

MEETING NOTICE

BOARD OF REGENTS  
OF THE UNIVERSITY OF WISCONSIN SYSTEM  
EXECUTIVE COMMITTEE

Tuesday, May 22, 2018

11:00 a.m.

To be held by telephone conference

1820 Van Hise Hall  
1220 Linden Drive  
Madison, Wisconsin

AGENDA

1. Calling of the roll
2. UW-La Crosse: Authority to Increase the Budget of the Wittich Hall Renovation Project  
[Resolution 2.]
3. UW-Madison: Authority to Increase the Budget of the Chemistry Building Addition and Renovation Project  
[Resolution 3.]
4. UW-Madison: Authority to Increase the Budget of the South Campus Utility Improvements Project  
[Resolution 4.]
5. Adjourn

Authority to Increase the Budget of  
the Wittich Hall Renovation Project,  
UW-La Crosse

BOARD OF REGENTS EXECUTIVE COMMITTEE

Resolution 2:

That, upon the recommendation of the UW-La Crosse Chancellor and the President of the University of Wisconsin System, authority be granted to increase the project budget for the Wittich Hall Renovation project by \$2,128,000 Cash for an estimated total cost of \$26,746,000 Cash.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-La Crosse

**REQUEST:** Authority to increase the project budget for the Wittich Hall Renovation project by \$2,128,000 Cash for an estimated total cost of \$26,746,000 Cash.

**PROJECT DESCRIPTION:**

This project completely renovates Wittich Hall, a 102-year-old building that was previously used as a physical education facility. In 1985, it was included in the National Register of Historic Places. The renovation will create a new technology-rich home for the College of Business Administration (CBA), including the Small Business Development Center (SBDC). Selective removal of most interior, non-load-bearing walls, the existing swimming pool basins, and a portion of the first floor will maximize the building's existing daylighting capabilities. The project will construct a new intermediate floor level within the two gymnasium spaces to maximize needed office, classroom, and student study spaces within the building. All mechanical, electrical, telecommunications, and plumbing systems will be replaced and a new fire suppression system and emergency power generator will be installed. A new connection to the central campus chilled water and steam utilities, central energy management system, and campus fiber optic network will be constructed.

Upgrades will comply with the building's historic requirements. All exterior windows, doors, and skylights will be replaced, and a new roofing system will be installed with insulation added. An ADA-compliant elevator that is capable of accommodating a stretcher will be installed. The building's entry points will be improved and a new raised entry will be added. The exterior of the building will be reconfigured to be consistent with the central campus mall, and stormwater detention will be included in the landscape design.

**REQUEST JUSTIFICATION:**

Bids for this project were opened on May 10, 2018. Acceptance of the lowest, qualified, responsible bid resulted in a revised total project cost of \$26,746,000. This request will allow the Division of Facilities Development and Management to complete the approved scope and intent of this budget.

The architectural team identified several reasons that the construction bid price was 15% more than that of the Design Report. First, the cost of structural steel, which includes various labor expenses, has increased significantly over the past ten months. Between August of 2017 and May of 2018, our bid projects have experienced an approximately 50% increase in pricing. Second, the hourly rate for midwestern masonry labor has increased significantly (by more than 200%) during the last

year. Finally, the local economy's low unemployment rate of 2.8% means that it is increasingly difficult to find skilled labor.

**BUDGET:**

Construction	\$21,121,000
Design	1,488,400
DFDM Mgt.	927,200
Contingency	2,056,800
Equipment	649,800
Other Fees	502,800
<b>TOTAL</b>	<b>\$26,746,000</b>

**PREVIOUS ACTION:**

August 21, 2014  
Resolution 10393

Recommended that the Wittich Hall Renovation project, at an estimated total project cost of \$24,618,000 Cash, 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 funding source.

June 9, 2017  
Resolution 10875

Recommend that the Design Report of the Wittich Hall Renovation project be approved and authority granted to construct the Wittich Hall Renovation project for an estimated total cost of \$24,618,000 Cash.

