

**Minutes**  
**Capital Planning and Budget Committee**  
**Thursday, June 8, 2017**

The meeting of the Capital Planning and Budget Committee was called to order at 10:47 a.m. by Committee Vice Chair Regent Delgado in the Union, Ballroom West, on the UW-Milwaukee campus. Regent Atwell, Regent Farrow, Regent Millner, Regent Behling, and Regent Ring were in attendance. Regent Evers joined the meeting shortly after it began.

**I.3.a. Approval of the Minutes of the April 6, 2017 Meeting of the Capital Planning and Budget Committee**

After receipt of a motion and second, the minutes of the April 6, 2017, meeting of the Capital Planning and Budget Committee were approved as presented.

**I.3.b. UW Colleges: UW-Fond du Lac - Authority to Transfer a Parcel of Land to Fond du Lac County**

This item requested authority to permanently release 2.65 acres from the UW-Fond du Lac lease back to Fond du Lac County to assist in the development of student housing.

Ms. Roe reminded the committee that in 2014 the Board approved a release of land to the county for the purpose of constructing a student residential facility and explained that this request is for an additional release of land to facilitate construction of a parking lot. She added that the Board has long-term leases with all the counties for the lands on which the individual UW Colleges are located.

Regent Millner asked for more information about UW Colleges residence halls and Ms. Roe introduced UW Colleges Vice Chancellor Steve Wildeck who described the history of student housing, which began in the late 1960s when the first residential facility was built by Marathon County. He added that student housing is neither an institutional priority nor a strategic direction of UW Colleges and is only considered when a desire for housing is initiated by students or its municipal and county partners.

Regent Delgado asked about the operation and maintenance obligations of UW College residence hall operations and Mr. Wildeck explained those responsibilities and added that a full student residence hall program is also provided in each facility.

At the request of Regent Millner, Mr. Wildeck described the process of UW Colleges residence hall development.

Upon the motion of Regent Farrow, and the second of Regent Millner, the Committee approved Resolution I.3.b., as noted below:

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to permanently release approximately 2.65 acres from the UW-Fond du Lac lease back to Fond du Lac County.

**I.3.c. UW-Eau Claire: Authority to Construct the New Residence Hall Project**

This item requested authority to construct the \$35M New Residence Hall project to provide housing for 432 students in a six-level facility to address the university's long-standing housing shortage.

Ms. Roe began a brief description of this project by saying it was enumerated in the 2013-15 Capital Budget and will address the university's long-standing need for additional beds. She added that although this project was originally envisioned to provide single rooms in a quad design, the delay of the project caused the university to request more double rooms arranged in a suite environment to keep the budget within its original enumeration.

Regent Farrow asked when construction would begin and Ms. Roe replied it would start in February of 2018 with an anticipated opening date of August 2019.

Upon the motion of Regent Ring, and the second of Regent Behling, the Committee approved Resolution I.3.c., as noted below:

That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the University of Wisconsin System, authority be granted to construct the New Residence Hall project for total cost of \$35,000,000 Program Revenue Supported Borrowing.

**I.3.d. UW-La Crosse: Authority to Construct the Wittich Hall Renovation Project**

This item requested authority to construct a comprehensive \$24.6M renovation project in historic Wittich Hall to create a new technology-rich home for the College of Business Administration, including the Small Business Development Center. The project replaces all mechanical, electrical, telecommunications, and plumbing systems and installs a new fire suppression system and emergency power generator. A new connection to the central campus chilled water and steam utilities, central energy management system, and campus fiber optic network will also be constructed. Other improvements include replacement of all exterior windows, doors, and skylights, and the installation of a new roofing system and elevator.

Ms. Roe described the project by saying that the 90-year old building has long needed renovation and the master planning process determined it could be best used to serve an academic need. The project will entirely renovate the building to become the new home of the College of Business Administration, which is presently dispersed in various buildings across the campus.

