

3/24/2017

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, April 6, 2017
10:45 a.m. – 12:15 p.m.
UW-Platteville
Ullsvik Hall, Nohr Art Gallery
Platteville, Wisconsin

- a. Approval of the Minutes of the February, 2, 2017 Meeting of the Capital Planning and Budget Committee
- b. UW-Madison: Approval of the Design Report and Authority to Increase the Budget and Construct the Southeast Recreational Facility Project
[Resolution I.3.b.]
- c. UW-Milwaukee: Authority to Modify the Operating Lease for the Kenilworth Square Facility
[Resolution I.3.c.]
- d. UW-Platteville: Approval of the Design Report and Authority to Construct the Williams Fieldhouse Addition, Phase II Project
[Resolution I.3.d.]
- e. UW-River Falls: Approval of the Design Report and Authority to Construct the Rodli Hall Renovation Project
[Resolution I.3.e.]
- f. UW-Stout: Approval of the Design Report and Authority to Construct the Bowman Hall Exterior Envelope Renovation Project
[Resolution I.3.f.]
- g. UW-Stevens Point: Approval to Execute a 25-Year Ground Lease Between the Board of Regents and Portage County
[Resolution I.3.g.]
- h. UW-Whitewater: Approval of the Design Report and Authority to Increase the Budget and Construct the New Residence Hall Project
[Resolution I.3.h.]
- i. UW System: Authority to Construct Various Maintenance and Repair Projects
[Resolution I.3.i.]
- j. UW-Platteville Presentation: *Building for the Future: Strategic Planning and Anticipating the Changing Needs of Students and Industry*
- k. Report of the Associate Vice President
 - 1. State Building Commission Actions
 - 2. Other Updates

Approval of the Design Report and
Authority to Increase the Budget and
Construct the Southeast Recreational
Facility 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 of the Southeast Recreational Facility Replacement project be approved and authority be granted to: (a) increase the project budget by \$9,000,000 (\$8,411,600 Existing Program Revenue Supported Borrowing and \$588,400 Cash); and (b) construct the project for an estimated total cost of \$96,541,000 (\$45,461,000 Program Revenue Supported Borrowing, \$8,411,600 Existing Program Revenue Supported Borrowing, \$42,080,000 Gift Funds, and \$588,400 Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
APRIL 2017**

INSTITUTION: University of Wisconsin-Madison

REQUEST: Approval of the Design Report of the Southeast Recreational Facility Replacement project and authority to: (a) increase the project budget by \$9,000,000 (\$8,411,600 Existing Program Revenue Supported Borrowing and \$588,400 Cash); and (b) construct the project for an estimated total cost of \$96,541,000 (\$45,461,000 Program Revenue Supported Borrowing, \$8,411,600 Existing Program Revenue Supported Borrowing, \$42,080,000 Gift Funds, and \$588,400 Cash).

PROJECT DESCRIPTION:

This project will demolish the existing 191,300 GSF Southeast Recreational Facility (SERF) and replace it on the same site with a new 248,300 GSF facility for the Division of Recreational Sports and the Division of Intercollegiate Athletics. The existing elevated link connecting the LaBahn Arena to the current SERF building will remain.

The new SERF facility will house expanded and enhanced open recreation spaces by providing a significant expansion to fitness space, eight basketball courts, an indoor walking and jogging track, several multi-purpose rooms supporting fitness and group exercise classes, two racquetball courts, an administrative area, and support spaces for program and building operations. The flexible facility design will accommodate changing trends and program requirements and will also provide opportunities for Recreational Sports to offer accessible facilities for participants of all abilities.

The project will include a new natatorium with a 50-meter competition pool and a separate diving well to be shared by Recreational Sports and the Division of Intercollegiate Athletics. The new competition pool will become the site of the UW-Madison Swimming and Diving program and will meet National Collegiate Athletic Association and Big Ten Conference standards for competitive swimming and diving. The new natatorium will include areas for spectator seating, dryland training for swimming and diving, visiting team locker rooms, a shared wet classroom, a shared multipurpose room, and support spaces for program and pool operations.

Site work for this project will include improvements along Dayton Street, the redevelopment of parking areas on the south side of the building, and utility improvements for steam, chilled water, electrical, and communication distribution services.

PROJECT JUSTIFICATION:

The SERF, which is located at 715 West Dayton Street, was opened in 1983 to serve the recreational needs of the students living in the high-rise residence halls located in the southeast campus area. In June 2003, an addition opened to provide three additional levels of space on the west end of the building to relieve facility overcrowding. The 2003 construction did not include additional bathrooms or address the shortage of strength and free-weight space.

Approximately 5,000 SF of usable cardio space was included in the 2003 renovation, but participants continued to experience a significant wait to use equipment at peak hours. The SERF currently houses: one multi-purpose studio; eight basketball courts (four of which are non-regulation size); 12 racquetball courts; a 1/10th-mile indoor track; a 63-meter pool; a weight room; a cardio room; and a classroom. The facilities are no longer able to support the recreational demands of students, faculty and staff, and other campus affiliates, therefore additional space is needed.

A referendum presented to students in 2014 included a \$223,000,000 plan to renovate and reconstruct facilities at the current SERF and Natatorium sites, as well as renovation plans for both the Near East and Near West playfields. Students voted in support of the plan with an 87% margin of victory (12,070 to 1,914), accounting for 34.4% of the total student population on campus. The vote reflected the campus' highest voter turnout and the largest margin of victory in school history for a referendum of this nature. The SERF was designated as the first site for expansion to accommodate the competition schedule of the Wisconsin Interscholastic Athletic Association (WIAA) and UW Swimming and Diving, leaving the Natatorium available for hosting meets during construction. In May 2014, the Division of Intercollegiate Athletics agreed to make a substantial financial commitment (a portion of the gift funds included in the budget of this project) in order to help fund the pool, which will also serve recreational participants, the WIAA, and the local swim community. In addition to creating new opportunities for athletics programs, an expanded pool and deck space also creates opportunities for increased community and recreational use including lap swimming, instructional programs, fitness classes, etc.

