

3/26/2019

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, April 4, 2019

9:00 a.m. – 10:15 a.m.

1820 Van Hise Hall

1220 Linden Drive, Madison, Wisconsin

- a. Approval of the Minutes of the February 7, 2019 Meeting of the Capital Planning and Budget Committee
- b. UW-Parkside: Authority to Execute a Land Use Agreement for a Recreation Trail and Riverbank Restoration Project  
[Resolution I.3.b.]
- c. UW-River Falls: Authority to Increase the Budget of the Rodli Hall Renovation Project  
[Resolution I.3.c.]
- d. UW System: Authority to Construct All Agency Maintenance and Repair Projects  
[Resolution I.3.d.]
- e. UW-Madison: Authority to Execute the Remainder of the Design Contract and Construct the UW-Managed Educational Sciences, Wisconsin Center for Education Research Renovation, Phase I Project  
[Resolution I.3.e.]
- f. UW-Madison: Authority to Execute the Remainder of the Design Contract and Construct the UW-Managed Medical Science Center, Chemistry Learning Center Remodel Project  
[Resolution I.3.f.]
- g. Report of the Associate Vice President
  1. State Building Commission Actions
  2. Other Updates

Authority to Execute a Land Use  
Agreement for a Recreation Trail and  
Riverbank Restoration Project,  
UW-Parkside

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Parkside Chancellor and the President of the University of Wisconsin System, authority be granted to execute a 50-year land use agreement between the Board of Regents and Kenosha County to allow the construction of a multi-use recreational trail system and riverbank restoration project under a long-term agreement.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
APRIL 2019**

**INSTITUTION:** University of Wisconsin-Parkside

**REQUEST:** Authority to execute a 50-year land use agreement between the Board of Regents and Kenosha County to allow the construction of a multi-use recreational trail system and riverbank restoration project under a long-term agreement.

**DESCRIPTION:** Kenosha County would like to enter into a long-term land use agreement with the Board of Regents to construct a multi-use recreational trail system and riverbank restoration project. This project will design and construct a multi-use recreational trail system on approximately 139 acres of natural undeveloped land located south of County Highway A on the 735-acre UW-Parkside campus. In addition, the agreement will establish the parameters for the county to continue a riverbank restoration project for the Pike River, which runs through county park land and continues through campus. Both the trail system and the riverbank restoration project will be constructed and maintained by Kenosha County. The new trail will link to an existing county trail system located west of campus.

**JUSTIFICATION:** A recreational trail system currently exists on the UW-Parkside campus, however staff are not able to maintain the trails commensurate with the use they receive. Despite the best efforts by UW-Parkside staff, area mountain bike enthusiasts have established additional ad hoc trails and built structures to improve the trail system on Board of Regents-owned land without permission or approvals. Kenosha County has proposed to construct a more wide-ranging trail system and improve the ad hoc trails to include pedestrians, dog walkers, and mountain bikers that will link campus trails to the existing trails at Petrifying Springs County Park, which is located proximate to the campus. This agreement would allow Kenosha County to construct and maintain the new multi-use recreational trails located on the UW-Parkside campus.

