

12/01/2016

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, December 8, 2016
10:15 a.m. – 11:45 a.m.
Gordon Dining and Event Center
770 West Dayton Street, 2nd floor
Overture Room
Madison, Wisconsin

- a. Approval of the Minutes of the October 6, 2016 Meeting of the Capital Planning and Budget Committee
- b. UW-Madison: Approval of the Design Report and Authority to Construct the Chemistry Building Addition and Renovation Project
[Resolution I.3.b.]
- c. UW-Madison: Approval of the Design Report and Authority to Increase the Budget and Construct the Engineering Structures Lab Addition Project
[Resolution I.3.c.]
- d. UW-Milwaukee: Authority to Sell a Parcel of Land Located at the Thiemann Arboretum to Facilitate a Wisconsin Department of Transportation Project
[Resolution I.3.d.]
- e. UW System: Authority to Construct All Agency Maintenance and Repair Projects
[Resolution I.3.e.]
- f. UW System: Authority to Seek Enumeration of an Additional 2017-19 Capital Budget Project
[Resolution I.3.f.]
- g. Semi-Annual Status Report on Leasing
- h. Semi-Annual Status Report on UW Solely Managed Capital Projects
- i. Report of the Associate Vice President
 1. State Building Commission Actions
 2. 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-Madison
- k. UW-Madison: Authority to Increase the Budget of the Witte Residence Hall Renovation Project
[Resolution I.3.k.]

Approval of the Design Report and Authority
to Construct the Chemistry Building
Addition and Renovation Project,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the Chancellor of UW-Madison and the President of the University of Wisconsin System, the Design Report of the Chemistry Addition and Renovation project be approved and authority be granted to construct the project for a total cost of \$93,800,000 (\$86,200,000 General Fund Supported Borrowing, \$5,772,000 Cash, and \$1,828,000 Gift Funds).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
DECEMBER 2016**

INSTITUTION: University of Wisconsin-Madison

REQUEST: Approval of the Design Report of the Chemistry Addition and Renovation project and authority to construct project for a total cost of \$93,800,000 (\$86,200,000 General Fund Supported Borrowing, \$5,772,000 Cash, and \$1,828,000 Gift Funds).

PROJECT DESCRIPTION:

The project, as funded, consists of the design and construction of an 188,442 GSF undergraduate chemistry teaching tower, and the replacement of critical HVAC and exhaust systems serving the existing Daniels and Mathews research and teaching labs. The project design also enables future renovation of the existing Daniels teaching labs. More extensive renovations that were planned for the Daniels Building will be deferred until additional funding is available.

The new tower will be constructed on the southwest corner of University Avenue and Mills Street. Demolition of a two-story wing of the Daniels Building, in conjunction with a newly acquired lot to the west, provides a site for the new tower that abuts the north face of the Daniels tower. The new tower consists of ten levels including a basement, sub-basement, and a two-story mechanical floor. The tower includes two lecture halls with seating capacities of 360 and 250 students, an active learning studio with a flexible configuration, and an information commons. Support spaces include staff offices, teaching assistant offices and meeting rooms, classrooms, chemical storerooms, and informal student spaces. The upper floors of the tower include four floors of undergraduate teaching labs and one floor of research labs. As enumerated, one floor of undergraduate labs and the research floor will to be shelled for future fit-out, but available funding dictates that an additional floor of undergraduate labs also be shelled.

The mechanical replacement portion of the work includes new air handling units, exhaust fans, and heat recovery systems. This new equipment addresses inadequate infrastructure, reduces energy use, and provides redundancy needed to meet modern laboratory safety standards. The work includes replacing equipment on the ninth floor and roof of the Daniels Building, and incorporates exhaust requirements of the Mathews Building.

PROJECT JUSTIFICATION:

The UW-Madison chemistry complex is comprised of the Mathews and Daniels buildings, which were completed in the late 1960s, and the Shain Research Tower completed in 2000. The complex (224,180 ASF/409,079 GSF) houses all administrative, instructional, and research functions of the Department of Chemistry, as well as the Chemistry Library and learning center.

The quality of facilities for Chemistry's instructional program has been a problem for 25 years. Attempting to address and resolve those problems, the department investigated a series of solutions to address facility needs off-site and implemented instructional changes to reduce the demand for instructional space. Architectural and engineering consultants were hired in the fall of 2010 to examine the existing building conditions and define a scope and budget, as well as phasing options, for a new addition and renovation of existing space. A pre-design was completed in the fall of 2011 that served as the basis for both enumeration and project design, which began in early 2015.

The project was enumerated in 2015 Wisconsin Act 55 at an amount of \$107,760,000 with a funding split of \$86,200,000 GFSB and \$21,560,000 Gifts/Grant Funds. The campus has not yet raised the entire gift component; however, while fundraising continues, campus administration has approved the construction of a project scope that matches the available general fund supported borrowing, \$5.8 million cash, and gift funding of \$1.8 million. This will defer fit-out of three floors (floors 4, 7, and 8) in the new tower rather than two, as originally planned, and will also defer the renovation of Floors B, 1, and 2 in the existing Daniels Building. When additional funds are raised, the campus will seek approval to complete the remaining scope of work.

BUDGET AND SCHEDULE:

Construction	\$74,715,000
A/E Fees	7,395,000
DFD Mgmt.	3,228,000
Contingency	5,978,000
Equipment	1,900,000
Other Fees	584,000
Total	\$93,800,000

"Other Fees" includes Environmental Impact Statement work and third-party commissioning.

PREVIOUS ACTION:

August 21, 2014
Resolution 10393

Authorized that the Chemistry Addition and Renovation project at an estimated total project cost of \$107,760,000 General Fund Supported Borrowing be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2015-17 Capital Budget request.