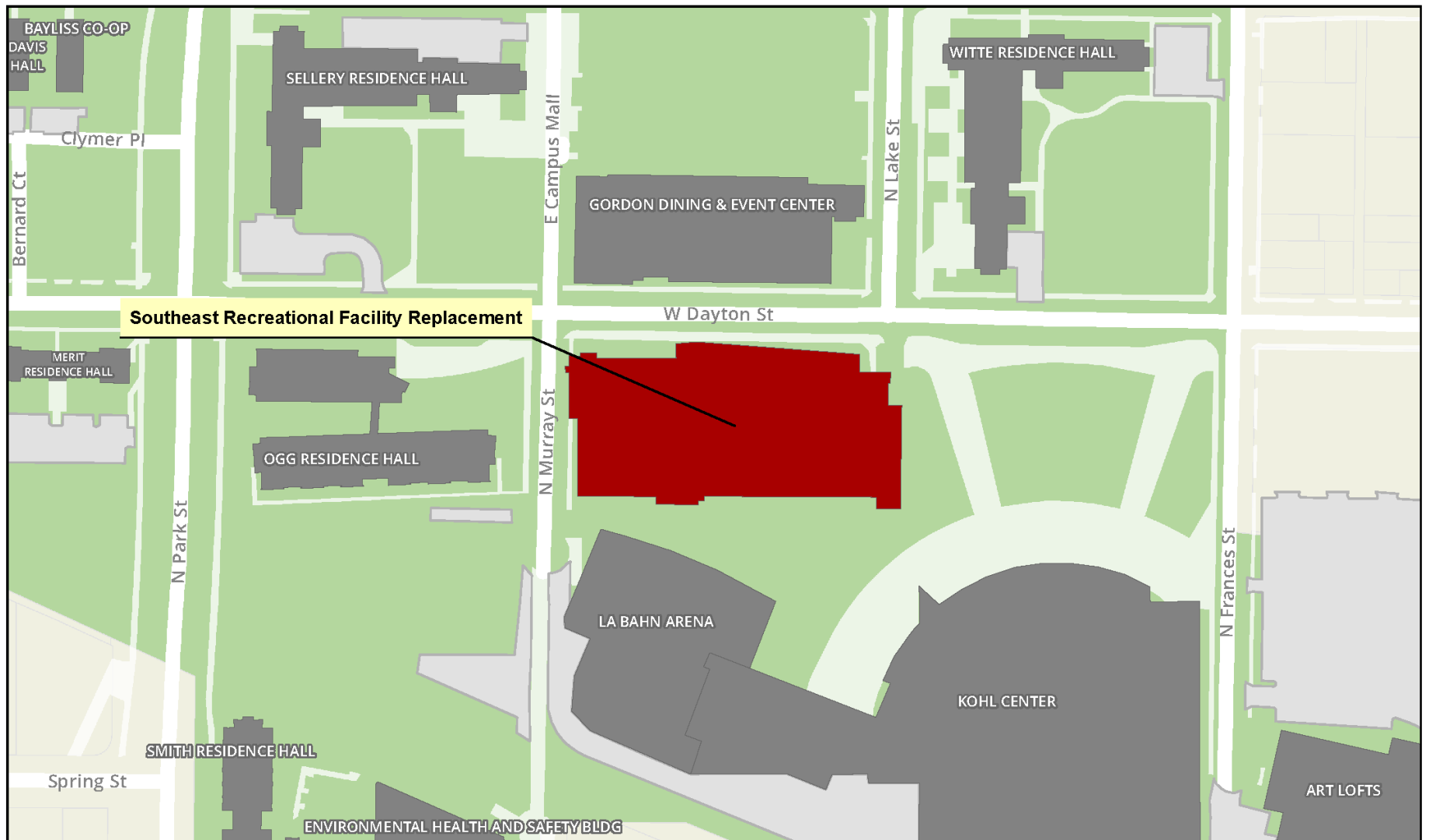
In July 2016, a budget evaluation completed by the consultant hired for design development confirmed a significant budget overage on the project. This overage was attributed to market conditions and the required amount of steel tonnage in the facility related to long-span trusses in the aquatic portion of the project. After several discussions and value engineering exercises, as well as a major design shift to reduce the amount of long-span steel in the project, the budget is currently estimated at \$96.5 million. More extensive utility and site work, which was not in the original scope of the project, was required to accommodate the placement of the new building. The university will pay cash for those additional exterior site development expenses.

BUDGET:

Construction	\$75,860,000
Design	\$5,750,800
DFD Mgt.	\$3,277,200
Contingency	\$6,068,800
Equipment	\$5,103,000
Other Fees	\$481,200
TOTAL	\$96,541,000

PREVIOUS ACTION:

December 05, 2014 Authorized that the Southeast Recreational Facility Replacement project, at
Resolution 10434 a total project cost of \$87,541,000 (\$45,461,000 Program Revenue
Supported Borrowing and 42,080,000 Gift Funds) be added to the
UW System 2015-2017 Capital Budget request and submitted to the
Department of Administration and the State Building Commission.



UW-Madison: SERF Replacement Facility

- Proposed Replacement
- Campus Boundary
- Campus Buildings
- Parking Area

0 100 200 Feet



Sources: ESRI, UW-Stevens Point
GIS Center, Schmeeckle Reserve,
USFWS, USGS, State of Wisconsin
This map is for reference purposes only.

Authority to Modify the Operating
Lease for the Kenilworth Square
Facility, 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, approval be granted to modify the existing 26-year Operating Lease for the Kenilworth Square Facility for the benefit of UW-Milwaukee to reduce the annual rent escalator and, in exchange, exercise the four-year renewal option to extend the term of the lease from 26 to 30 years.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION APRIL 2017

INSTITUTION: University of Wisconsin-Milwaukee

REQUEST: Approval to modify the existing 26-year Operating Lease for the Kenilworth Square Facility for the benefit of UW-Milwaukee to reduce the annual rent escalator and, in exchange, exercise the four-year renewal option to extend the term of the lease from 26 to 30 years.

DESCRIPTION:

The current financing of the revitalization of the Kenilworth Square project by the Redevelopment Authority of the City of Milwaukee (RACM) was completed by issuing variable rate bonds backed by a Letter of Credit (LOC), held by US Bank. The LOC with US Bank is set to expire in May 2017, and although US Bank has agreed to grant a one-year extension, it has indicated it will not renew the LOC beyond May 2018. Given the impending expiration of the Letter of Credit, various alternatives were explored and it was determined that RACM can issue new fixed-rate bonds.

In order to secure favorable terms on a new fixed-rate bond, RACM asked UW-Milwaukee to exercise the renewal option in the operating lease and extend the lease an additional four (4) years for a total term of 30 years and waive the right to terminate the lease in year 26.

UW-Milwaukee has occupied the facility for more than ten years and is agreeable to this term. The new expiration date of the lease will be October 2036.

In exchange for the early renewal and the waiver of the right to terminate, RACM will reduce the annual rent escalator in the operating lease from 4% to a figure to be negotiated with RACM, yet not exceed 4%.

JUSTIFICATION:

Reducing the annual rent escalator, exercising the renewal option, and eliminating the early termination option will result in reduced annual rent payments by UW-Milwaukee. Potential annual savings are shown below:

FY2018 Current Base rent:	\$3,369,677
FY2019 With 4% annual escalator:	\$3,504,464
With 3.5% annual escalator:	\$3,487,616
With 1.5% annual escalator:	\$3,420,222

State Functions	Kenilworth Square and Peck School of the Arts
Lease Location	1915-25 East Kenilworth Avenue, Milwaukee, WI
Type of Negotiation or Selection Process	Sole Source
Lessor	RACM
Anticipated Occupancy Date	Existing
Lease Term	30 years ending in 2036
Escalation Rate	1.5 – 3.5% annually TBD (reduced from 4%)
Renewal Option(s)	None remaining
Space Type	Academic, Student Housing, Retail
Square Feet	Approximately 456,000 GSF
Gross Cost FY 2018 – prior to projected reduction in annual escalation	\$3,369,677 / \$7.39 GSF Current Base Rent \$1,750,000 / \$3.84 GSF Estimated Operating Costs * \$5,119,677 / \$11.23 GSF Total
Funding Source	UW-Milwaukee Program Revenue and General Purpose Revenue

* Operational costs for Housing and Peck School of the Arts only. Retail tenant is responsible for their own operating costs.