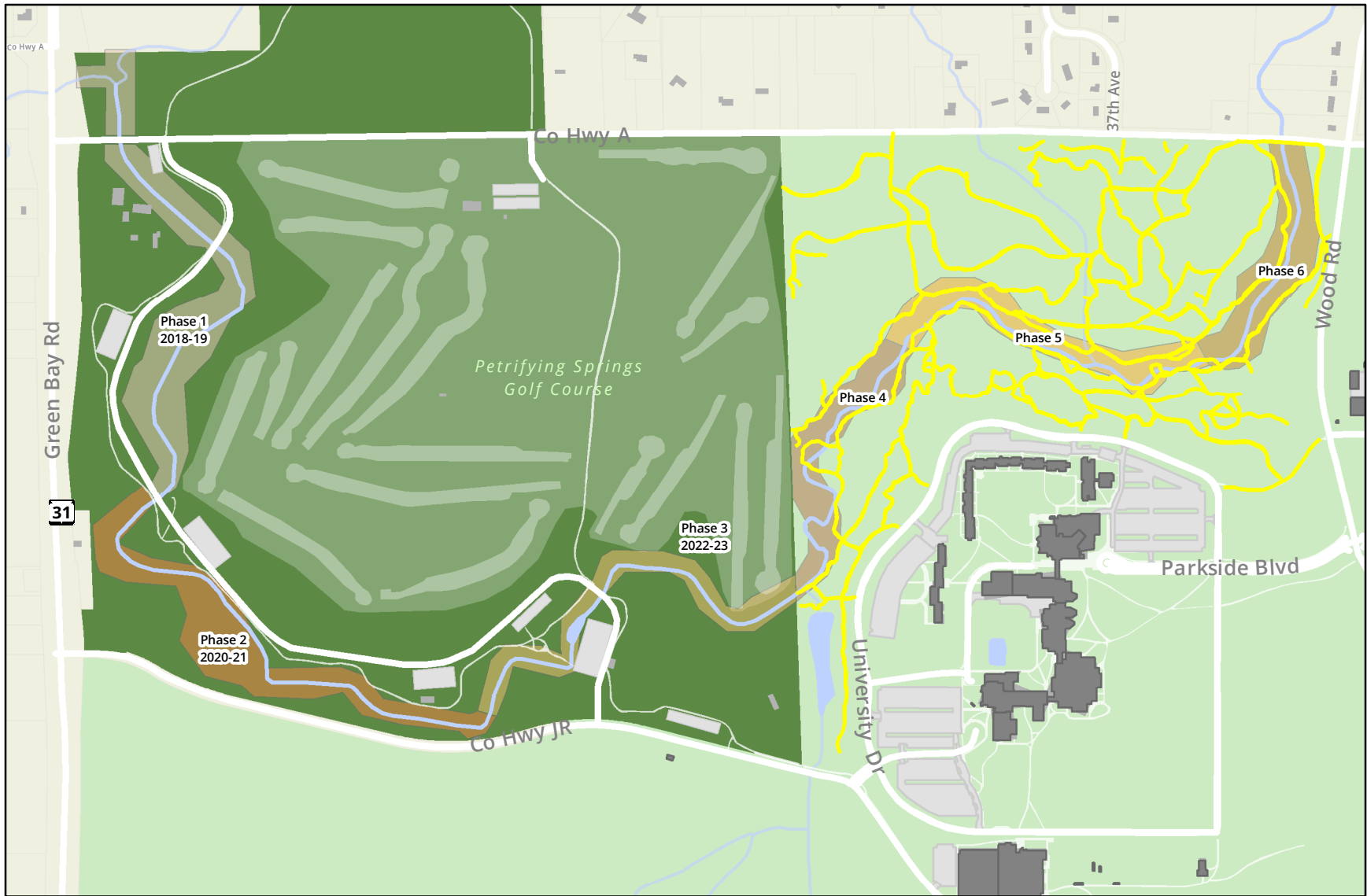
A second component of the agreement grants Kenosha County permission to enter UW-Parkside campus and restore the Pike River riverbank. The Pike River runs through Petrifying Springs County Park and continues through the same undeveloped natural Board of Regents-owned land where the recreation trail will be constructed. Phase I of the riverbank restoration project was begun in 2018, and is the first of a six-phase restoration project beginning on the western edge of the county park. The entire riverbank to be restored is approximately three miles long, with just over one mile running through the UW-Parkside campus. It is expected that the project will continue for the next six to eight years as funding becomes available. The campus portion of the riverbank restoration is tentatively scheduled to begin construction after 2023.

Kenosha County, in consultation with UW-Parkside faculty, will develop a Natural Resource Inventory and Ecological Management Plan for the campus land that is impacted by the trail system. Faculty will also review and approve the proposed trails prior to their construction for possible conflicts with ongoing research or proposed projects.

Construction of the recreation trail will proceed only after review and adoption by the Kenosha County Board of Supervisors. The next phase of the riverbank restoration is expected to commence in 2020.

**BUDGET:** Not applicable.

**PREVIOUS ACTION:** None.

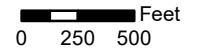


Sources: UW System Administration,  
State of Wisconsin, Wisconsin State  
Cartographers Office,  
US Census Bureau

This map is for reference purposes only.

### UW-Parkside: Proposed Agreement

- Proposed Trail Improvements
- Proposed Stream Restoration Areas
- UW-Parkside Property
- Petrifying Springs Park



Authority to Increase the Budget of  
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, authority be granted to increase the budget of the Rodli Hall Renovation project by \$800,000 Existing General Fund Supported Borrowing for a revised estimated total cost of \$15,900,000 (\$11,100,000 General Fund Supported Borrowing, \$800,000 Existing 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 2019**

**INSTITUTION:** UW-River Falls

**REQUEST:** Authority to increase the budget of the Rodli Hall Renovation project by \$800,000 Existing General Fund Supported Borrowing for a revised estimated total cost of \$15,900,000 (\$11,100,000 General Fund Supported Borrowing, \$800,000 Existing General Fund Supported Borrowing, \$2,417,000 Program Revenue Supported Borrowing, and \$1,583,000 Cash).