Approval of the Design Report and Authority
to Increase the Budget and Construct the
Engineering Structures Lab Addition Project,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the Chancellor of UW-Madison and the President of the University of Wisconsin System, the Design Report of the Engineering Hall Structures Lab Addition project be approved and authority be granted to increase the project budget by \$1,585,000 Gift Funds and construct the Engineering Hall Structures Lab Addition project for a total estimated cost of \$3,200,000 Gift Funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
DECEMBER 2016**

INSTITUTION: University of Wisconsin-Madison

REQUEST: Approval of the Design Report and authority to increase the project budget by \$1,585,000 Gift Funds and construct the Engineering Hall Structures Lab Addition project for a total estimated cost of \$3,200,000 Gift Funds.

PROJECT DESCRIPTION:

This project will construct a 2,722 GSF addition at the southwest corner of Engineering Hall for the Wisconsin Structures and Materials Testing Laboratory. The new lab will provide a specially constructed, high-strength floor and multi-story reaction wall, lifting equipment, and access to the exterior that will allow for the testing of structural components. The addition will connect to the existing electrical and mechanical infrastructure. Minor site work and landscaping will be provided to relocate some utilities and integrate the building into the existing campus context.

PROJECT JUSTIFICATION:

A project to construct an addition to Engineering Hall was enumerated in 2015 Wisconsin Act 55 at \$1,615,000 Gift Funds. A design consultant was selected for the project in the fall of 2014. During the design phase it was determined that the structures program would be better served if the addition were relocated to a different side of the building. The new site allowed the addition to grow in size, from a 40' by 40' area to a space slightly larger than 50' by 50'. The costs of the additional square footage, along with a larger crane and reaction wall, resulted in an increase to the enumerated budget.

The Wisconsin Structures and Materials Testing Laboratory serves as a teaching laboratory for both undergraduates and graduate students in the structural engineering program by allowing the incorporation of hands-on laboratory sessions for design courses in concrete, steel, wood, and composite structures. The testing laboratory also provides physical testing facilities and technical assistance to faculty engaged in instruction and research, as well as industry services to test for fatigue, fracture, creep, stress analysis, non-destructive testing, and earth-structure and fluid-structure interactions.

The construction of this addition will create a new center of excellence that will build on the university's national leadership in structural engineering teaching and research by providing greater hands-on laboratory and learning sessions for both undergraduate and graduate students. In addition, the new laboratory will provide highly relevant research and development results for industry, and provide new opportunities for collaboration with the building, transportation, and water/wastewater infrastructure sectors. Structures that could be tested in the new laboratory

include bridge and building components such as girders; beam-column frames; shear walls; components of structures used for energy generation such as wind turbines; and underground infrastructure systems such as precast segmental linings and large-size pipes/conduits.

BUDGET:

Construction	\$2,620,700
Design	217,500
DFD Mgt.	112,800
Contingency	199,000
Equipment	0
Other Fees	50,000
TOTAL	\$3,200,000

*Other Fees includes Environmental Impact Statement work and third-party commissioning.

PREVIOUS ACTION:

August 21, 2014
Resolution 10393

Authorized that the Engineering Hall Structures Lab Addition project, at a total project cost of \$1,615,000 Gift Funds, be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2015-17 Capital Budget request.

Authority to Sell a Parcel of Land Located at
the Thiemann Arboretum to Facilitate a
Wisconsin Department of Transportation
Project, UW-Milwaukee

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the University of Wisconsin System, authority be granted to sell a 0.086 acre of land at the edge of Thiemann Arboretum to the Wisconsin Department of Transportation for the Highway 164 Improvement project.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
DECEMBER 2016**

INSTITUTION: University of Wisconsin-Milwaukee

REQUEST: Authority to sell a 0.086 acre of land at the edge of Thiemann Arboretum to the Wisconsin Department of Transportation for the Highway 164 Improvement project.

PROJECT DESCRIPTION:

The Wisconsin Department of Transportation (WisDOT) is undertaking a major reconditioning of a 7.5-mile section of Highway 164 in Washington County. WisDOT has requested that UW-Milwaukee sell to WisDOT certain land on Hubertus Road as shown on the attached map.

PROJECT JUSTIFICATION:

WisDOT requests the purchase of a strip of land, which is highlighted in red on the attached map, for the planned improvements, specifically widening the drainage ditch in this location. The proposed acquisition has an existing right-of-way encumbered by a highway easement. A temporary limited easement, which is highlighted in blue on the attached map, is necessary for onsite construction activities during the construction period.

The project will benefit UW-Milwaukee by improving the deteriorating pavement structure and improve safety on the road that UW-Milwaukee uses to access its property. With the project, WisDOT will widen vehicle lanes, widen road shoulders, improve several deficient vertical curves, regrade foreslopes and ditches, and make intersection improvements and bicycle accommodations.

The sale of the land will not affect UW-Milwaukee's future plans for the site, and the easement area needed for this project will not hinder the day-to-day operations of the arboretum. The land was donated to UW-Milwaukee by The Nature Conservancy in 1971. The conservancy has been consulted and states this action will not trigger the reversionary interest under the deed from the conservancy to the Board of Regents.

