP	13A1C	Multi-Bldg Energy Conservation		$9,214,000			$9,214,000
		EC SUBTOTALS		$9,214,000			$9,214,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
SEPTEMBER 2015 TOTALS	$2,637,100	$10,496,200	$2,139,300	$637,600	$15,910,200

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

GBY - University Union Dishwasher and Domestic Hot Water System Replacement ($396,000): This project replaces the commercial dishwasher, domestic hot water heat exchanger, and tiled flooring surface in the dishwashing room. Project work includes replacing a 1993-vintage commercial food service dishwasher with a new energy-efficient model that includes a food pulper option, the domestic hot water heat exchanger with a unit sized appropriately for the building loads, and the tile floor with a new quarry tile surface. The new heat exchanger controls will be connected to the campus building automation system. All associated general construction, plumbing system, ventilation system, and electrical system modifications required to facilitate the equipment and finishes replacement are included.

The dishwasher is at the end of its useful life and should be replaced with a new energy-efficient unit that meets the demands of the current food service operation. The dishwasher does not have a pulping option, which requires that food scraps be collected in a separate container to be recycled. The hot water heat exchanger is not sized appropriately for the building requirements and routinely is out of hot water during the peak of the day. The flooring should be replaced with material that would be easier to clean and have fewer joints and edges to crack or break.

MIL - Klotsche Center Fieldhouse Flooring and Track Replacement ($1,102,900): This project replaces the interior fieldhouse sports surface and track system (~29,600 SF) with a new rubber sheet flooring system, complete with striping and markings. This project does not replace the wood court flooring. Project work includes removal and disposal of the synthetic flooring and plywood subflooring and installation of a new resilient pad, plywood subflooring, and rubber sheet flooring. A new concrete curb will be installed along the west wall to support a telescopic bleacher bank. New vented cove base and aluminum transition plates will also be installed. The new flooring will be striped and marked for basketball, volleyball, long jump, and shot put, and include a four-lane 200-meter competition track surface.

These flooring surfaces are more than 15 years old and have exceeded the typical useful life for similar flooring systems of 10-12 years of service. The surface is significantly worn and delaminated at certain locations, damaged beyond repair, and requires replacement to provide a safe and quality experience for athletic center users.

Utility Repair and Renovation Requests

GBY - Housing Parking Lot Reconstruction ($620,200): This project reconstructs the 525-stall Housing Parking Lot. Project work includes pulverizing the asphalt material, removing and replacing any base material that prevents proper drainage, and designing and installing two new storm sewer inlets in the west half of the lot. Concrete curb and gutter replacement will be completed as needed and a new concrete pad for the refuse dumpster will be installed. The new parking lot will be marked and striped and new traffic signage installed to meet current Department of Transportation (DOT) regulations.

The Housing Parking Lot was constructed in 1985, and two small additions were added in the early 1990s to increase the lot size. The lot is appropriately sized for the resident students and is

in a good location. The campus annually performs crack routing, crack sealing, and asphalt patching as necessary to extend the life of the parking lot. Subsurface drainage issues that affect the west side of the parking lot need to be resolved. Drainage flows east to west and is entirely on the surface. The west side has a curb cut that leads to a vegetated swale where water exits the parking lot. The parking lot lighting is sufficient for the lot and does not need to be improved at this time.

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, 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, 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. A continuous sidewalk is needed along the whole length of Haight Road to reduce the traffic danger to pedestrians.

WTW - Fiber Optic Cable Backbone Upgrade ($2,981,800): This project upgrades the campus fiber optic backbone to meet both current and future requirements for the university's data, voice, video, building HVAC control, and building fire alarm reporting systems. Project work includes upgrading the campus fiber optic cable backbone by replacing the outside plant fiber. Single mode (SM) fiber will be installed in a radial fashion from the campus node in McGraw Hall to 12 buildings on the south portion of campus and from the campus node in Goodhue Hall to 22 buildings on the north portion of campus. A typical SM fiber cable will contain 24 or 48 strands. The number of strand counts to each building will be dependent upon the building type. All fiber will be installed in concrete encased signal ductbanks. Readily identifiable legacy and abandoned low-voltage cable will be removed from the signal ductbank system to increase the capacity of the existing ductbanks. New SM fiber termination shelves will be installed in existing equipment racks in select buildings for termination of outside fiber. This project will also replace the energy management system (EMS) panel network interfaces and fire alarm panel interfaces in all buildings with new SM fiber interface modules to allow communication of both systems with existing head-end equipment over the new SM fiber.

