

01/29/2018

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, February 8, 2018
10:45 a.m. - 12:15 p.m.
Union South, Varsity Hall I
UW-Madison
Madison, Wisconsin

- a. Approval of the Minutes of the December 7, 2017 Meeting of the Capital Planning and Budget Committee
- b. UW System: Authority to Execute the Remainder of the Design Contract and Construct the UW-Madison Wisconsin Alumni Research Foundation (WARF) Office Building 2nd and 4th Floor Improvements Project
[Resolution I.3.b.]
- c. UW System: Authority to Execute the Remainder of the Design Contract and Construct the UW-Madison Nielsen Tennis Stadium–Additional Tennis Court Project
[Resolution I.3.c.]
- d. UW Colleges: Report on City and County Financial Support
- e. Brown County STEM Facility at UW-Green Bay
- f. UW-Madison Presentation: *Deferred Maintenance*
- g. Report of the Associate Vice President
 1. State Building Commission Actions
 2. Other Updates

Authority to Execute the Remainder
of the Design Contract and Construct
the UW-Madison Wisconsin Alumni
Research Foundation (WARF)
Office Building 2nd and 4th Floor
Improvements 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 (a) execute the remainder of the design contract, and (b) construct the Wisconsin Alumni Research Foundation (WARF) Office Building 2nd and 4th Floor Improvements project for an estimated total cost of \$1,422,000 Gift Funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2018**

INSTITUTION: University of Wisconsin-Madison

REQUEST: Authority to: (a) execute the remainder of the design contract, and (b) construct the Wisconsin Alumni Research Foundation (WARF) Office Building 2nd and 4th Floor Improvements project for an estimated total cost of \$1,422,000 Gift Funds.

PROJECT DESCRIPTION:

This project renovates approximately 6,000 ASF/9,000 GSF of the second floor of the WARF Office Building to meet the needs of the School of Medicine and Public Health's Department of Biostatistics and Medical Informatics. The fourth floor of the building is anticipated to be similarly renovated as a separate project in the future.

The WARF building was constructed in 1969 and it has housed several campus operations. With the exception of the floors occupied by the Wisconsin Alumni Research Foundation, it has most recently been dedicated to housing the School of Medicine and Public Health (SMPH) offices on the second through eleventh floors.

PROJECT JUSTIFICATION:

The School of Medicine and Public Health recently completed a clinical campus space assignment study that addressed immediate, high-priority space needs for the school. The final study identified timelines for space remodeling and reallocations that are necessary for several SMPH buildings including the Wisconsin Institutes for Medical Research (WIMR), the Clinical Sciences Center (CSC), and WARF.

One of the projects identified in this study consolidates the Department of Biostatistics and Medical Informatics (BMI), which is currently partially located on the second floor of WARF and within two separated CSC modules of the hospital. The BMI offices proposed to be renovated in WARF will provide improved workspace that accommodates projected department growth, creates opportunities for sub-group collaboration, and allows vacated space in CSC to be reallocated to accommodate growth in clinical programs and a new initiative for Precision Medicine and Clinical Genomics.

The current layout of the second floor of WARF is inefficient and ineffective. Composed primarily of private offices of varying sizes, the layout does not allow for efficient and consistent space assignments, resulting in reduced occupant capacity and poor functional adjacencies between sub-groups. This project will provide functional and efficient offices that accommodates BMI's current headcount and projected growth within a single building.

BUDGET/SCHEDULE:

Construction	\$945,000
Design	\$177,000
Contingency	\$142,000
Equipment	\$120,000
Other Fees	\$38,000
TOTAL	\$1,422,000

A/E Selection	Sept 2017
BOR Approval	Feb 2018
Bid Opening	Jun 2018
Start Construction	Jul 2018
Substantial Completion	Dec 2018
Occupancy	Jan 2019

PREVIOUS ACTION:

None.

Authority to Execute the Remainder of the
Design Contract and Construct the
UW-Madison Nielsen Tennis
Stadium–Additional Tennis Court 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 execute the remainder of the design contract and construct the Nielsen Tennis Stadium–Additional Tennis Court project for an estimated total cost of \$2,000,000 Gift Funds.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
FEBRUARY 2018**

INSTITUTION: University of Wisconsin-Madison

REQUEST: Authority to execute the remainder of the design contract and construct the Nielsen Tennis Stadium–Additional Tennis Court project for an estimated total cost of \$2,000,000 Gift Funds.

PROJECT DESCRIPTION:

The two additional courts will be adjacent to the six existing outdoor courts. The architect will design the new court layout with amenities including determination of the setback and then confirmation of the various layout option(s) for the additional courts that considers the option of redeveloping all the existing courts to make room for a total of eight side-by-side tennis courts.

The design should also include costs for enhancements to the outdoor portion of the tennis facility, including:

- Expansion of the asphalt outdoor tennis courts from six to eight courts
- Permanent spectator bleachers for the outdoor courts
- New sound system and new score boards
- New chain link fence around the courts
- New pedestrian entrance on east end via the softball stadium ticket booth
- Outdoor court lighting and pedestrian lighting
- Stormwater management
- IT network connections as needed
- Site utilities as necessary
- Storage

PROJECT JUSTIFICATION:

The Nielsen Tennis Stadium was built in 1968, and features 18 tennis courts (12 indoor and six outdoor), five singles squash courts, and one squash doubles court.

The facility is home to the men and women's tennis teams and has also served as the site for the girls' and boys' state tennis team championships, the United States Tennis Association (USTA) League State Championship, the Badger State Games, the men's collegiate Rolex Midwest Qualifier, as well as numerous National Collegiate Athletic Association (NCAA) Division III regional and conference championships.

More than 6,000 students, faculty, and community players use the facilities at Nielsen on a weekly basis. The stadium also features shower and locker areas as well as upper-level seating

for more than 1,500 spectators.

The existing six outdoor courts provide less than adequate space for scheduling team practice time around student class schedules. Coaches and student athletes struggle to secure court time for individual instruction given the demands on the courts by students, faculty, and staff.

BUDGET/SCHEDULE:

Construction	\$1,640,000
Design	\$164,000
Contingency	\$133,000
Equipment	0
Other Fees	\$63,000
TOTAL	\$2,000,000

A/E Selection	Mar 2017
BOR Approval	Feb 2018
Bid Opening	May 2018
Start Construction	Jun 2018
Substantial Completion	Aug 2018

PREVIOUS ACTION:

None.