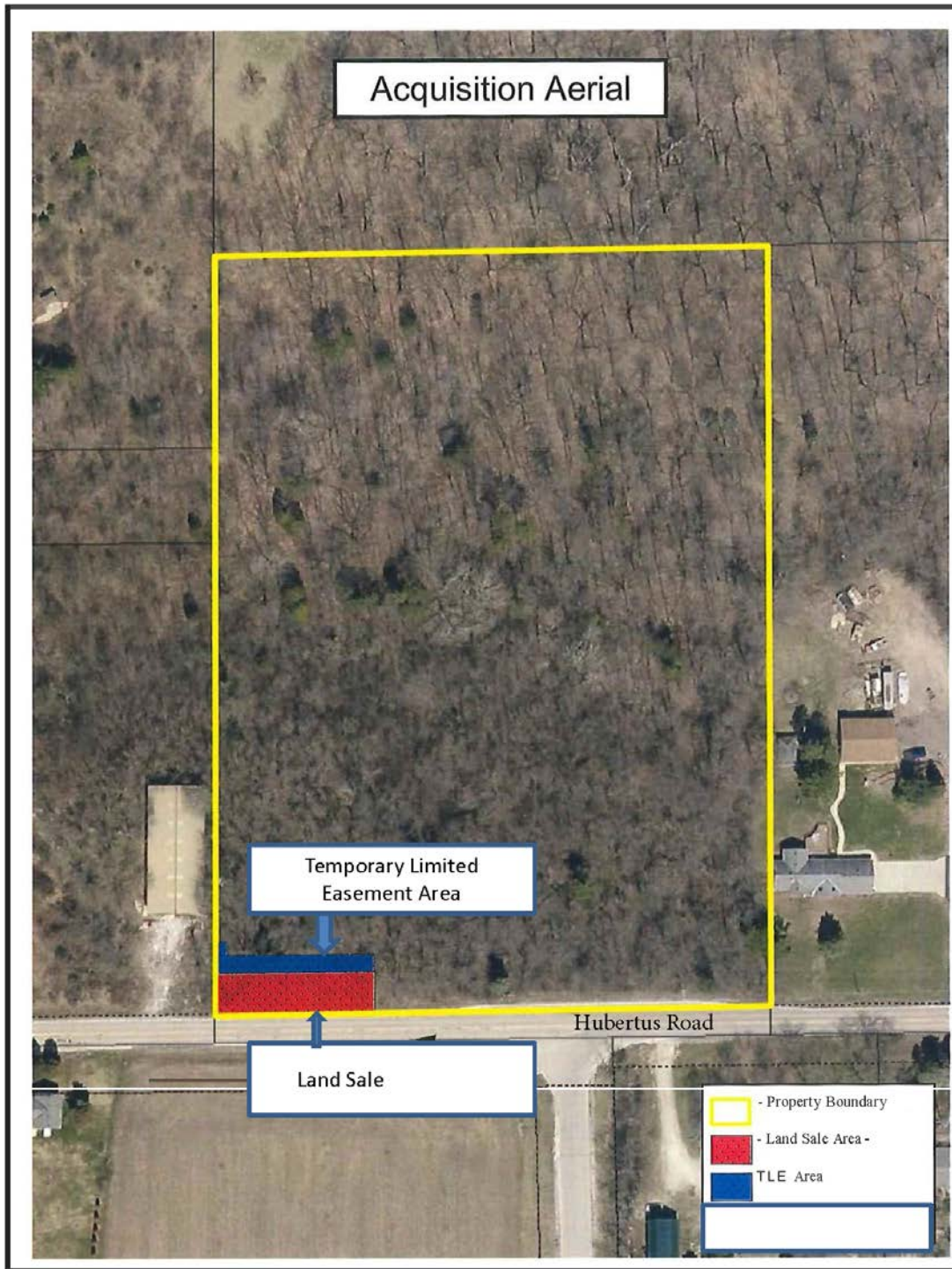
BUDGET AND SCHEDULE:

Construction is estimated to begin in October 2018 and conclude in July 2020. At the conclusion of construction, the temporary easement will terminate. Based on an appraisal acquired by WisDOT dated March 21, 2016, the parcel of land requested for sale and the temporary limited easement parcel have a fair market values as follows:

Impacted Parcels

Land sale:	0.086 Acres	\$400.00
Temporary Limited Easement:	0.053 Acres	<u>100.00</u>
Total:		\$500.00

PREVIOUS ACTION:
None.



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 \$8,155,400 (\$3,410,000 General Fund Supported Borrowing; \$1,886,000 Program Revenue Supported Borrowing; and \$2,859,400 Agency Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
DECEMBER 2016**

INSTITUTION: University of Wisconsin System

REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of \$8,155,400 (\$3,410,000 General Fund Supported Borrowing; \$1,886,000 Program Revenue Supported Borrowing; and \$2,859,400 Agency Cash).

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MIL	14J1O	Northwest Quadrant Fire Pump & Controller	\$2,663,600	\$296,000			\$2,959,600
FMR SUBTOTALS			\$2,663,600	\$296,000	\$0	\$0	\$2,959,600

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	16C3B	Eagle Heights Drive Repaving			\$468,300		\$468,300
MSN	15B1Z	Elm Drive Pumping Station Rehabilitation	\$746,400		\$276,100		\$1,022,500
OSH	16E2D	Lincoln Hall Parking Lot Expand/Reconstruct		\$584,000			\$584,000
URR SUBTOTALS			\$746,400	\$584,000	\$744,400	\$0	\$2,074,800

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	16A1U	Cartwright Ctr Gymnastics Practice Relocation			\$315,000		\$315,000
MSN	15C2R	University Health Services Remodeling			\$1,800,000		\$1,800,000
PRR SUBTOTALS			\$0	\$0	\$2,115,000	\$0	\$2,115,000

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
COL	12I2E	UWMSF Multi-Bldg Energy Conservation		\$1,006,000			\$1,006,000
EC SUBTOTALS			\$0	\$1,006,000	\$0	\$0	\$1,006,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MONTHLY TOTALS	\$3,410,000	\$1,886,000	\$2,859,400	\$0	\$8,155,400

PROJECT DESCRIPTION:

Facilities Maintenance and Repair Requests

MIL – Northwest Quadrant Fire Protection System Upgrade (\$2,959,600): This project selectively replaces, repairs, and augments the fire protection system components within the Northwest Quadrant (NWQ) complex to meet current code requirements, improve the life and safety protection for building occupants and contents, and resolve known maintenance deficiencies. Project work includes creating a code-compliant fire pump room with new fire

pump, jockey pump, and their associated pump controllers. Selective demolition of existing systems and construction of new walls will be required. The current fire pump will be demolished and piping reconfigured to serve the complex from the new pump room. The fire pump controller will be designed with a variable frequency drive (VFD) which will limit the system pressure. This will eliminate additional equipment installation, reduce the generator size and utility demand charges, and save maintenance costs on inspection and testing requirements. A code-compliant tap of the main electrical service and new normal and emergency power feeders will be installed to serve the fire pump. New automatic fire sprinkler systems will be installed in the unprotected areas of Buildings A, B, C, and D. This project will also repair the standpipe and automatic sprinkler system within Buildings B, C, and D, including elevator work in Building C to allow for sprinkler system installation. The fire alarm system will be expanded to support the installation of the fire pump and other miscellaneous fire suppression system modifications made with this project.

The fire and jockey pumps as well as the associated controllers were installed in the late 1970s and are nearing the end of their useful lives. The controller panel has an adjacent sub-panel with alarms wired to the building automation system that also visually and audibly annunciate locally when there is an operational issue. The controller has a lever-operated switch that is broken and replacement parts are no longer available. The power transfer switch in the adjacent electrical room serves multiple systems in NWQ and will not be code compliant for fire systems when the building power systems are upgraded. Since the new controller panel will be much larger than the one it replaces, the new panel will be rotated ninety degrees from the current orientation and the fire main piping will be reconfigured in the vicinity of the new pumps to maintain access through existing electrical room doors next to the pumping equipment. The new pumps will be sized with the understanding that the sprinkler systems in Buildings A and B will be expanded to provide complete coverage on all floors within the next few years.

Utility Repair and Renovation Requests

MSN – Eagle Heights Drive Repaving (\$468,300): This project resurfaces all 2,500 LF of Eagle Heights Drive. The existing roadway surface will be milled off and replaced with asphalt pavement and it is anticipated that some areas of the roadway base and subgrade will need to be removed and replaced due to poor conditions. Project work also includes concrete curb and gutter repairs, concrete pavement replacement, storm sewer repairs, speed hump construction for speed control, pavement marking, signing, and site restoration.

The last complete repave of Eagle Heights Drive was in 1987 and the existing pavement is now significantly deteriorated, beyond its serviceable life, and has a pavement surface evaluation and rating (PASER) of 2, which indicates more than 25% alligator cracking, rutting, potholes, severe and extensive settlements, frost heaves, and patching that is in poor condition. Repaving of this roadway is needed in order to provide for safe vehicular and pedestrian traffic in the Eagle Heights area. Without reconstruction, the existing pavement will require continuous and ongoing maintenance.

MSN – Elm Drive Pumping Station Rehabilitation (\$1,022,500): This project renovates the Elm Drive lift station to ensure uninterrupted sanitary sewer services to the UW facilities it serves. This project creates a new pumping station adjacent to the existing pumping station at Elm Drive and includes a steel drywell with cathodic protection, electrical controls, dual centrifugal pumps, new suction piping, new discharge piping to the existing force main, HVAC system utilizing

current controls, new power supply, and backup power from DeJope Hall. The project also includes a new wet manhole, excavation, sheeting, dewatering, backfill, restoration and landscaping. The construction of a new station allows the existing pumping station to stay on line until the new station is tested, thereby avoiding bypass pumping.

The sewer lift station and force main were originally installed in 1958 and currently pumps sewage from seven buildings in the lakeshore area. The station needs to be renovated or replaced because it is unreliable and the level of maintenance needed to keep it operational is excessive. The lift station contains two 150-gallon pneumatically actuated ejector pumps that are simple to operate and, when in good condition, are low maintenance and seldom clog. However, these are the original pumps that are in poor condition and, due to age, require constant maintenance. Many of their replacement parts require custom fabrication. Also, recent observations of pumping cycles indicate the current pumping capacity is much less than the original design capacity of 600 gallons per minute. Continuous and reliable operation is critical for the buildings served by this lift station to prevent any potential environmental damage that would be caused by a system failure.

OSH – Lincoln Hall Parking Lot Expansion and Reconstruction (\$584,000): This project provides additional student/faculty parking and a safer vehicle drop-off for the Children’s Learning and Care Center (CCLC), and to satisfy conditions of a Conditional Use Permit/Plan Development (CUP/PD) resolution adopted by the City of Oshkosh Common Council in October 2010. The proposed parking lot expansion will increase the lot capacity from 90 to 125 vehicles, including short-term parking stalls and required ADA accessible stalls. A new vehicle drop-off lane for the childcare center will be located adjacent to the north side of the building and will be a separate off-set lane to allow continuous unimpeded traffic flow in the main lot. Stormwater management will be addressed with biofiltration basins that will be constructed at the southeast and southwest corners of the parking lot to collect and treat runoff. This will meet City of Oshkosh and the Wisconsin DNR post-construction stormwater management requirements for runoff quality.

During the preliminary design development phase of the remodeling of Lincoln Hall (11G3Q), it was determined that the majority of the site work could not be accomplished under the available funds. Consequently, the development of the playground for the Children’s Learning and Care Center (CCLC) adjacent to the structure on the south side of the property and redevelopment of the northern portion of the property were removed from that project. The playground project was then prioritized for funding based upon accreditation requirements for CCLC’s operation. The funding is now available to move the redevelopment of the northern portion of the property forward.

By providing a drop-off lane for the childcare center, the safety of the children will be greatly improved. The reconstruction will satisfy portions of a Conditional Use Permit/Plan Development (CUP/PD) resolution adopted by the City of Oshkosh Common Council in October 2010, requiring the project to be completed by end-of-year 2013 and later amended to extend the completion date. The CUP/PD requires the lot to be brought up to current zoning ordinance provisions for setback, landscaping, lighting and drainage including a change in use from an elementary school to child care and higher education academic programs.