**PROJECT DESCRIPTION:** This project renovates the 63,473 GSF of Rodli Hall to accommodate a Student Success Center. Project scope includes removing and replacing all partitions, building infrastructure systems, windows, aluminum entrances, roof, and utility services. All mechanical, electrical, plumbing and telecommunication systems are being replaced as well as the emergency generator. The building will be brought into current code compliance including accessibility. Additional insulation will be added to the interior face of the building envelope to upgrade envelope efficiency, and fire sprinklers will be upgraded. All hazardous materials will be removed and the existing exterior façade will be cleaned and repaired as needed.

The monumental stairs at the east and west lobbies will be removed and the second floor filled in above to provide additional program space and improve pedestrian flow between departments on each floor. The first floor will be lowered to remove existing non-compliant ramps and stairs. Near the center of the building, part of the second floor structure will be removed to create a two-story volume of space and a new monumental stair. The existing elevators will be replaced with a new hospital-sized elevator.

**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 chilled water plant.

This project was enumerated in 2013. Bids for this project were opened in July of 2018 and exceeded the construction estimate. In order to accept the bids and provide an adequate construction contingency, funds were moved from the budget's equipment line to the construction line. This request restores funding to the equipment line, and proposes to increase the equipment budget. Since this project was originally conceived, student success efforts have become even more important, and are especially focused on the retention and on-time graduation of diverse

groups within the student population. This increased emphasis on student success has led to the need to re-organize the delivery of these resources and has caused the university to recast its equipment needs to bolster those efforts. The additional funds will assist in that effort.

**BUDGET/SCHEDULE:**

Construction	\$11,850,100	SBC Approval	Apr 2017
A/E Fees	\$1,150,400	A/E Selection	Nov 2014
DFD Mgmt.	\$524,100	Design Report	Jan 2017
Contingency	\$895,400	Bid Opening	Oct 2017
Equipment	\$1,480,000	Start Construction	Jan 2018
Total	\$15,900,000	Substantial Completion	Jun 2019
		Final Completion	Sep 2019

**PREVIOUS ACTION:**

August 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.

April 7, 2017  
Resolution 10852

Approved the Design Report for the Rodli Hall Renovation project and granted 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).



**REVISED**

Authority to Construct All Agency  
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 \$18,684,700 (\$745,000 General Fund Supported Borrowing; \$6,295,700 Program Revenue Supported Borrowing; \$5,571,000 Gifts and Grants; and \$6,073,000 Agency Cash).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
APRIL 2019**

**INSTITUTION:** University of Wisconsin System

**PROJECT REQUEST:** Authority to construct various maintenance and repair projects at an estimated total cost of \$18,684,700 (\$745,000 General Fund Supported Borrowing; \$6,295,700 Program Revenue Supported Borrowing; \$5,571,000 Gifts and Grants; and \$6,073,000 Agency Cash).

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
GBY	17I1G	Weidner Center Renovations, Phase I	\$745,000	\$999,100			\$1,744,100
MSN	19C1Y	Athletics Facilities Repairs & Renovation			\$2,995,000		\$2,995,000
MSN	18E1D	Camp Randall Concourse Roof Repl (Increase)			\$500,000		\$500,000
MSN	18L3F	Field House Exterior Restoration			\$234,000	\$2,761,000	\$2,995,000
MSN	18A2A	University Houses Clay Tile Roof Replacement		\$2,766,000			\$2,766,000
<b>FMR SUBTOTALS</b>			<b>\$745,000</b>	<b>\$3,765,100</b>	<b>\$3,729,000</b>	<b>\$2,761,000</b>	<b>\$11,000,100</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	18E1C	Field House South Plaza Redevelopment			\$188,000	\$2,810,000	\$2,998,000
STO	18E2O	Nelson Soccer Field Renovation			\$2,156,000		\$2,156,000
<b>URR SUBTOTALS</b>			<b>\$0</b>	<b>\$0</b>	<b>\$2,344,000</b>	<b>\$2,810,000</b>	<b>\$5,154,000</b>

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	18A2B	Cole/Phillips Hall Fire Alarm/Sprinkler/Restroom		\$2,530,600			\$2,530,600
<b>HSE SUBTOTALS</b>			<b>\$0</b>	<b>\$2,530,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,530,600</b>

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
<b>APRIL 2019 TOTALS</b>	<b>\$745,000</b>	<b>\$6,295,700</b>	<b>\$6,073,000</b>	<b>\$5,571,000</b>	<b>\$18,684,700</b>

**PROJECT DESCRIPTION:**

**Facility Maintenance and Repair Requests**

GBY – Weidner Center Renovations, Phase I (\$1,744,100): This project performs selected and various repairs and renovations in four distinct work packages for the Weidner Center and will

be completed in phases. This request seeks construction authority for the first phase and first two work packages, which include replacement of the house lighting systems and roofing.