PREVIOUS ACTION:

September 5, 2003
Resolution 8731

Authority granted to negotiate with Prism Development Company for redevelopment of the Kenilworth Building. As currently envisioned, financing will involve the establishment of a 501(c)(3) tax exempt entity and long-term equity in the Kenilworth Building.

November 5, 2004
Resolution 8939

Authority granted to implement the Kenilworth Redevelopment Project in conjunction with Weas Development Company, the Redevelopment Authority of the City of Milwaukee (RACM) and the Milwaukee Development Corporation and for the officers of the Board to execute the agreements and other documents required to implement the project in accordance with the Master Term Sheet for the project at an estimated total cost of \$68,717,413, funded by bonds issued by RACM based on UWM's commitment to an operating lease.

December 7, 2012
Resolution 10161

Authority granted to modify the 2013-2015 Capital Budget recommendation, which was previously submitted to the Department of Administration in September 2012, with the following additional request for enumeration: 1915 East Kenilworth Place Lease Buyout at \$65,300,000 Program Revenue Supported Borrowing.

April 10, 2015
Resolution 10494

Approval granted for the Board of Regents to enter into a new ground lease and the Department of Administration to enter into a new 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.

September 1, 2015
Resolution 10552

Approval granted 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 facility on behalf of UW-Milwaukee, and assign the right to purchase in the existing operating lease to the UWM Real Estate Foundation.

Approval of the Design Report and
Authority to Construct the Williams
Fieldhouse Addition, Phase II
Project, UW-Platteville

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, the Design Report of the Williams Fieldhouse Addition, Phase II project be approved and authority be granted to construct the project for an estimated total cost of \$15,272,000 Program Revenue Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION APRIL 2017

INSTITUTION: University of Wisconsin-Platteville

REQUEST: Approval of the Design Report of the Williams Fieldhouse Addition, Phase II project and authority to construct the project for an estimated total cost of \$15,272,000 Program Revenue Supported Borrowing.

PROJECT DESCRIPTION:

This project constructs a 59,075 GSF addition on the west side of the Williams Fieldhouse complex. The project scope also includes the construction of an outdoor, multi-sport, artificial turf field with lighting. A new 469 GSF outdoor storage building will be constructed adjacent to the new turf field. There will also be approximately 2,681 GSF of remodeling to the 2010 portion of the fieldhouse to accommodate the connection to the new addition.

The addition will include a three-court gymnasium with a suspended walking/jogging track; an additional exercise studio; a relocated athletic training suite; track equipment storage; a locker room; as well as expanded cardio, free weights, and functional training areas.

PROJECT JUSTIFICATION:

The new addition will address an overall campus space need deficit related to wellness, fitness, and recreation. Based on documented analysis of programmatic space needs, the new addition will support student club sports, intramural sports, open recreation, varsity sports, and the Physical Education Department.

Enrollment growth has created a shortage of playing courts, especially for club sports, intramural sports, and open recreation. Activities are currently scheduled until midnight or later; and incompatible sports are sometimes required to share court space. Volleyball, basketball, and soccer are beyond capacity despite being scheduled seven days per week. This heavily scheduled club, intramural, and athletics usage nearly eliminates availability for open recreation.

Similarly, enrollment growth has created space deficiencies for the existing wellness center and outdoor recreation spaces. The new outdoor turf field with lighting will allow for increased utilization to accommodate high demands for football, lacrosse, rugby, soccer, and ultimate frisbee.

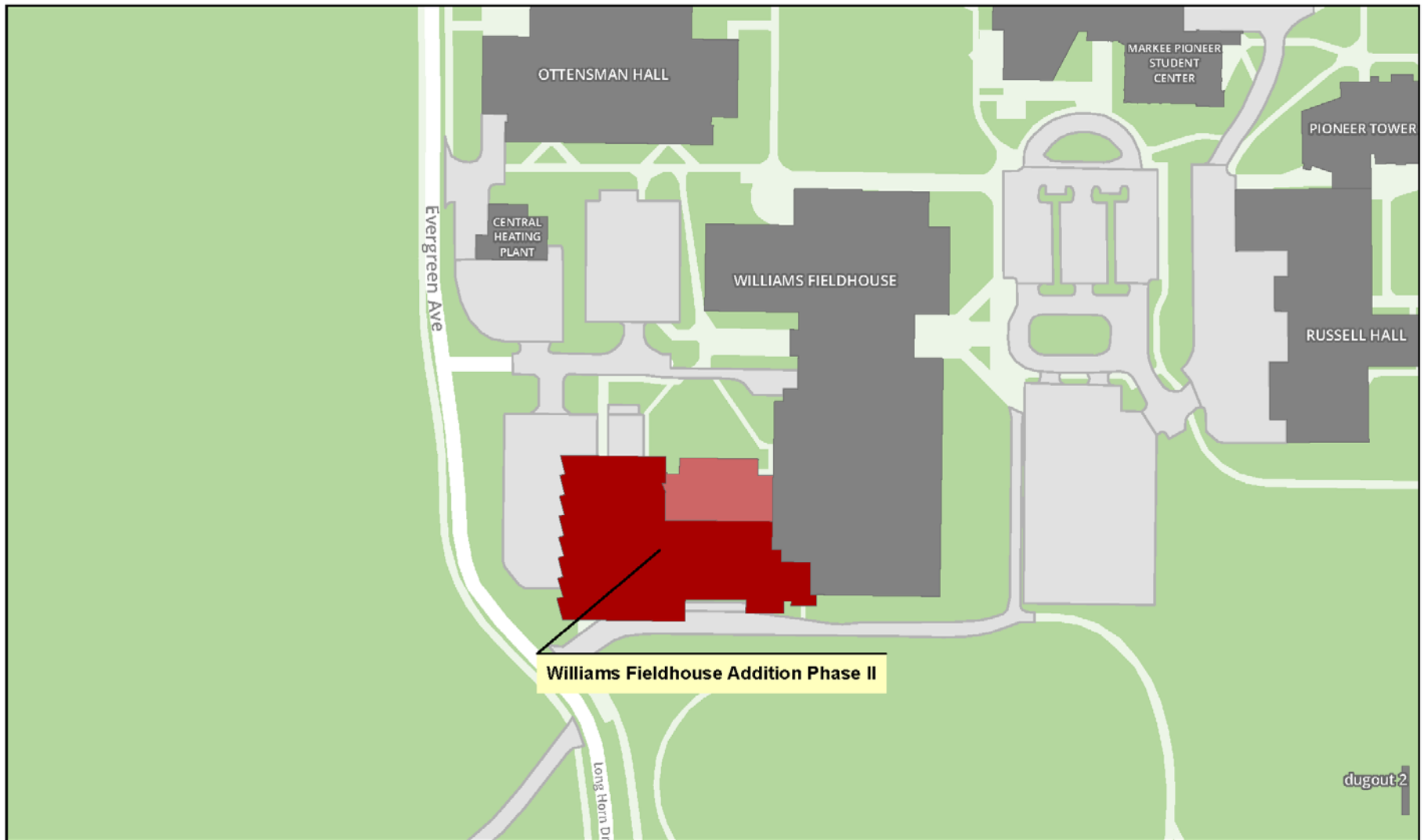
BUDGET:

Construction	\$12,200,000
Design	\$945,000
DFD Mgt.	\$539,000
Contingency	\$1,271,000
Equipment	\$242,000
Other Fees	\$75,000
TOTAL	\$15,272,000

PREVIOUS ACTION:

August 21, 2014
Resolution 10393

Authorized that the Williams Fieldhouse Addition, Phase II project, at a total project cost of \$15,272,000 Existing Program Revenue Supported Borrowing, be submitted to the Department of Administration and the State Building Commission as part of the UW System 2015-17 Capital Budget request.