Programmatic Remodeling and Renovation

LAX – Cartwright Center Gymnastics Practice Relocation (\$315,000): This project renovates the Valhalla Room and Dining Room in the Cartwright Center into a Gymnastics Practice Facility. The dining room will serve as the vault gymnasium and project work includes demolishing the Einstein Bagels area and connecting walkway. The Valhalla Room will serve as the main gymnasium and project work includes demolishing the stage area partition walls to accommodate equipment and mats from Mitchell Hall that are used for competitions, installing new and/or augmenting existing lighting, and installing new ventilation system diffusers as required. New locker rooms will be constructed and the lockers from Wittich Hall will be relocated into these rooms. Equipment from Wittich Hall will be relocated to the Cartwright Center. The ventilation system will be modified to address proper air flow and chalk accumulation in the Cartwright Center.

Wittich Hall will be renovated into the new home of the College of Business Administration. The Gymnastics program currently uses the two gymnasiums in Wittich Hall as a practice facility. A new fieldhouse is also planned for the near future, and when complete, Gymnastics will permanently move into a portion of the old fieldhouse. The Wittich Hall renovation will begin before construction of the new fieldhouse and the remodeling of the old fieldhouse is completed, requiring temporary practice space for Gymnastics. Gymnastics currently uses 13,212 SF of gymnasium space in Wittich Hall. The Valhalla Room and Dining Room will provide 18,341 SF. The additional square footage is necessary due to the low ceiling heights in the Valhalla Room of the Cartwright Center.

MSN – University Health Services Remodeling (\$1,800,000): This project renovates 7,710 ASF on the seventh and eighth floors of 333 East Campus Mall to provide more efficient space for the University Health Services (UHS) operation. This project creates a new waiting area for Mental Health, a large conference room, new therapy group rooms, and renovated spaces for the End Violence on Campus (EVO) and the Center for Patient Partnerships (CPC) programs. Project work includes minor partition wall relocations, installation of new lighting and finishes, and relocation of branch electrical power and telecommunications to create the new floor layouts. A new supplemental cooling unit will be installed to support the conference spaces. New steel structure will be installed to support a moveable partition between the conference spaces. New furnishings will be specified as needed, but the occupants plan to reuse as much existing furniture as possible.

UHS is the campus student health center. Their services comprise an integrated care model, combining a wide range of medical, mental health counseling, prevention, and wellness services. UHS averages about 70,000 student visits a year in its combined services. In Fall 2014, UHS initiated a study to analyze its space use and provide recommendations for more efficient space usage and to reorganize the space to better meet current and projected needs. Those recommendations formed the basis for this request, which transforms some of the most outdated areas into space that is commensurate with modern medical practices.

UHS moved into its current space at 333 East Campus Mall in December 2008. Prior to the move, UHS was located in two facilities at 1552 University Avenue and 115 N. Orchard Street on the UW Madison Campus. The new UHS space was a major improvement over the old outdated facilities, is more convenient to students due to a more central campus location, and allows all UHS services to be unified into one facility. Since that time, UHS has continued to

see growth in student demand for medical and mental health services. There has also been a shift in the model of how care is provided, and both factors have implications for the use of space in the facility. The health care delivery model also continues to evolve with student needs. The design process for the current space reflected the method of practicing medicine and mental health services in the old facilities.

Energy Conservation

COL – UW-Marshfield/Wood County Multi-Building Energy Conservation (\$1,006,000): This project implements four energy conservation measures based on a recently completed comprehensive investment grade energy audit for 141,599 GSF of campus buildings including the Clark, Felker, Leopold, and Laird buildings. The debt service for project funding will be paid from the annual energy cost savings. A majority of the energy savings will be achieved by upgrading interior lighting systems to LED fixtures and HVAC controls. The scope of the proposed lighting upgrades extends across all campus buildings and includes interior and exterior lighting. The HVAC scope of work includes upgrades to direct digital controls for boilers, chillers, hot water pumps, steam to hot water converters, air handling units, and packaged rooftop units. Air handling units that do not have variable speed drive controls will be upgraded. Strategies will be implemented to allow the Building Automation System to control the HVAC system and maximize energy efficiency. Additional savings will be achieved through retrofitting vending machine controls, upgrades to the building envelope to decrease leakage of conditioned air, and implementation of low-flow devices for toilets, urinals, and sinks.

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 affect energy cost reductions in existing buildings and utility systems. This project will assist UW-Marshfield/Wood County 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 \$63,000 with a simple payback of less than 16 years. This meets the state energy fund simple payback requirement of 16 years or 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.....	\$ 3,410,000
Program Revenue Supported Borrowing	1,886,000
Agency Cash.....	\$ <u>2,859,400</u>

Total Requested Budget\$ 8,155,400

PREVIOUS ACTION: None.

Authority to Modify the 2017-19 Capital
Budget, UW System

REVISED - 12/7/16

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to modify the 2017-19 Capital Budget recommendation previously submitted to the Department of Administration in September 2016 by deleting the request for the UW-Milwaukee Basketball Practice Facility project at an estimated total cost of \$14,510,000 (\$8,635,000 Program Revenue Supported Borrowing and \$5,875,000 Cash) and requesting enumeration of the UW-Milwaukee Sandburg Residence Hall Renovation project at an estimated total cost of \$33,500,000 (\$31,000,000 Program Revenue Supported Borrowing and \$2,500,000 Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

2017-19 CAPITAL BUDGET ADDITIONAL REQUEST

BACKGROUND

Since the 2017-19 Capital Budget recommendations were considered by the Board of Regents in August 2016, additional progress has been made in the development of a capital project request. This recommendation does not impact the previous prioritization of state-funded projects adopted by the Board of Regents.