Regent Millner asked when the project would be completed and Ms. Roe answered that construction is expected to start in spring of 2018 with an anticipated facility opening in late 2019.

Regent Farrow asked it would be more expensive to renovate this facility or build a new one to which Ms. Roe explained that it would be difficult to remove this building and construct a new one because of the historic nature of Wittich Hall.

Upon the motion of Regent Millner, and the second of Regent Farrow, the Committee approved Resolution I.3.d., as noted below:

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Wittich Hall Renovation project for an estimated total cost of \$24,618,000 Cash.

**I.3.e. UW-Madison: Approval to Pay a City of Madison Municipal Assessment**

This item requested authority to pay a City of Madison Municipal Assessment of \$631,325 for street and utility improvements on County Highway M and County Road PD. Of that amount, \$338,500 will be paid with proceeds of a negotiated land easement and \$292,825 will be paid with Program Revenue Cash. This project benefits the university by providing an upgraded site and safer pedestrian and bicycle traffic facilities.

Ms. Roe informed the committee that the University Ridge Golf Course property has a deed restriction that prohibits its sale, therefore this action will give the city an easement rather than selling it land.

Upon the motion of Regent Delgado, and the second of Regent Evers, the Committee approved Resolution I.3.e., as noted below:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, approval be granted to pay a City of Madison municipal assessment of \$631,325 (\$338,500 from proceeds of land and \$292,825 in Program Revenue Cash) for street and utility improvements on County Highway M and County Road PD.

**I.3.f. UW-Madison: Authority to Execute a Temporary Land Use Agreement for Construction of a Storage Building and Accept the Completed Facility as a Gift-In-Kind**

This item requested authority to execute a temporary land use agreement with the Wisconsin Turfgrass Association for construction of a one-story storage building at the O.J. Noer Turfgrass Research and Education facility and to accept the completed facility as a gift-in-kind. The additional storage space will aid researchers who compare different turfgrass varieties, mowing practices, equipment, and strategies for fertilizer, irrigation, and pest management.

Ms. Roe explained that this research facility needs a storage shed and the turf association is willing build such a structure on the property under the terms of a construction easement and then donate that building to the university as a gift-in-kind.

Upon the motion of Regent Delgado, and the second of Regent Millner, the Committee approved Resolution I.3.f., as noted below:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to: (a) execute a temporary land use agreement between the Board of Regents and Wisconsin Turfgrass Association to allow the construction of a storage building at the O.J. Noer Turfgrass Research and Education facility at an estimated total cost of \$29,000 Gift Funds, and (b) accept the completed facility as a gift-in-kind.

**I.3.g. UW-Milwaukee: Authority to Increase the Budget and Construct the Lubar Center for Entrepreneurship and Welcome Center Project**

This item requested approval to increase the budget and construct the \$8.2M Lubar Center for Entrepreneurship and Welcome Center project, which will provide a two-story building with flexible space where students will be able to engage in collaborative research and university-sponsored entrepreneurial ventures that will enhance student success and build research excellence within the university. The budget increase is necessary to cover extra costs related to unforeseen site conditions that resulted from the removal of the Kunkle building.

Ms. Roe gave a brief overview of the project by saying the facility will be located at the intersection of Kenwood Boulevard and Maryland Avenue that serves as a prominent gateway to the campus. She added that the university appreciates the Lubar family's generous donation to fund the operations of this facility.

In answer to a question from Regent Farrow, Vice Chancellor Robin Van Harpen explained that the university decided to create only one entrance for the two centers because it wants to broadcast the importance of entrepreneurial innovation to all who visit the centers.

Upon the motion of Regent Farrow, and the second of Regent Delgado, the Committee approved Resolution I.3.g., as noted below:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the New Welcome Center and Center for Entrepreneurship project by \$500,000 Cash and construct the project for an estimated total cost of \$8,268,000 Cash.