Authority to Increase the Budget of  
the Chemistry Building Addition and  
Renovation Project, UW-Madison

BOARD OF REGENTS EXECUTIVE COMMITTEE

Resolution 3:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Chemistry Addition and Renovation project by \$10,000,000 (\$5,000,000 Existing General Fund Supported Borrowing and \$5,000,000 Program Revenue-Cash) for a revised estimated total project cost of \$133,100,000 (\$86,200,000 General Fund Supported Borrowing, \$5,000,000 Existing General Fund Supported Borrowing, \$16,072,000 Program Revenue-Cash, and \$25,828,000 Gift Funds).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Madison

**REQUEST:** Authority to increase the budget of the Chemistry Addition and Renovation project by \$10,000,000 (\$5,000,000 Existing General Fund Supported Borrowing and \$5,000,000 Program Revenue-Cash) for a revised estimated total project cost of \$133,100,000 (\$86,200,000 General Fund Supported Borrowing, \$5,000,000 Existing General Fund Supported Borrowing, \$16,072,000 Program Revenue-Cash, and \$25,828,000 Gift Funds).

**PROJECT DESCRIPTION:**

The project, as currently funded, consists of the design and construction of a ten level, 103,890 ASF/188,442 GSF undergraduate chemistry teaching tower, and the replacement of critical HVAC and exhaust systems serving the existing research and teaching labs in the Daniels and Mathews chemistry buildings.

The originally enumerated project allowed for a new tower to be constructed on the southwest corner of University Ave and Mills St. The new tower consists of ten levels including a basement, sub-basement, and a two-story mechanical floor. As originally enumerated, floors four and eight were to be constructed as shell space to meet future needs when funding would be available. Additional funding has been provided to construct 30,387 ASF / 57,398 GSF of teaching labs in the Daniels building. This work will include modernizing six undergraduate teaching labs original to the 1964 building and providing additional classrooms, student study spaces, and offices for undergraduate chemistry staff. The renovation of Daniels also includes portions of the basement, first and second floors, mechanical systems in the sub-basement and on the roof above the second floor (Floors B, 1, and 2 in the existing Daniels building previously deferred). Other work includes constructing six more undergraduate teaching labs on floors seven and eight in the new tower.

This request seeks to add additional funding to install additional sprinkler and fire alarm work within the Daniels building. . This additional work will improve the overall fire alarm / fire protection systems within the complex as a whole. Additionally, funding will also be utilized for the removal of hazardous materials and the restoration of the project contingency.

**PROJECT JUSTIFICATION:**

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

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

**BUDGET:**

	As Enumerated	Previously Approved Funding	Current Request
Construction	\$89,824,000	\$98,912,000	\$105,912,000
A/E Fees	6,557,000	8,356,000	8,956,000
DFDM Mgt.	3,783,000	4,291,000	4,691,000
Contingency	4,761,000	7,913,000	9,913,000
Equipment	2,246,000	3,000,000	3,000,000
Other Fees	589,000	628,000	628,000
Total Project Cost	\$107,760,000	\$123,100,000	\$133,100,000

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

**SCHEDULE:**

BOR/SBC Approval	May/June 2018
Final Review	June 2018
Bid Opening	July 2018
Construction Start (Tower)	September 2018
Substantial Completion/Occupancy (Tower):	November 2020
Substantial Completion/Occupancy (Daniels)	October 2022

**PREVIOUS ACTION:**

August 21, 2014  
Resolution 10393

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

The project was enumerated in 2015 Wisconsin Act 55 for \$107,760,000 (\$86,208,000 GFSB and \$21,552,000 Gifts).

December 8, 2016  
Resolution 10806

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

April 6, 2018

Granted authority to increase the budget of the Chemistry Addition and Renovation project by \$29,300,000 (\$5,300,000 Program Revenue-Cash and \$24,000,000 Gifts) for a revised estimated total cost of \$123,100,000 (\$86,200,000 General Fund Supported Borrowing, \$11,072,000 Program Revenue -Cash, and \$25,828,000 Gifts).



Authority to Increase the Budget of the  
South Campus Utility Improvements  
Project, UW-Madison

BOARD OF REGENTS EXECUTIVE COMMITTEE

Resolution 4:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to (a) increase the project budget of the South Campus Utility Improvements project by \$5,585,000 (\$3,676,500 Existing General Fund Supported Borrowing and \$1,908,500 Existing Program Revenue Supported Borrowing) for an estimated total cost of \$22,760,000 (\$14,982,500 General Fund Supported Borrowing, \$6,090,500 Program Revenue Supported Borrowing, and \$1,687,000 Program Revenue-Cash) and (b) construct the project.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Madison

**REQUEST:** Authority to: (a) increase the project budget of the South Campus Utility Improvements project by \$5,585,000 (\$3,676,500 Existing General Fund Supported Borrowing and \$1,908,500 Existing Program Revenue Supported Borrowing) for an estimated total cost of \$22,760,000 (\$14,982,500 General Fund Supported Borrowing, \$6,090,500 Program Revenue Supported Borrowing, and \$1,687,000 Program Revenue-Cash) and (b) construct the project.

