

9/28/2016

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, October 6, 2016
10:45 a.m. - 12:15 p.m.
UW-Eau Claire
Davies Center, Ho-Chunk Room (320E)
Eau Claire, Wisconsin

- a. Approval of the Minutes of the June 9, 2016 Meeting of the Capital Planning and Budget Committee
- b. UW-Eau Claire: Approval of the Design Report and Authority to Construct the Towers Residence Hall Renovation Project
[Resolution I.3.b.]
- c. UW-La Crosse: Approval of the Design Report and Authority to Construct the Recreational Eagle Center Addition Project
[Resolution I.3.c.]
- d. UW-Madison: Authority to Lease Space for the College of Letters and Science, Career Initiative and Career Services
[Resolution I.3.d.]
- e. UW System: Authority to Construct an All Agency Maintenance and Repair Project
[Resolution I.3.e.]
- f. UW System Presentation: *Building Condition Update*
- g. UW-Eau Claire Presentation: *Opening Doors: Campus - Community Collaborations*
- h. Report of the Associate Vice President
 1. State Building Commission Actions
 2. Other Updates
- i. 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

Approval of the Design Report and Authority
to Construct the Towers Residence Hall
Renovation Project, 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, the Design Report of the Towers Hall Renovation project be approved and authority be granted to construct the project for total cost of \$32,969,000 Existing Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW-Eau Claire

REQUEST: Approval of the Design Report; and authority to construct the Towers Hall Renovation project for total cost of \$32,969,000 Existing Program Revenue Supported Borrowing.

PROJECT DESCRIPTION:

This project renovates both wings of Towers Hall to repair the exterior envelope and improve the quality of the residence hall experience for the students it houses. The project renovates basement areas, first floor, and two central building cores to: improve building common spaces, update lobby layout and finishes; provide a building entry sequence which meets current ADA guidelines; refurbish two elevators in each tower; reclaim and upgrade floor lounge spaces; and expand resident bathrooms to provide ADA access and improve privacy for all users.

Selective upgrades for the interior stairwells include painting, flooring, and lighting. Hallways and student lounges will receive modern finishes and lighting. The project replaces the aging HVAC systems and air conditions both common areas and resident rooms. Repairs to the exterior envelope include: the replacement of exterior windows; resealing of exterior pre-cast panel joints; and maintenance to other building envelope elements as needed.

In order to minimize the effect on overall campus room availability, the project will be phased so that only one tower will be off-line at a time.

PROJECT JUSTIFICATION:

Towers Hall is a two tower, ten-story dormitory that was originally constructed in 1966. The 111,738 GSF south tower houses 630 students and the 133,880 GSF north tower houses 711 students. Its current occupancy of 1,341 is well beyond its original design capacity of 1,242 residents. Due to the severe shortage of beds on campus, students are housed in the floor lounges on every floor of both towers. To alleviate this overcrowding and improve the amenities and quality of a student's residence hall experience, it is essential that the lounge spaces be returned to floor common space. Given the small size of resident rooms, there is a need for appropriate shared areas to congregate and study.

Since its initial construction, Towers Hall has received minimal upgrades and improvements. Many of the infrastructure systems are beyond their useful lives and at risk of catastrophic failure. There is poor temperature control in the student rooms, the exterior walls and windows leak, and the original windows are not energy efficient.

A recent student residence hall study indicated that the residence halls should be upgraded to allow for improved common areas and enlarged accessible bathrooms, for an overall improvement in the quality of on-campus living.

BUDGET:

Construction	\$27,250,000
Design	2,080,000
DFD Mgt.	1,175,200
Contingency	2,128,600
Equipment	0
Other Fees	335,200
TOTAL	\$32,969,000

PREVIOUS ACTION:

August 21, 2014
Resolution 10393

Recommended that the Towers Hall Renovation project, at an estimated total project cost of \$32,969,000 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. The project was subsequently enumerated at that level and source of funding.

Approval of the Design Report and Authority
to Construct the Recreational Eagle Center
Addition 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 of the Recreational Eagle Center Addition project be approved and authority be granted to construct the project for an estimated total cost of \$8,616,000 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION OCTOBER 2016

INSTITUTION: UW-La Crosse

REQUEST: Approval of the Design Report of the Recreational Eagle Center Addition project and authority to construct the project for an estimated total cost of \$8,616,000 Program Revenue Supported Borrowing.

PROJECT DESCRIPTION:

This project constructs a 35,200 GSF addition to the Recreational Eagle Center (REC). The addition will house an enlarged strength training space, a large multipurpose recreation room and other support spaces including changing areas and restrooms. A 5,200 GSF basement under a portion of the addition will allow for mechanical access from the existing building to the addition, as well as provide for the storage of recreation equipment. The total space of the addition is 40,400 GSF.

The two-story, above-grade addition will have a precast concrete floor structure with concrete topping and a traditional steel bar joist roof structure. An exterior masonry cavity wall will complement the existing exterior. The existing mechanical room will house an additional air handling unit that is needed to support the addition. The project will upgrade the fire suppression system throughout the facility to meet current code requirements. Internal roof drains will connect to the existing storm sewer system. The addition will require minimal site restoration.