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UW-Platteville: Williams Fieldhouse Addition, Phase II

- | | |
|---|--|
| Proposed New Construction | Campus Boundary |
| Proposed Renovation | Parking Area |
| Campus Buildings | |

0 100 200 Feet



Sources: ESRI, UW-Stevens Point
GIS Center, Schmeckle Reserve,
USFWS, USGS, State of Wisconsin
This map is for reference purposes only.

Approval of the Design Report and
Authority to Construct the Rodli Hall
Renovation Project, UW-River Falls

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, the Design Report for the Rodli Hall Renovation project be approved and authority be granted to construct the project for an estimated total cost of \$15,100,000 (\$11,100,000 General Fund Supported Borrowing, \$2,417,000 Program Revenue Supported Borrowing, and \$1,583,000 Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION APRIL 2017

INSTITUTION: University of Wisconsin-River Falls

REQUEST: Approval of the Design Report of the Rodli Hall Renovation project and authority to construct the project for an estimated total cost of \$15,100,000 (\$11,100,000 General Fund Supported Borrowing, \$2,417,000 Program Revenue Supported Borrowing, and \$1,583,000 Cash).

PROJECT DESCRIPTION:

This project will renovate Rodli Hall, an existing 63,473 GSF building on the UW-River Falls campus. The scope includes removing and replacing all building infrastructure systems, windows, roof, and utility services. The building will be brought into current code compliance including accessibility. Remaining asbestos containing materials will be abated. The water service will be replaced and re-routed. Site work includes re-routing sidewalks on the south side of the building and creating entrance plazas at the main entrances. The mechanical penthouse on top of the building will be replaced with a new structure. Existing interior partitions will be removed and new partition walls will be constructed and configured for offices and meeting spaces to support a student services center. Departments to be relocated to Rodli Hall include:

- | | |
|-------------------------------------|--------------------------------------|
| - Admissions/Welcome Center | - McNair Scholars Program |
| - Financial Aid Services | - Center for Undergraduate Research, |
| - Ability Services | Scholarly, and Creative Activity |
| - Career Services | - Falcon Scholars and Honors Program |
| - Health and Counseling | - Student Support Services |
| - Office of International Education | - Pre-major Advising |
| - Multicultural Student Services | - Writing Center |
| - Veteran Student Services | - Collaboration Space |

PROJECT JUSTIFICATION:

Rodli Hall was constructed in 1967 as a food service building intended to serve all food service needs for the campus. The building has a concrete structure with exposed concrete and red brick exterior materials. Interior materials are predominantly painted concrete block, brick, and glazed block or tile with some stained wood used as accent materials. The building is heated with steam supplied by the Central Heating Plant and cooled by chilled water provided by a nearby central chilled water plant.

The building served as a food service operation until January 2007 when food service operations were consolidated in the new University Center. Since then, the building has been underutilized and used in a limited capacity for classrooms, a copy center/print shop, and

storage. Limited repairs were performed on the building to keep it serviceable. Restrooms on the lower level were renovated in 2010 to provide basic ADA access for continued use of classrooms. A complete building evaluation, which was performed in 2010 as part of the campus master plan, recommended renovation and re-use of the building for office-type use, such as student services.

Although Rodli Hall is in poor condition due to obsolescence and its previous use as a food service facility, the 2012 campus master plan recommended its use as a student support facility, given its central location. A facilities assessment concluded that all HVAC, mechanical, plumbing, electrical, emergency power, telecommunications, signal, and fire alarm systems are in poor condition, beyond their service life, and in need of replacement. Interior finishes, with the exception of terrazzo floor on the lower level, are in fair to poor condition and should be replaced. Interior partitions are not configured properly for reuse of the building as a student services center. The building's exterior is in fair condition, other than the roof, windows and frames, and exterior doors, which need replacement. The building's structure is adequate, but all other building systems must be removed and replaced to accommodate an adaptive reuse. The master plan included recommended reorganization and consolidation of campus office uses to increase efficiencies and better access to services. Currently, student service departments are located in six different buildings, which results in an inefficient use of staffing, inhibited communications and coordination, and an inconvenience for students.

BUDGET:

Construction	\$11,386,000
A/E Fees	\$1,087,000
DFD Mgmt.	\$487,700
Contingency	\$804,300
Equipment	\$942,000
Other Fees	\$393,900
Total	\$15,100,000

*Other Fees includes third party independent commissioning and hazardous materials consultant fees.

PREVIOUS ACTION:

8/23/2012
Resolution 10101

Authorized that the Rodli Hall Renovation project, which was part of the UW System Facility Renewal request and estimated at a total project cost of \$15,100,000 (\$11,100,000 General Fund Supported Borrowing, \$2,417,000 Program Revenue Supported Borrowing, and \$1,583,000 Program Revenue-Cash), be submitted to the Department of Administration and the State Building Commission as part of the UW System 2013-15 Capital Budget request.



UW-River Falls: Rodli Hall Renovation

- | | |
|---|--|
| Proposed Renovation | Campus Boundary |
| Campus Buildings | Parking Area |

0 100 200 Feet



Sources: ESRI, UW-Stevens Point
GIS Center, Schmiedke Reserve,
USFWS, USGS, State of Wisconsin
This map is for reference purposes only.

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Approval of the Design Report and
Authority to Construct the Bowman
Hall Exterior Envelope Renovation
Project, UW-Stout

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, the Design Report for the Bowman Hall Exterior Envelope Maintenance and Repair project be approved and authority be granted to construct the project for an estimated total cost of \$8,946,000 General Fund Supported Borrowing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION APRIL 2017

INSTITUTION: University of Wisconsin-Stout

REQUEST: Approval of the Design Report of the Bowman Hall Exterior Envelope Maintenance and Repair project and authority to construct the project for an estimated total cost of \$8,946,000 General Fund Supported Borrowing.

PROJECT DESCRIPTION:

This project repairs and restores more than 30,000 square feet of masonry envelope and replaces failing windows and doorways with historic replicas at Bowman Hall. Due to a poorly implemented maintenance project, extensive removal of mass grouting and total repointing is necessary. The replacement brick requires custom sand cast units to match existing, special custom-shaped bricks, and cut stone in some areas.

Structural repairs will be provided for the signature, 163-foot tall clock tower. Other minor modifications include copper roof replacement at the tower; interior tower roof modifications; Occupational Safety and Health Administration compliance upgrades for maintenance at stairwells; replacement of a rubber roofing membrane and ceiling; entry modifications, and related systems replacement in the one-story, former heating plant area. Metals, wood, and paint restoration will occur at all of the historic dormers, gutters, downspouts, railings, and exposed wood roof structure elements.