**I.3.h. UW-Stout: Authority to Increase the Budget and Construct the North Hall Renovation and Addition Project**

This item was revised to correct a typographical error. The university requested authority to increase the budget and construct the \$21.7M North Hall Renovation and Addition project, which will include replacement of all finishes, windows, elevator, HVAC, plumbing, electrical, and telecommunication systems. The project will modernize the interior by reconfiguring space to offer more student common areas and support spaces as well as improved mechanical, electrical, and custodial spaces. Three separate small additions will be made to the building to provide modern accessible bathrooms.

Ms. Roe explained that a portion of the budget increase is due to inflation and the rest is attributed to the university's decision to substantially renovate the hall to address the needs of students for the next 30 years. She continued by saying that the university decided to upgrade this project to include similar space concepts and the same quality of materials that were provided by the previous renovation of McCalmont Hall, because those upgrades were so well-received by the students.

Upon the motion of Regent Farrow, and the second of Regent Millner, the Committee approved Revised Resolution I.3.h., as noted below:

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, authority be granted to: (a) increase the budget of the North Hall Renovation and Addition project by \$4,000,000 Program Revenue Supported Borrowing and (b) construct the project for an estimated total cost of \$21,744,000 Program Revenue Supported Borrowing.

**I.3.i. UW-Stout: Authority to Increase the Budget and Construct the Price Commons First Floor Renovation Project**

This item requested authority to increase the budget and construct the \$7.6M Price Commons First Floor Renovation project to improve 21,000 sf of the first floor of Price Commons by updating finishes and reconfiguring its layout. The basement and first floor mechanical systems will be upgraded, a fire suppression system will be added, and repairs will be made to the building envelope. The project will also replace the existing doors, frames, and sidelights of the four entry vestibules.

Ms. Roe stated that the budget increase represents a change in the project's scope of work. She explained that the vestibule upgrades were not originally part of this project. Since this remodeling already included a significant amount of building envelope maintenance and repair, it became apparent that it would be more economical to expand the scope of this project to include the new doors and windows that were already planned as a future all agency funded project.

Upon the motion of Regent Delgado, and the second of Regent Behling, the Committee approved Resolution I.3.i., as noted below:

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Price Commons First Floor Renovation project by \$829,000 Program Revenue Supported Borrowing and (b) construct the project for an estimated total cost of \$7,573,000 Program Revenue Supported Borrowing.

**I.3.j. UW System: Approval to Increase the Budget, Execute the Remainder of the Design Contract, and Construct the UW-Madison Wisconsin Institutes for Medical Research West Wedge Addition Project**

This item requested authority to increase the budget, execute the remainder of the design contract, and construct the \$21M UW-Madison Wisconsin Institutes for Medical Research (WIMR) West Wedge Addition project. This project designs and constructs 36,868 GSF of office and laboratory space on two floors above the existing west wedge structure of the WIMR building to meet the growing demand for School of Medicine and Public Health offices and laboratories.

Originally, this wedge addition was to occur simultaneously with the design and construction of the third WIMR tower, however the school chose to proceed with this project before the third tower's construction. This shift required design modifications to this wedge addition project so a connection could be made to the second tower's mechanical infrastructure.

Ms. Roe explained that design modifications, which added more laboratory spaces than originally planned, represent a primary cause of the budget increase.

Upon the motion of Regent Farrow, and the second of Regent Behling, the Committee approved Resolution I.3.j., as noted below:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to: (a) increase the budget by \$3.5 million, (b) execute the remainder of the design contract, and (c) construct the Wisconsin Institutes for Medical Research West Wedge Addition for total cost of \$21,169,401 Gift Funding.

**I.3.k. UW System: Authority to Construct Various Maintenance and Repair Projects**

This item requested authority to construct three maintenance and repair projects at three institutions for approximately \$1.4M. The projects address facility maintenance, utility repairs, and programmatic remodeling.