RECOMMENDATION

Approve modification of the 2017-19 Capital Budget recommendation, which was previously submitted to the Department of Administration in September 2016, with the following revision:

1. Delete the request for enumeration of the UW-Milwaukee Basketball Practice Facility project at an estimated total cost of \$14,510,000 (\$8,635,000 Program Revenue Supported Borrowing and \$5,875,000 Cash) and
2. Request enumeration of the UW-Milwaukee Sandburg Residence Hall Renovation project at an estimated total cost of \$33,500,000 (\$31,000,000 Program Revenue Supported Borrowing and \$2,500,000 Cash).

DISCUSSION

This request seeks enumeration of funds to renovate 429,449 GSF of the north (28 floors), south (20 floors), and west (16 floors) towers of the 1970s-era Sandburg residence hall complex. This critical project will address capital maintenance of bathrooms, bedrooms, support services space, and elevators in the three towers and will update HVAC, electrical, and fire alarm systems to address deferred maintenance and comply with current life safety codes. The renovation will address the lack of ADA resident rooms and bathrooms. Two urgent and essential portions of the project are modernizing and renovating three sets of traction elevators and replacing plumbing laterals and showers, corroded from years of use in 490 bathrooms that support 2,166 students.

**REPORT OF LEASING ACTIVITY
JULY 2015 THROUGH DECEMBER 2016**

BACKGROUND

Regent Policy Document 13-2: “Real Property Contracts: Signature Authority and Approval,” requires that the UW System Office of Capital Planning and Budget provide a regular report to the Board of Regents on all leases that are not subject to Regent approval. This report is intended to meet that requirement.

The policy further directs that the Board of Regents vote to approve a proposed lease when the initial terms of a lease exceed either \$1,000,000 in total cost or five years in length, or the renewal options included in the lease exceed \$1,000,000 in total or five years in length. Also requiring Board of Regents approval are leases that permit a facility to be privately owned or operated on state-owned land, affect agricultural lands, or lease state-owned residence hall space to another state agency or nonstate nonprofit agency for an alternative use.

REQUESTED ACTION

No action is required; this item is for information only.

DISCUSSION

Attached is a summary report of all leases executed by the University of Wisconsin System from July 1, 2015 through December 31, 2016. This first report includes all leases executed by the Office of Capital Planning and Budget, exclusive of housing. The report includes a listing of all housing leases executed by the Department of Administration for two universities. A second report is included for comparison purposes that provides a list of leases that were terminated.

RELATED REGENT POLICIES

Regent Policy Document 13-1: “General Contract Approval, Signature Authority, and Reporting”

University of Wisconsin System
Report on Lease Activity - New Leases
 July 2015 through December 2016

Institution	Program or User	Location	Total Square Feet	Term in Years	Gross Annual per Square Foot Rental Rate	Use	Funding Source	Lease Start Date
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Leases below Board of Regents approval threshold

Extension	Continuing Education, Outreach, and E-Learning	Madison	4,751	5	\$22.84	Educational	Program Revenue	Jul-16
Extension	Wisconsin Humanities Council	Madison	2,944	5	\$19.20	Educational	Federal Grant	May-16
Milwaukee	Community Audiology	Milwaukee	3,266	5	\$18.32	Clinical/Student Practicum	Program Revenue	Apr-16
Madison	School of Social Work	Madison	7,000	5	\$20.00	Mission	Federal Grant	Jul-16
Madison	School of Social Work	Appleton	4,000	5	\$17.90	Mission	Federal Grant	Jul-16
Oshkosh	Head Start	Appleton	9,419	3	\$8.50	Practicum	Federal Grant	Sep-16
Oshkosh	Head Start	Neenah	3,492	3	\$2.29	Practicum	Federal Grant	Aug-16

Institution	Program or User	Location	Total Square Feet	Term in Years	Gross Annual per Square Foot Rental Rate	Use	Funding Source	Lease Start Date
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Leases approved by Board of Regents

Madison	Career Initiatives and Career Services	Madison	7,200	5	\$23.00	Student Support	General Purpose Revenue	Jan-17
Madison	Center for Healthy Minds	Madison	22,496	5	\$25.75	Research	Federal Grant	Jan-17
Madison	Wisconsin Crop Innovation Center	Middleton	100,000	10	\$10.00	Research	Federal Grant	Sep-16

Leases executed by DOA; approved by Board of Regents and State Building Commission

Eau Claire	Housing + Residence Life	Eau Claire	154,372	5	\$16.96	Housing	Program Revenue	Sep-16
Milwaukee	University Housing	Milwaukee	241,535	30	\$20.86	Housing	Program Revenue	Jun-16
Milwaukee	University Housing	Milwaukee	146,789	30	\$20.77	Housing	Program Revenue	Jun-16

University of Wisconsin System
Report on Lease Activity - Terminated Leases
 July 2015 through December 2016

Institution	Program or User	Location	Total Square Feet	Reason for Termination
Madison	Wisconsin Alzheimer's Institute	Madison	3,412	Relocated to WARF building on campus
Madison	Population Health Institute	Madison	4,331	Relocated to WARF building on campus. Existing lease retained but reduced to 1,825 sf
UWSA	Administration	Madison	3,366	Space was no longer needed

**STATUS REPORT ON UW SOLELY MANAGED CAPITAL PROJECTS
JULY 14, 2015 THROUGH DECEMBER 1, 2016**

BACKGROUND

Regent Policy Document 13-5: Capital Projects Solely Managed by the UW System requires that a summary of gifts and grants be reported to the Associate Vice President for Capital Planning and Budget for presentation to the Capital Planning and Budget Committee of the Board of Regents. The attached report is intended to meet that requirement.