PROJECT JUSTIFICATION:

Constructed in 1897, Bowman Hall is the oldest building on the UW-Stout campus. Noted for its clock tower on the north end, the building is a community landmark that is listed on the National Register of Historic Places and located within the Menomonie Downtown Historic District. It has served as a classroom, laboratory, and office building and now houses a variety of departments including classroom space, the Advisement Office, Registration and Records, Student Services, and the Financial Aid Office.

The main building and clock tower masonry walls have been patched and tuckpointed several times and the failing mortar joints and unit masonry materials require extensive repair. The interior clock tower stairways do not provide hand rails on both sides, which creates a hazardous condition for maintenance staff. In addition, there is no fall protection equipment available within the tower.

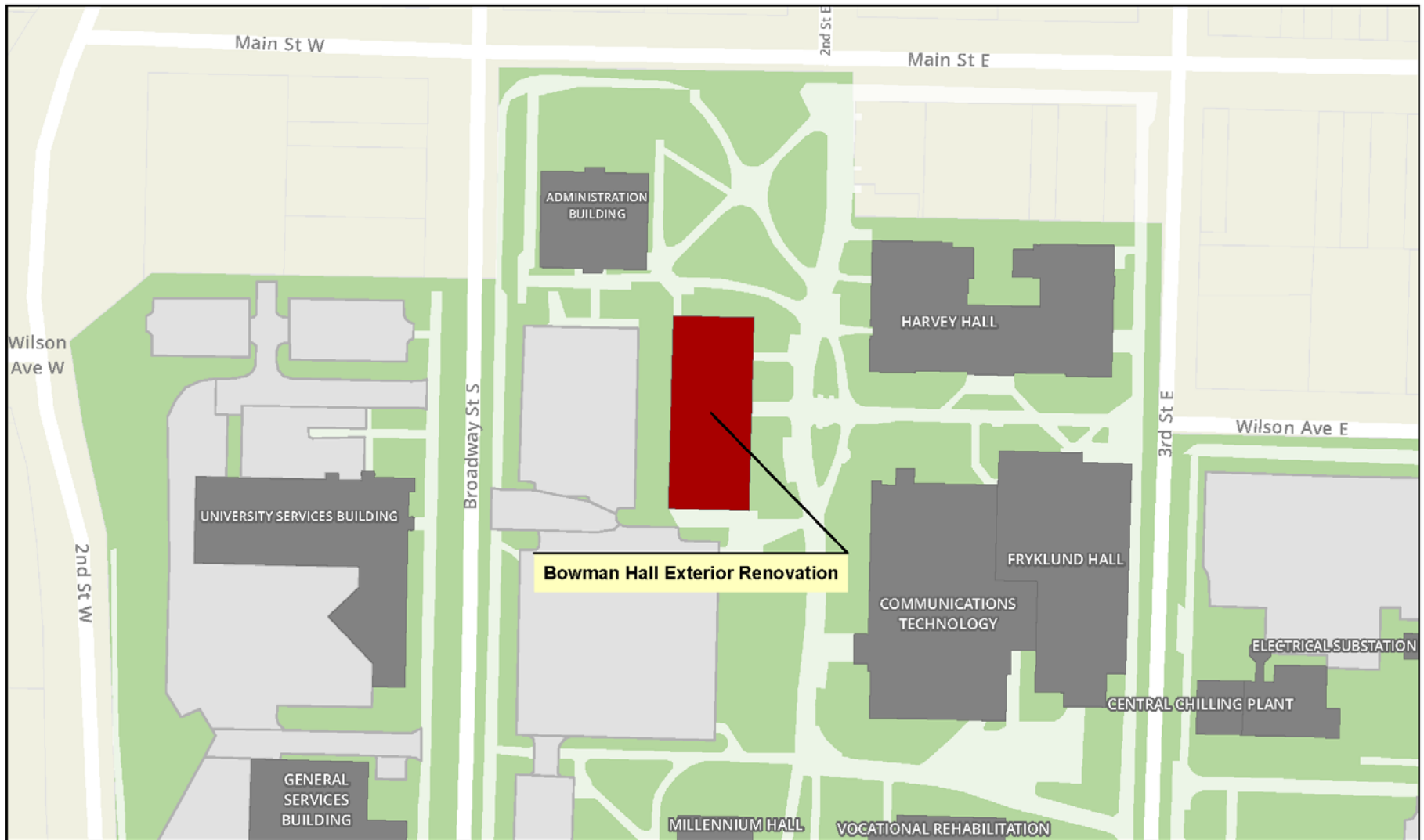
BUDGET:

Construction	\$7,091,000
Design	\$572,000
DFD Mgt.	\$284,000
Contingency	\$771,000
Equipment	\$0
Other Fees	\$228,000
TOTAL	\$8,946,000

PREVIOUS ACTION:

August 21, 2014
Resolution 10393

Authorized that the Bowman Hall Exterior Envelope Maintenance and Repair Project, at an estimated total project cost of \$8,946,000 General Fund 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.



UW-Stout: Bowman Hall Renovation

- | | |
|---|--|
| Proposed Renovation | Campus Boundary |
| Campus Buildings | Parking Area |

0 100 200 Feet



Sources: ESRI, UW-Stevens Point
GIS Center, Schmeckle Reserve,
USFWS, USGS, State of Wisconsin
This map is for reference purposes only.

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Approval to Execute a 25-Year Ground
Lease Between the Board of Regents
and Portage County, UW-Stevens Point

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, approval be granted to execute a 25-year ground lease between the Board of Regents and Portage County to allow the construction of a trailhead shelter, restrooms, and parking lot addition in the Schmeeckle Reserve in Stevens Point, Wisconsin. Portage County will maintain ownership of the project for the term of the ground lease.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
APRIL 2017**

INSTITUTION: University of Wisconsin-Stevens Point

REQUEST: Approval to execute a 25-year ground lease between the Board of Regents and Portage County to allow the construction of a trailhead shelter, restrooms, and parking lot addition in the Schmeeckle Reserve in Stevens Point, Wisconsin. Portage County will maintain ownership of the project for the term of the ground lease.

DESCRIPTION:

Portage County desires to construct a one-story, 2,475-square-foot open patio with a two-sided stone fireplace, a 1,600-square-foot shelter to accommodate up to 50 people, and a fully-insulated, year-round restroom facility. The shelter will be located proximate to the existing Schmeeckle Visitor Center. The restroom facility will provide after-hours accessibility for trail and shelter users and will be located on the west edge of the existing parking lot close to the visitor center. As part of the project, the parking lot will double in size to accommodate 100 cars. The entire facility will be fully compliant with the Americans with Disabilities Act.

A donor has provided \$250,000 to facilitate the development of the project and the remaining funds will be sought by Portage County by applying for funding provided through the Department of Natural Resources' Knowles-Nelson Stewardship fund program. Portage County, as the local governmental unit, must apply for the stewardship funds and has agreed that they will be responsible for owning the shelter and restroom buildings for a period of 25 years per the grant's requirements.

Per State of Wisconsin statutes, the State Building Commission will be required to approve the construction of the project on Board of Regents' land. Construction will proceed after review and approval of the plans by University of Wisconsin System staff and the State Division of Facilities Development.

Portage County will manage the design, bidding, and construction of the shelter, restroom, and trailhead improvements. UW-Stevens Point will be responsible for the maintenance of the facility.