**PROJECT DESCRIPTION:**

This project replaces and/or constructs new steam and primary electric/signal communication utilities along Dayton Street. The limits of excavation along Dayton Street will be from the eastern side of the Charter Street intersection and extend beyond Park Street to the eastern side of that intersection. Utilities will be placed where they are most advantageous to the University of Wisconsin–Madison in coordination with the City of Madison and Madison Gas and Electric Company.

High pressure steam, pumped condensate return, and compressed air piping will be replaced and increased in size from the Charter Street Heating Plant (CSHP) east along Dayton Street to just beyond Park Street. During the past Charter Street Rebuild project and Dayton Street Central Utility Renovation project, Phase I, accommodations were made for a second utility tunnel to be bored under Dayton Street and the Wisconsin and Southern Railroad track and for the extension of a new steam service to the east.

Primary electric/signal communication utilities will also be constructed along Dayton Street from the eastern side of the Charter Street intersection to beyond the east side of Park Street.

A new series of electric manholes will be connected by duct banks from a manhole constructed as part of the Charter Street Rebuild project to the east, routed in parallel to the steam service, and connected to an existing electric manhole constructed in the North Park Street Redevelopment project at the southeast corner of the Park Street and the Dayton Street intersection.

Fiber optic cable is included in the project to allow for the relocation of the Metropolitan Unified Fiber Network (MUFN). The MUFN fiber optic cable is currently installed along the north side of Dayton Street between the sidewalk and the curb. This cable will be relocated to the UW signal utility duct banks.

**PROJECT JUSTIFICATION:**

Campus utilities are essential in supporting the instructional and research missions of university campuses. The 2005 and 2017 utilities master plans recommended a comprehensive south campus utility improvements project. Piping systems will be increased in size and primary/signal duct banks added, all to support current and future and provide additional system redundancy.

Pumped condensate return is one of the most vulnerable utilities in this area of campus. Nearly all pumped condensate return piping of this vintage on campus (1950s) has failed and requires either replacement or installation of a smaller sleeve within the failed piping. Failure of the pumped condensate piping between CSHP and Park Street would result in a significant loss of condensate return from the east campus facilities. Currently, there is only one source of power to CSHP. The primary electric duct bank will provide the connectivity to allow the installation of two double conductor electrical circuits.

Other work includes costs to connect to the new Madison Gas and Electric (MG&E) electrical manholes and duct bank as well as to provide additional on-site observation during construction.

Additional funds will cover the costs to relocate the Metropolitan Unified Fiber Network (MUFN). The MUFN fiber optic cable is currently installed along the north side of Dayton Street between the sidewalk and curb. This project will relocate the MUFN cable to the University's signal utility ductbanks. Similar to the MG&E work, significant coordination and on-site observation is required during the installation.

**BUDGET/SCHEDULE:**

	As Enumerated	Previously Approved December 2017	Current Request
Construction	\$12,486,000	\$13,634,000	\$17,040,000
A/E Fees	1,050,000	1,253,000	1,363,000
DFDM Mgt.	555,000	694,000	818,000
Contingency	1,262,000	1,459,000	3,404,000
Hazardous Materials	135,000	135,000	135,000
<b>Sub Total Cost</b>	<b>\$15,488,000</b>	<b>\$17,175,000</b>	<b>\$22,760,000</b>

**BUDGET:**

BOR/SBC Approvals	Jun 2018
Final Review	Jul 2018
Bid Opening	Sep 2018
Start of Construction	Oct 2018
Substantial Completion	Apr 2020

**PREVIOUS ACTION:**

August 21, 2014  
Resolution 10393

Authorized that the South Campus Utility Improvements project at a total project cost of \$15,488,000 (\$11,306,000 and \$4,182,000) be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2015-17 Capital Budget request.

December 7, 2017  
Resolution 10971

Granted authority to increase the budget of the South Campus Utility Improvements project by \$1,687,000 Cash and construct the Utility Improvements project by \$1,687,000 Cash and construct the project for an estimated total cost of \$17,175,000 (\$11,306,000 Existing General Fund Supported Borrowing, \$4,182,000 Existing Program Revenue Supported Borrowing, and \$1,687,000 Cash).