A campus fiber optic cable replacement study was completed as part of the Campus Master Plan (12I1D). The pre-design report cited a need to replace the fiber optic cable plant for ongoing maintenance and capacity issues. The cable plant is comprised of both multi-mode (MM) and SM fiber that was manufactured approximately 20 years ago. An early 1990s project installed either 16 or 32 strands of MM fiber from one of two campus nodes to each building and between

4 to 10 strands of SM fiber from one of two campus nodes to each building. This fiber is obsolete and the MM fiber does not have the capacity to serve increasing academic, administrative, and student use. The number of fiber strands is not adequate to accommodate many IT applications including voice over IP, video over IP, fire alarm reporting and EMS networking. The fiber has become brittle due to the methods used in the original manufacturing process and it is very difficult to repair using current termination equipment and techniques. Recent breaks in the MM fiber have caused failure of the fire alarm central reporting function from various buildings to the campus security office. Fiber manufacturing processes have improved since the original cable plant was installed and new fiber is tested to higher standards to achieve higher bandwidth capacities. New fiber is more flexible making it easier to pull and terminate which tends to minimize future service issues.

Health, Safety, and Environmental Protection

MSN - Humphrey Hall and Jorns Hall Fire Sprinkler System Retrofit ($301,300): This project retrofits new fire sprinkler protection systems in Jorns Hall and Humphrey Hall to meet National Fire Protection Association code 13R on all four floors (basement and floors one through three). Project work includes the interconnection of sprinkler system tamper switches and flow alarms and installation of a new 3-inch domestic water service. The buildings will be served by a single wet zone.

These buildings, which serve the short course program, are included in the campus plans to provide fire sprinkler system protection in all low-rise student residence halls by the year 2025. This request increases the project budget to match recent bid results for the project scope that was approved under the Small Projects Program. The budget increase is needed to complete the originally approved project scope and intent.

Programmatic Remodeling and Renovation

MSN - Dairy Cattle Center Core Building Renovation ($800,000): This project renovates 4,700 SF on all three levels of the building's central core and extends central chilled water services into the building to provide cooling. Project work includes creating a new women's locker room on the second floor with a new bathroom and shower room; renovating the second floor restroom into a men's restroom with modifications to meet ADA requirements; removing fixed seating in the second floor classroom; and installing new flooring, stainless steel sink, and countertop. The women's basement locker room will be renovated into a restroom for staff and visitors. The men's basement locker room will be renovated to meet new ADA requirements, including new showers. The ground floor lobby space will be renovated into new educational outreach space.

This project resolves several space issues that remain after the completion of the Integrated Dairy, Phase 3 project (which addressed the deficiencies in the animal housing areas and milking parlor). Since the building's construction in 1954, the central core has seen few improvements. The women's locker room is dramatically undersized, because in the 1950s the majority of the staff were male. Now, the majority of staff are female. The new women's locker room will be sized to provide shower and locker capacity to serve female employees for the foreseeable future. The men's toilet/shower room is also 60 years old and needs to be renovated to provide more space for ADA accessible showers. Fixtures within the toilet room also need to be replaced to meet current codes.

Installing a new air handling unit and chilled water service will allow the central core to be cooled during warm periods of the year. This will resolve an outstanding animal care issue in the veterinary hospital (cows frequently overheat while receiving medical attention, which creates stress in the animal, and violates the Association for Assessment and Accreditation of Laboratory Animal Care standards). The second floor classroom currently has fixed seating that no longer provides the flexibility required for modern instructional space. The fixed seating will be removed and replaced with flexible tables and chairs. This arrangement will allow the room to be set up to meet the needs of each class. Cooling will be provided which will improve occupant comfort during warm weather.

The educational outreach space on the first floor will provide an area for school groups (as well as walk-ins) to interact with hands-on displays to learn more about the dairy industry. A large number of visitors come to the Dairy Cattle Center each year. This space is considered as an outreach component and will contain multi-media displays that are capable of changing content to reflect changes in the industry.

Energy Conservation

STP - Multi-Building Energy Conservation ($9,214,000): This project implements energy conservation measures based on a recently completed comprehensive investment-grade energy audit for 19 buildings totaling 1,810,462 GSF. The debt service will be paid from the annual energy cost savings. Seven energy conservation measures will be implemented by this project. A majority of the energy savings will be achieved by upgrading interior and exterior lighting systems to light emitting diode (LED) fixtures and updating the control points on the heating and ventilation systems to allow for more efficient operation. These changes will take place across multiple campus buildings. Additional savings will be achieved through upgrades to the central pool pump, installing new low-flow plumbing fixtures, building envelope improvements, and replacing steam traps. This project also installs a new energy dashboard to monitor metering and energy savings across campus.

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 Wisconsin 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.

This project will assist UW-Stevens Point in complying with these energy reduction goals. The implementation of the energy conservation measures (ECMs) identified in this request will result in an anticipated annual energy cost savings of approximately $607,000 with a simple payback of 15.2 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.

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, as well as 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	$ 2,637,100
Program Revenue Supported Borrowing	10,496,200
Gifts and Grants	637,600
Agency Cash	$ 2,139,300
Total Requested Budget	**$ 15,910,200**

PREVIOUS ACTION: None.