JUSTIFICATION:

The Schmeeckle Reserve is a 280-acre conservancy area located at the north edge of the UW-Stevens Point campus. It was established in 1977 with the following mission: to protect and restore native ecological communities of central Wisconsin; to serve as an outdoor laboratory for

teaching and research; and to provide recreational opportunities for the community. The Reserve contains a 24-acre lake, five miles of bicycle and pedestrian trails that link to the Green Circle Trail, and a 27-mile nature trail that circles the greater Stevens Point area and links parks and other publicly owned land.

Historically, there has been strong public support for the Schmeeckle Reserve. Portage County received stewardship funds to purchase 15.48 acres to add to the Reserve in 1996 and the City of Stevens Point purchased 42.6 acres in 1998, again with stewardship funds.

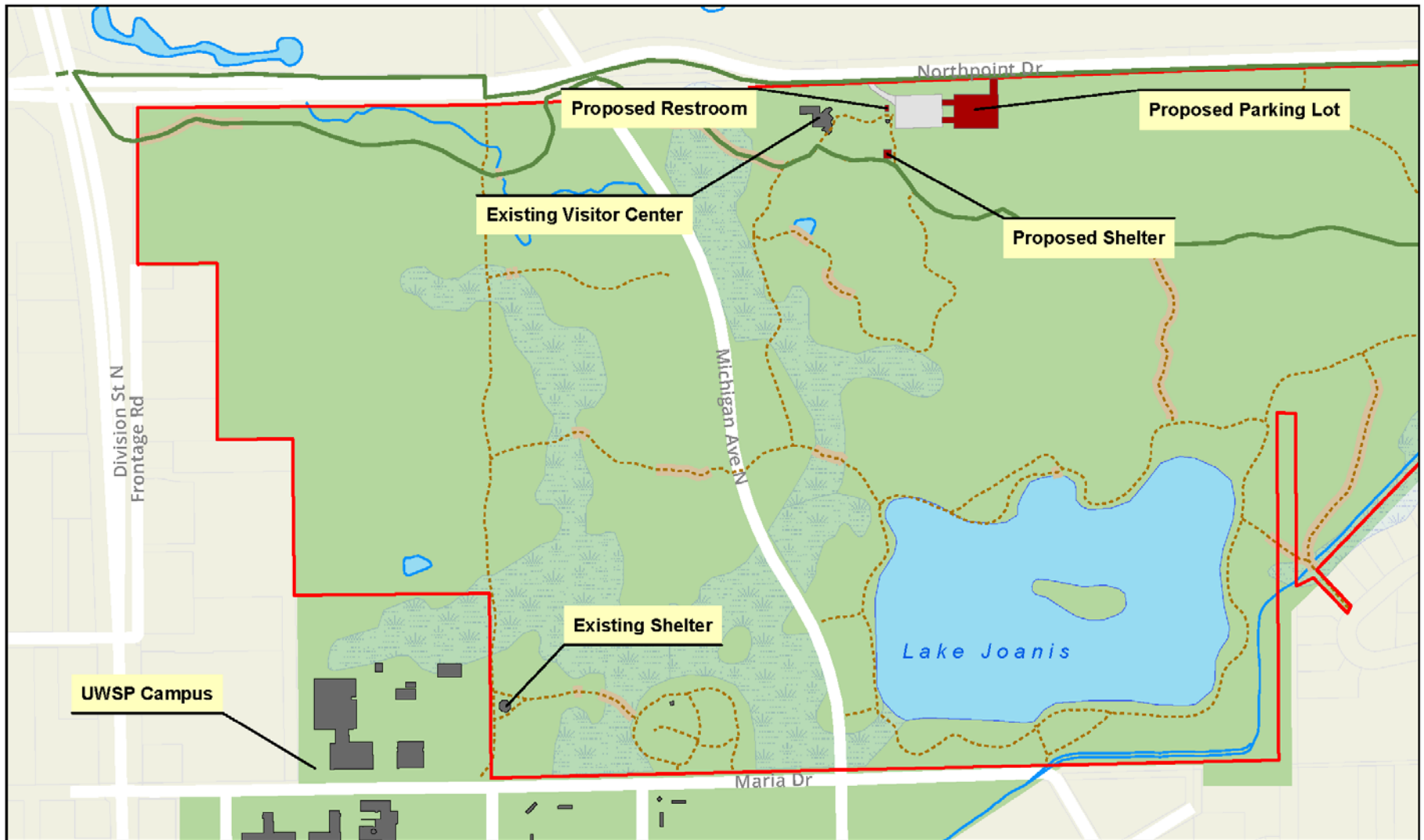
The current visitor center serves as the primary hub of activities for visitors to Schmeeckle Reserve. It is heavily used by the campus and central Wisconsin communities and has destination signage on Interstate Highway 39. Annual visitation is estimated at 125,000 users, and 10,000 to 12,000 student hours are logged each year through university classes and student organizations.

A small open-air shelter already exists at the south end of the reserve, which is away from the trailhead of the Green Circle Trail and Visitor Center, but close to campus. Classes are frequently held in the shelter.

PREVIOUS ACTION:

June 10, 1977 Resolution 1480	Granted authority to name the Reserve the Schmeeckle Reserve and the residence hall, Steiner Hall.
September 8, 1978 Resolution 1739	Granted authority to acquire two parcels of land as additions to the Schmeeckle Reserve and to request Heritage Conservation and Recreation Service funding support (LAWCON).
May 9, 1980 Resolution 2162	Granted authority to purchase a 3-1/3 acre parcel of unimproved land from Arthur Waldowski, at a cost of \$18,000 as an addition to the Schmeeckle Reserve, with \$8,150 of LAWCON-Non-GPR funds and \$9,850 of GPR-supported General Obligation Bonding.
April 10, 1981 Resolution 2371	Granted authority to purchase a parcel of land, as an addition to the Schmeeckle Reserve at a cost of \$80,710 from federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.
September 7, 1990 Resolution 5600	Granted authority for the Chancellor to execute a Land Use Agreement with the Wisconsin Conservation Hall of Fame, Inc., for construction of an addition to the Schmeeckle Reserve Visitor Center and to accept, upon completion, this gift-in-kind valued at approximately \$90,000. Approval is conditioned on the construction contract providing liability insurance coverage of \$1 million.

September 9, 1994 Resolution 6752	Granted authority to name the lake in Schmeeckle Reserve "Lake Joanis."
September 13, 1996 Resolution 7281	Granted authority to accept a gift of 15.48 acres of land from Portage County to become part of the University's Schmeeckle Reserve Conservancy.
April 9, 1999 Resolution 7890	Granted authority to adjust the campus boundary and accept a donation of 42.6 acres of land from the City of Stevens Point to become a part of the University's Schmeeckle Reserve Nature Conservancy.
November 9, 2007 Resolution 9405	Granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size to become a part of the university's Schmeeckle Reserve Nature Conservancy.



Schmeckle Reserve Proposed Trailhead Development

- | | | |
|--|---|--|
| Proposed Development | Campus Buildings | Green Circle Trail |
| Reserve Boundary | Wetlands | Schmeckle Trails |
| Campus Boundary | Roads | Streams |

0 125 250 375 500 Feet



Sources: ESRI, UW-Stevens Point
GIS Center, Schmeckle Reserve,
USFWS, USGS, State of Wisconsin
This map is for reference purposes only.