PROJECT JUSTIFICATION:

The 104,000 GSF facility was constructed in 1997 and provides students with indoor space for jogging, volleyball, basketball, rock climbing, dance, martial arts, and strength and aerobic training. The offices of Recreation Sports and the Child Care Center are also located in the building.

The building first opened to a population of less than 9,000 students and now serves 10,400 students. The number of student entries to the REC increased by 35% from 2011 to 2013, totaling more than 323,533 entries in 2013. Due to space restrictions, there are often long wait times for equipment and the facility is overcrowded, which raises safety concerns.

The additional recreation and athletic space will address various student needs including: open recreation use; intramural sports; club sports; non-credit bearing fitness and wellness classes; campus organizations; university special events, and general student use through a coordinated and structured use policy.

BUDGET/SCHEDULE:

Construction	\$6,900,000
Design	595,000
DFD Mgt.	305,000
Contingency	690,000
Equipment	22,000
Other Fees	104,000
TOTAL	\$8,616,000

PREVIOUS ACTION:

August 21, 2014
Resolution 10393

Recommended that the Recreational Eagle Center Addition, at an estimated total project cost of \$8,616,000 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. The project was subsequently enumerated at that level and source of funding.

Authority to Lease Space for the College of
Letters and Science, Center for Career
Initiatives, 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, authority be granted to enter into a new lease agreement to provide 7,200 gross square feet of office space for the College of Letters and Science, Career Initiative and Career Services.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: UW-Madison

REQUEST: Authority to enter into a new lease agreement to provide 7,200 gross square feet of office space for the College of Letters and Science, Career Initiative and Career Services.

BACKGROUND:

The College of Letters and Science conducted a year-long quality improvement project as part of a Letters and Science Career Initiative, which recommended that the career services and the career initiative units merge into one combined Career Initiative and Career Services (CICS) unit to better serve students, visiting employers, alumni, participating faculty, and corporate and business donors. However, the existing office space of both units does not fully accommodate the operational needs or the physical merger of the staff of the two units in one location. The quality improvement project recommended that the newly formed Career Initiative and Career Services (CICS) office be positioned to provide convenient access to public parking, restaurants, and other services.

Given that no space exists on campus that meets the study's recommendation, the college proposes to utilize space available on the upper level of the University Bookstore. This proposed space will accommodate visiting employers, alumni mentors, career specialists, volunteers, and course instructors by providing interview rooms, discussion and learning areas, production space for learning materials, and other areas for meetings with students. New learning and communications technologies will be available at the new location since it has access to the campus communications fiber. The University Bookstore is located on State Street near downtown Madison, and is accessible to parking and other amenities, such as the Memorial Union.

LEASE DESCRIPTION:

CICS will lease approximately 7,200 square feet for an initial five-year term. A gross rental rate was negotiated and includes all expenses; however, the utilities and real estate taxes will be reconciled annually to actual costs. While the design has not yet been finalized nor construction budget established, the landlord has agreed to contribute \$20 per square foot toward tenant improvements. The total construction cost is projected to be \$70 per square foot.

University Function	Career counseling						
Lease Location	711 State Street, Madison, Wisconsin						
Type of Negotiation or Selection Process	Negotiated						
Lessor	University Bookstore						
Anticipated Occupancy Date	January 2017						
Lease Term	5 years						
Escalation Rate	3% annually on gross rental rate; real estate taxes and utilities annually reconciled						
Renewal Option(s)	Three five-year renewals						
Purchase Option	No						
Space Type	Office						
Square Feet	7,200						
Total Gross Cost Per Square Foot	\$23.00						
Initial Lease Term Cost	<table> <tr> <td>Base rent</td> <td>\$879,193</td> </tr> <tr> <td>Tenant Improvements</td> <td><u>\$360,000</u></td> </tr> <tr> <td>Total</td> <td>\$1,239,193</td> </tr> </table>	Base rent	\$879,193	Tenant Improvements	<u>\$360,000</u>	Total	\$1,239,193
Base rent	\$879,193						
Tenant Improvements	<u>\$360,000</u>						
Total	\$1,239,193						
Funding Source	GPR						

PREVIOUS ACTION:

None.

Authority to Construct an All Agency
Maintenance and Repair Project,
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 the UW-River Falls South Fork Suites Roof Replacement maintenance and repair project at an estimated total cost of \$331,000 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

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

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct the UW-River Falls South Fork Suites Roof Replacement maintenance and repair project at an estimated total cost of \$331,000 Program Revenue Supported Borrowing.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
RVF	15L1X	South Fork Suites Roof Repl		\$331,000			\$331,000
FMR SUBTOTALS			\$0	\$331,000	\$0	\$0	\$331,000

GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
\$0	\$0	\$0	\$0	\$331,000

OCTOBER 2016 TOTALS

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

RVF - South Fork Suites Roof Replacement (\$331,000): This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes installing approximately 29,000 SF of new granulated metal shingles. Existing shingles will be removed and the underlayments repaired. Gutters and downspouts will be installed at roof eaves above exterior doors to protect pedestrians from falling snow and ice. This project also installs new OSHA-compliant roof access ladders and safety tie-off points for roof inspections and maintenance.

The three-tab asphalt shingles were installed when the building was originally constructed in 2004. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

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:

Program Revenue Supported Borrowing \$ 331,000

Total Requested Budget\$ 331,000

PREVIOUS ACTION: None.