The policy further directs that contracts for UW-managed projects that exceed \$1,000,000 require formal approval by the Board of Regents prior to 25% design completion. Capital contracts covered by these requirements are included in semi-annual reports and are also presented individually to the Capital Planning and Budget Committee of the Board of Regents.

REQUESTED ACTION

No action is required; this item is for information only.

DISCUSSION

Attached is the first status report of gift- and grant-funded projects solely managed by the University of Wisconsin between July 14, 2015, through December 1, 2016. The university obtained autonomy to manage capital projects from the Department of Administration as a result of Wisconsin Act 55, effective July 14, 2015. Since the program's inception, 17 projects have been initiated by three UW institutions. The report is divided into two sections. The first section documents ten projects that fall below the Board of Regents approval threshold. The second section delineates seven projects that require Board of Regent approval as their value exceeds or is estimated to exceed \$1,000,000.

- Projects \$1 million or Less
These projects, which are valued at a total of \$2,486,000, are largely feasibility studies or small renovation projects.
- Project \$1 million or More
The Board of Regents approved two UW-Madison projects and authorized staff to combine them into one for construction administration. That project is currently out for bidding with an overall cost of \$5,839,000. The remaining five projects are in contract negotiation or design with a total value of \$50,024,000. These items will be brought to the board for consideration and approval in 2017.

RELATED REGENT POLICIES

Regent Policy Document 13-5: Capital Projects Solely Managed by the UW System: Approval and Signature Authority.

University of Wisconsin System
UW Solely Managed Capital Projects Status Report

Projects \$1 Million or Less

Projects In Development

Submitted by Institution

<u>Approved?</u>	<u>Approval Date</u>	<u>Resolution ID</u>	<u>Campus</u>	<u>Project ID</u>	<u>Phase ID</u>	<u>Project Title</u>	<u>Gifts</u>	<u>Grants</u>	<u>Funding Total</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Demolition</u>
<input type="checkbox"/>			MSN	A-16-016	0	Gymnasium/Natatorium Replacement Feasibility Study	\$150,000	\$0	\$150,000	0	0	0
<input type="checkbox"/>			MSN	A-16-019	0	New College of Engineering Academic Building Study	\$150,000	\$0	\$150,000	0	0	0
<input type="checkbox"/>			MSN	A-16-020	0	Nielsen Tennis Stadium Tennis Courts Expansion Study	\$30,000	\$0	\$30,000	0	0	0
<input type="checkbox"/>			MSN	A-16-018	0	Nielsen Tennis Stadium Wellness Center Feasibility Study	\$125,000	\$0	\$125,000	47,075 GSF	0	0
Submitted by Institution Subtotal:							\$455,000	\$0	\$455,000	47,075 GSF	0 GSF	0 GSF

Consultant Selection and Contracting

<u>Approved?</u>	<u>Approval Date</u>	<u>Resolution ID</u>	<u>Campus</u>	<u>Project ID</u>	<u>Phase ID</u>	<u>Project Title</u>	<u>Gifts</u>	<u>Grants</u>	<u>Funding Total</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Demolition</u>
<input type="checkbox"/>			MSN	A-16-013	0	Camp Randall Stadium North Practice Field Expansion	\$500,000	\$0	\$500,000	0	0	0
<input type="checkbox"/>			MSN	A-16-015	0	McClimon Track Resurfacing	\$750,000	\$0	\$750,000	0	0	0
<input type="checkbox"/>			MSN	A-16-017	0	New Humanities Hall Feasibility Study	\$150,000	\$0	\$150,000	0	0	0
<input type="checkbox"/>			MSN	A-16-014	0	University Bay Soccer Field Regrading/Resodding	\$300,000	\$0	\$300,000	0	0	0
<input type="checkbox"/>			RVF	J-16-009	0	Science Facilities Feasibility Study	\$150,000	\$0	\$150,000	0	0	0
Consultant Selection and Contracting Subtotal:							\$1,850,000	\$0	\$1,850,000	0 GSF	0 GSF	0 GSF

Request is On Hold

<u>Approved?</u>	<u>Approval Date</u>	<u>Resolution ID</u>	<u>Campus</u>	<u>Project ID</u>	<u>Phase ID</u>	<u>Project Title</u>	<u>Gifts</u>	<u>Grants</u>	<u>Funding Total</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Demolition</u>
<input type="checkbox"/>			MSN	A-16-005	0	Engineering Hall West Courtyard	\$181,000	\$0	\$181,000	0 GSF	1,740 GSF	0 GSF
Request is On Hold Subtotal:							\$181,000	\$0	\$181,000	0 GSF	1,740 GSF	0 GSF
Projects In Development Total:							\$2,486,000	\$0	\$2,486,000	47,075 GSF	1,740 GSF	0 GSF
Projects \$1M or Less Total:							\$2,486,000	\$0	\$2,486,000	47,075 GSF	1,740 GSF	0 GSF

University of Wisconsin System
UW Solely Managed Capital Projects Status Report

Projects Greater Than \$1 Million

Projects Approved for Construction

Bidding and Contracting Phase

<u>Approved?</u>	<u>Approval Date</u>	<u>Resolution ID</u>	<u>Campus</u>	<u>Project ID</u>	<u>Phase ID</u>	<u>Project Title</u>	<u>Gifts</u>	<u>Grants</u>	<u>Funding Total</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Demolition</u>
<input checked="" type="checkbox"/>	8/1/2016	10372	MSN	A-16-002	0	Wendt Commons Renovation (2nd Floor Maker Space)	\$2,844,000	\$0	\$2,844,000	0 GSF	13,000 GSF	0 GSF
<input checked="" type="checkbox"/>	8/1/2016	10372	MSN	A-16-002	1	Wendt Commons Renovation (3rd Floor Classrooms)	\$2,995,000	\$0	\$2,995,000	0 GSF	14,999 GSF	0 GSF
Bidding and Contracting Phase Subtotal:							\$5,839,000	\$0	\$5,839,000	0 GSF	27,999 GSF	0 GSF
Projects Approved for Construction Total:							\$5,839,000	\$0	\$5,839,000	0 GSF	27,999 GSF	0 GSF