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Approval of the Design Report and
Authority to Increase the Budget and
Construct the New Residence Hall
Project, UW-Whitewater

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, the Design Report for the New Residence Hall project be approved and authority be granted to: (a) increase the project budget by \$6,000,000 Cash; and (b) construct the project for an estimated total cost of \$34,000,000 (\$28,000,000 Program Revenue Supported Borrowing and \$6,000,000 Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
APRIL 2017**

INSTITUTION: University of Wisconsin-Whitewater

REQUEST: Approval of the Design Report of the New Residence Hall project and authority to (a) increase the project budget by \$6,000,000 Cash; and (b) construct the project for an estimated total cost of \$34,000,000 (\$28,000,000 Program Revenue Supported Borrowing and \$6,000,000 Cash).

PROJECT DESCRIPTION:

This project will construct a six-story, 410-bed residence hall of approximately 132,000 GSF that will provide suite-style living units with double occupancy bedrooms and shared bathrooms. The building will provide common lounge spaces on each floor, individual rooms for resident assistants, and telecom/data rooms. Other spaces located on the first level include apartments and offices for residence life hall directors, a laundry room, the front desk and mail room, a building wide kitchen, and multipurpose/TV room, collaborative learning rooms, a Learning Involvement Team/Hall Council room and various storage areas.

The project will connect to existing campus utility systems for steam, chilled water, electric power, and telecommunications, and to the campus/municipal water, sanitary sewer, and stormwater systems. A chiller will be added to the Central Utility Plant as part of this project and the building will be air-conditioned throughout for use by summer camps and conferences.

A key component of the UW-Whitewater campus mission is to provide supportive services and programs for students with accessibility challenges. Accessibility requirements for this project exceed those required by the Americans with Disabilities Act.

PROJECT JUSTIFICATION:

UW-Whitewater has 4,430 on campus beds and only 446 of those are in suite-style or single bedroom units. The remaining 3,984 beds are in traditional double rooms in buildings that average 40 years old, thus the institution has a monolithic inventory of traditional rooms in aging buildings with limited accessibility.

The Office of Residence Life developed a long-range plan that combines the remodeling of existing housing stock with new construction to meet campus missions and a demand for on-campus housing. This plan was vetted through a comprehensive campus master planning effort in 2014 and recommends that one of the eight older halls be taken offline for a year to accomplish remodeling and maintenance over a 15-year period.

Due to enrollment growth, the campus has experienced a housing shortage during the last ten years. To meet demand, the campus leases off-campus housing for 450 students and will continue that

practice when halls are off-line during future renovation projects. However, in addition to the off-campus housing, the campus has recently had to also house 200 additional students in lounges.

Portions of the budget increase are due to construction escalation as this project was enumerated in the 2013-15 Capital Budget with a projected construction start in August of 2014. Other contributing factors to the need for an increase are bidding climate uncertainties, the addition of a chiller unit at the central plant, the rerouting of a direct buried steam line, and a new chilled water line on the north side of the site. The site of the residence hall was determined by the recent master plan and this location requires more landscape re-grading than originally anticipated.

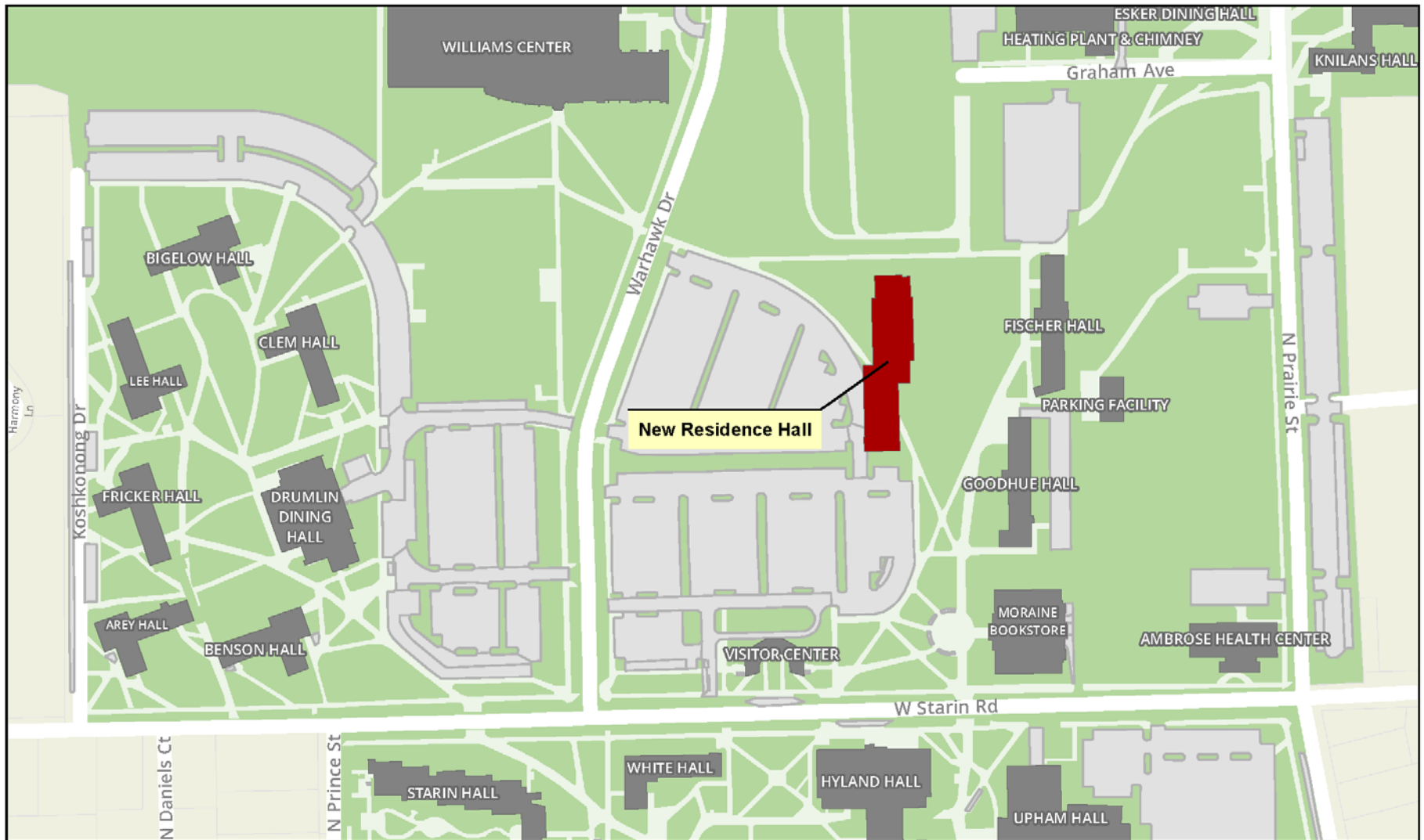
BUDGET:

Construction	\$26,394,000
Design	\$1,922,000
DFD Mgt.	\$1,162,000
Contingency	\$2,638,000
Equipment	\$1,584,000
Other Fees	\$300,000
TOTAL	\$34,000,000

PREVIOUS ACTION:

August 24, 2012
Resolution 10101

Authorized that the Residence Hall Project, at an estimated total project cost of \$28,000,000 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.