Upon the motion of Regent Farrow, and the second of Regent Behling, the Committee approved Resolution I.3.k., as noted below:

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 \$1,382,100 (\$117,000 General Fund Supported Borrowing and \$1,265,100 Agency Cash).

**I.3.l. UW System: Semi-Annual Status Report on Leasing**

Associate Vice President Roe reported that two leases were executed in the last six months and one lease was terminated. The new leases include one for the UW-Milwaukee School of Psychology and one for the UW-Oshkosh College of Education and Human Sciences and a lease for the UW-Milwaukee School of Engineering was terminated.

**I.3.m. UW System: Semi-Annual Status Report on UW Solely Managed Capital Projects**

Associate Vice President Roe reported that, since the inception of the program in July 2015, a total of twenty-two projects have begun, which is an increase of nine projects since the December 2016 report was presented to the Board. She continued by saying that the total value of the projects has increased from \$58,044,000 to \$65,601,900, of which six are feasibility or planning studies. Another five projects are in process and are expected to be considered by the Board in the next year or two. She also reported that we are seeing positive bids for the gift funded projects and that the project budgets are remaining stable.

**I.3.n. UW Colleges: Report on City and County Financial Support**

UW Colleges Chancellor Sandeen introduce the report by describing the partnership that the colleges have with the counties and municipalities. She introduced Vice Chancellor Steve Wildeck who reported that cities and counties supplied approximately \$6.9M of financial support to UW Colleges in 2016.

**I.3.o. UW-Milwaukee Presentation: UWM’s Capital Outlook: 17-19 and Beyond**

UW-Milwaukee Vice Chancellor Robin Van Harpen presented an overview that focused on the next steps of the university’s capital building program. She spoke about the importance of the Lubar Center for Entrepreneurship and Welcome Center Project to the university’s commitment to the connection of entrepreneurship and all university disciplines.

Ms. Van Harpen continued by explaining the poor condition of several campus buildings which include facilities of the Northwest Quadrant, the Union, the Chemistry Building and the Engineering Building. She also showed images depicting visions of solutions that would improve those facilities, developed during the various planning studies in the last several years.

Regent Farrow expressed her concern about the condition of the Chemistry Building and reiterated her recommendation that the improvement of that facility should be a high priority.

**I.3.p. Report of the Associate Vice President**

1. State Building Commission Actions

Associate Vice President Roe reported that the State Building Commission voted its support of the following projects at the April 2017 SBC meeting:

UW-Madison: SERF Replacement - \$96,541,000 (\$45,461,000 PRSB, \$8,411,600 EX-PRSB, \$42,080,000 Gifts and \$588,400 Cash)

UW-Platteville: Williams Fieldhouse Addition, Phase II – Authority to Construct - \$15,272,000 PRSB

UW-River Falls: Rodli Hall Renovation - \$15,100,000 (\$11,100,000 GFSB, \$2,417,000 PRSB and \$1,538,000 PR Cash)

UW-Whitewater: New Residence Hall - \$34,000,000 (\$28,000,000 PRSB and \$6,000,000 PR Cash)

UW-Green Bay: Instructional Services Plaza/Roof Drain Replacement - \$533,000 GFSB

UW-Milwaukee: EMS Freight Elevator Replacement - \$373,000 GFSB

UW-Madison: Camp Randall Upper Deck Waterproof - \$1,300,000 Cash

UW-Madison: University Houses Exterior Envelope (Increase) - \$900,000 PR Cash

UW-Extension: Upham Woods Well Rehabilitation - \$364,000 GFSB

UW-Madison: Biochemistry Instrumentation Facility - \$2,700,000 Gift/Grant

UW-Madison: Kohl Center Men’s Basketball Office - \$913,000 Cash

2. Other Updates – Ms. Roe updated the committee about the progress of the capital budget by stating that UW System requested \$794M and received \$128M but is hopeful that we will also receive our normal allotment of the \$181M that has been designated for All Agency projects.

The meeting was adjourned at 12:04 p.m.