Projects In Development

Consultant Selection and Contracting

<u>Approved?</u>	<u>Approval Date</u>	<u>Resolution ID</u>	<u>Campus</u>	<u>Project ID</u>	<u>Phase ID</u>	<u>Project Title</u>	<u>Gifts</u>	<u>Grants</u>	<u>Funding Total</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Demolition</u>
<input type="checkbox"/>			MIL	B-16-001	0	Kenilworth Square East Theater	\$796,000	\$0	\$796,000	0 GSF	12,282 GSF	0 GSF
<input type="checkbox"/>			MSN	A-16-006	0	HSLC - Academic Affairs Curriculum Enhancement Project	\$18,510,000	\$0	\$18,510,000	0	140,000 GSF	0
Consultant Selection and Contracting Subtotal:							\$19,306,000	\$0	\$19,306,000	0 GSF	152,282 GSF	0 GSF

Scoping/Feasibility Phase

<u>Approved?</u>	<u>Approval Date</u>	<u>Resolution ID</u>	<u>Campus</u>	<u>Project ID</u>	<u>Phase ID</u>	<u>Project Title</u>	<u>Gifts</u>	<u>Grants</u>	<u>Funding Total</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Demolition</u>
<input type="checkbox"/>			MSN	A-16-001	0	Wisconsin Institutes for Medical Research (WIMR) West Wedge Addition	\$18,148,000	\$0	\$18,148,000	32,400 GSF	0 GSF	0 GSF
Scoping/Feasibility Phase Subtotal:							\$18,148,000	\$0	\$18,148,000	32,400 GSF	0 GSF	0 GSF

Design Development Phase

<u>Approved?</u>	<u>Approval Date</u>	<u>Resolution ID</u>	<u>Campus</u>	<u>Project ID</u>	<u>Phase ID</u>	<u>Project Title</u>	<u>Gifts</u>	<u>Grants</u>	<u>Funding Total</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Demolition</u>
<input type="checkbox"/>			MSN	A-16-003	0	Agricultural Dean's Residence Renovation	\$2,500,000	\$0	\$2,500,000	0 GSF	8,695 GSF	0 GSF
<input type="checkbox"/>			MSN	A-16-004	0	School of Business Learning Commons	\$10,070,000	\$0	\$10,070,000	0 GSF	34,700 GSF	0 GSF
Design Development Phase Subtotal:							\$12,570,000	\$0	\$12,570,000	0 GSF	43,395 GSF	0 GSF
Projects In Development Total:							\$50,024,000	\$0	\$50,024,000	32,400 GSF	195,677 GSF	0 GSF
Projects Greater Than \$1M Total:							\$55,863,000	\$0	\$55,863,000	32,400 GSF	223,676 GSF	0 GSF

Authority to Increase the Budget of the
Witte Residence Hall Renovation Project,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the Chancellor of UW-Madison and the President of the University of Wisconsin System, authority be granted to increase the budget of the Witte Residence Hall Renovation project by \$5,800,000 (\$1,800,000 Program Revenue Supported Borrowing and \$4,000,000 Program Revenue Cash) to accept bids for a revised estimated total cost of \$52,797,000 (\$25,800,000 Program Revenue Supported Borrowing and \$26,997,000 Program Revenue Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
DECEMBER 2016**

INSTITUTION: UW-Madison

REQUEST: Authority to increase the budget of the Witte Residence Hall Renovation project by \$5,800,000 (\$1,800,000 Program Revenue Supported Borrowing and \$4,000,000 Program Revenue Cash) to accept bids for a revised estimated total cost of \$52,797,000 (\$25,800,000 Program Revenue Supported Borrowing and \$26,997,000 Program Revenue Cash).

PROJECT DESCRIPTION:

This project is a full renovation of Witte Residence Hall. Work includes replacement of the heating, plumbing, and electrical systems, fire alarm, elevators, doors, windows, utilities, building security, emergency generators, and fire pumps and modifies the fire sprinkler system. The project also includes life safety, Americans with Disabilities Act (ADA)-compliant and other access upgrades that will facilitate the resident move-in/move-out process. The lower level and first floor residence life, classroom, and office space will be remodeled; and two apartments for on-site managers will be provided.

The building's square footage will increase by 56,525 GSF to accommodate a new connector tower that will consolidate new elevators, add key mechanical equipment, provide an accessible resident entry, and expand residence life space. An additional floor of residential rooms, increasing the total number of beds by 118, will be added to the top of the structure to recoup lost beds from the renovation of various halls throughout the university.

PROJECT JUSTIFICATION:

Bids for this project were opened on December 1, 2016. Acceptance of the lowest, qualified, responsible bid will result in a revised total project cost of \$52,797,000. This request will allow the Division of Facilities Development to accept the bid received to complete the approved scope and intent of this project.

BUDGET:

Construction	\$43,365,000
A/E Design Fee	2,795,000
DFD Mgt. Fee	1,910,000
Contingency	4,388,000
Equipment	0
Other Fees*	<u>339,000</u>
TOTAL	\$52,797,000

*Other Fees includes Environmental Impact Statement work and third-party commissioning.

PREVIOUS ACTION:

August 23, 2012
Resolution 10101

Authorized that the Sellery and Witte Residence Halls Renovation project be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2013-15 Capital Budget request.

June 10, 2016
Resolution 10690

Approved the Design Report and granted authority to construct the Witte Residence Hall Renovation at a total estimated cost of \$46,997,000 (\$24,000,000 Program Revenue Supported Borrowing and \$22,997,000 Program Revenue Cash).