UW-Whitewater: New Residence Hall

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40px; height: 15px; background-color: red; border: 1px solid black;"></div> <div>Proposed Development</div> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40px; height: 15px; background-color: gray; border: 1px solid black;"></div> <div>Campus Buildings</div> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40px; height: 15px; background-color: lightgreen; border: 1px solid black;"></div> <div>Campus Boundary</div> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40px; height: 15px; background-color: lightgray; border: 1px solid black;"></div> <div>Parking Area</div> </div>
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Feet

0
100
200

Sources: ESRI, UW-Stevens Point GIS Center, Schmiedke Reserve, USFWS, USGS, State of Wisconsin
 This map is for reference purposes only.

Authority to Construct Various
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 \$5,813,000 (\$2,700,000 Gifts and Grants and \$3,113,000 Agency Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION APRIL 2017

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of \$5,813,000 (\$2,700,000 Gifts and Grants and \$3,113,000 Agency Cash).

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	17C1B	Camp Randall Upper Deck Waterproofing			\$1,300,000		\$1,300,000
MSN	15G1E	Univ Houses Ext Envelope Repr (Increase)			\$900,000		\$900,000
FMR SUBTOTALS			\$0	\$0	\$2,200,000	\$0	\$2,200,000

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14E3R	Biochemistry Instrumentation Facility				\$2,700,000	\$2,700,000
MSN	17B2B	Kohl Center Men's Basketball Office Rmdl			\$913,000		\$913,000
PRR SUBTOTALS			\$0	\$-0	\$913,000	\$0	\$3,613,000

GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
\$0	\$0	\$3,113,000	\$2,700,000	\$5,813,000

APRIL 2017 TOTALS

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

MSN - Camp Randall Stadium Upper Deck Waterproofing (\$1,300,000): This project installs a new waterproofing system on the west side upper deck of Camp Randall Stadium. Project work includes removal and replacement of the deteriorated sealants at slab cracks and joints, including joints between precast sections and around the steps. Concrete material will be repaired at topside of the slabs, and then a fully adhered elastomeric membrane will be applied to prepared surfaces. The membrane is intended to prevent the moisture infiltration into the concrete and reduce the corrosion process that leads to cracking and spalling of reinforced concrete. In addition, the membrane will help protect the weathered surface of the seating risers by providing a new wear surface for foot traffic.

A waterproof traffic-bearing coating was installed on Camp Randall Stadium's lower-level west-side seating as part of a major project that was completed in 2013; coatings on the red, white, yellow and blue pedestrian ramps were also included in at that time. A project completed in 2016 extended the waterproof traffic-bearing coatings to the west side upper deck concourse. These were prompted by recommendations dating back to a November 2004 study which

recommended that a coating system be applied to the topside surfaces of precast concrete upper deck seating elements, along with replacement of sealants in those areas. Sealant replacement and coating installation in the upper deck was originally planned as part of the 2013 project, but those items were cut from the scope based on the limitations of available funding.

The proposed project will prevent water from infiltrating the upper deck structure, and will slow the deterioration of the seating elements and supporting cast-in-place concrete elements. As proven through annual reviews of the concrete elements, waterproof traffic-bearing coatings installed elsewhere in the stadium have been effective at slowing down the migration of moisture and deterioration of the underlying concrete structure, extending its useful service life.

MSN - University Houses Exterior Envelope Repairs Increase - Lead Safing (\$900,000 increase for a new total project cost of \$3,237,600): This request increases the project budget to complete lead safing and encapsulation work already in progress and adds safing/encapsulation of all exterior doors, thresholds, and exterior cornices to the project scope. Chipped and deteriorated lead paint on and around the remaining exterior wood columns and bases, all exterior doors, thresholds and exterior cornices will be removed and encapsulated.

A project repair of the exterior envelope was approved in August 2015, and included windowsill replacement and cleaning/tuck-pointing of the exterior masonry of all 31 buildings in the apartment complex. As work proceeded, elevated lead levels were detected in the existing exterior paint. A year later, funds were added to the project to undertake lead safing and encapsulation work on the wood columns, fascia, and brick masonry. Additional scope and budget is requested at this time because UW Housing believes that completing the work as part of this project, as opposed to a turnkey process at resident move out, will address all the lead issues at once, is more efficient and cost effective, and better addresses the concerns of the residents.

Programmatic Remodeling and Renovation

MSN - Biochemistry Instrument Facility (\$2,700,000): This project renovates space to accommodate new shared instrument resources, including mass spectroscopy and a range of state-of-the-art optical microscopes. The existing Biochemistry Instrumentation Facility, located on the ground floor of the circa 1985 portion of the complex, will be completely renovated. Most interior walls will be reconfigured to create a series of both large and small equipment rooms that are more appropriately sized for current program requirements, as well as infrastructure and environmental controls necessary for proper operation of the instruments. Several infrastructure upgrades in this wing of the building are also a part of the project. These improvements include exterior waterproofing to address leaks at-grade, emergency power and process cooling water to existing crystallography suites, security cameras at exterior doors, and an audio/video projector with a permanent screen for an existing large seminar room.

Recent projects have improved facilities for the Department of Biochemistry in the College of Agricultural and Life Sciences and the Department of Biomolecular Chemistry in the School of Medicine and Public Health. In 1998, a new biochemistry building was occupied on Babcock Drive. In 2012, both new and renovated facilities opened on Henry Mall, creating an interlinked building complex of over a half-million square feet dedicated to biochemistry research and instruction. This project will provide a shared research instrument facility and provide more

office capacity through renovation of a small portion of two of these buildings. The improved facilities will enhance recruitment efforts and strengthen the programs already housed in this complex.

MSN - Kohl Center Men's Basketball Office Remodeling (\$913,000): This project creates additional usable space, a recognizable entry and destination, and a recognition of achievements for the men's basketball program. Project work includes renovating the office area and reallocating the adjacent corridor and technology office area to provide a combined 3,220 SF office suite. The new space will accommodate five coaches offices, a conference room, a workroom, entryway and lobby, a storage room, and three auxiliary staff offices. The adjoining men's hockey reception/entrance area will be reconfigured to accommodate the new basketball plan. The entire space will incorporate new finishes and graphics. Project work also includes work by the institution (access control and video surveillance) valued at \$15,000.

The current office space is original to the 1997 building construction and accommodates 11 staff. This space does not meet current standards for coaching and support staff duties. The space is not configured efficiently and there is a need for more collaborative workspaces, which must be balanced with the privacy needs of Head and Assistant coaching staff. This remodeling will increase the usable space in this suite by approximately 1,000 ASF.

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:

Gifts and Grants.....	\$ 2,700,000
Agency Cash.....	\$ <u>3,113,000</u>

Total Requested Budget\$ 5,813,000

PREVIOUS ACTION:

08/01/2016 Resolution 10733	The Board of Regents approved a request to increase the scope and budget of the University Houses Exterior Repair project (15G1E) by \$830,600 Program Revenue Cash for a revised project budget of \$2,337,600, program revenue cash.
07/09/2015 Resolution 10540	The Board of Regents approved a request to construct the University Houses Exterior Repair project (15G1E) at a cost of \$1,507,000 Program Revenue Cash.