- a) Weidner Center Roofing Replacement: Project work includes removal and replacement of approximately 30,000 SF of Ethylene Propylene Diene Monomer (EPDM) ballasted membrane roof with an adhered membrane system and replacement of cast iron roof drain lines. The original building was constructed in 1993, with an addition constructed in 1999. The roofs are original and are due for replacement. The roofs were reviewed in 2011 and were in good condition, but areas of concern were identified. At that time, it was estimated that the roof would require replacement in 2-3 years. Failures are now commonplace and there have been several leaks at the roof to wall interface where the EPDM membrane has shrunk and tears have resulted.
- b) Weidner Center House Lighting Renovation: Project work includes replacement of the network switching, surface mounted outlet boxes, and lighting dimmer racks. Network switching and dimming equipment in the performance space will be replaced with two new networks for better house control. New connection panels and interface equipment will also be installed, including a stage manager panel for DMX gateway, LCD control station, symphony lighting controls, and dedicated emergency stations. A new control rack will replace the existing rack. Supply control receptacle panels will include booth control, house mix control, and three separate stage controls. Thirteen new control receptacle panels are included. Ninety-five surface-mounted outlet boxes with varying pin connectors and other Edison type duplex outlets, outlet panels for the spot booth, as well as 50-foot multi-cable extensions, will be replaced. The house dimming equipment will be replaced with five new dimmer racks and dimmer modules with vibration mounts, two echo relay panels with main breakers, and required equipment.

The original dimming and support equipment was installed in 1991. That equipment became obsolete shortly after its original installation and replacement parts have been extremely difficult, if not impossible to find. The new equipment will accommodate current industry standards for connectivity with equipment brought in by the performers and eliminate the interface problems experienced with the original equipment. Performances and rehearsals rely on compatible connectivity with house equipment and when this is not possible, equipment must be rented from a vendor at an approximate cost between \$5,000 and \$15,000 per show.

MSN – Athletics Facilities Repairs & Renovation (\$2,995,000): This phased project selectively constructs various maintenance, repair, and renovation scopes of work across the majority of athletics facilities (Camp Randall Stadium, Kohl Center, McClain Center, and Nicholas Johnson Pavilion). Project work includes providing card access and security upgrades; health, safety, and code required repairs; energy conservation measures; maintenance and repair of site improvements; and programmatic enhancements for user experience at all athletic facilities. Camp Randall Stadium work includes structural plank repair and replacement on the sixth level, waterproofing and joint repair and replacement in the seating bowl, and conversion of pneumatic HVAC controls to direct digital controls (DDC). The Nicholas Johnson Pavilion roof will be replaced. Kohl Center work includes repairing or replacing sanitary sewer piping and variable

frequency drives, rebuilding the fire pump, and upgrading the fire alarm system. McClain Center work includes replacing handling units.

This project addresses three main issues: safety, customer satisfaction, and energy efficiency. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities.

MSN – Camp Randall Stadium West Concourse Roof Replacement (\$500,000 increase for a new project total of \$1,317,000): This project increases the scope and budget estimate to include replacing the 8,500 SF built-up roofing system on the Field House with a new fully adhered 60-mil Ethylene Propylene Diene Monomer (EPDM) roofing system, that will connect to the adjacent tile roofing system that is to remain. All parapet flashing and roof drains will also be replaced.

Deficiencies of the built-up roofing system were identified during the development of the 2019 Historical Structures Report. The design team recommends that the requested scope of work be completed no later than the planned repairs to the exterior masonry envelope. Due to the similarities in scope of work and design expertise required, it is recommended that this roof replacement be added to the recently approved Camp Randall Stadium West Concourse Roof Replacement project to expedite its completion prior to the envelope repairs.

MSN – Field House Exterior Restoration (\$2,995,000): This project improves thermal performance of the exterior envelope through replacement of original doors and windows and repairs of the masonry walls, including 400 LF of masonry crack repairs, 900 SF of tuck pointing, and 1,500 SF of terra cotta repairs. Project work includes replacement of the exterior windows on the east, south, and west facades (7,200 SF) with new energy efficient and historically accurate replica window units with matching mullions and frames; replacement of 26 exterior doors on the south façade, including historically accurate replicas for Gates B and C; and refinishing all other doors to their original paint color. All project work will be designed and constructed in accordance with the State of Wisconsin Historical Society's guidelines for registered buildings in an historical district.

Construction of the Field House began in 1929 and the building was dedicated at its first event in December 1930. The Field House has been home to several sports programs, and currently is the home of the women's volleyball and men's wrestling programs. In 1998, the Field House was listed on the National Register of Historic Places, and has also been designated a Madison Landmark by the Madison Landmark Commission. The exterior windows are original to its construction and are in poor shape. Repairs have previously been made as needed, but this project will complete the first significant maintenance in many years.

MSN - University Houses Clay Tile Roof Replacement (\$2,766,000): This project replaces damaged clay tile roofing and associated roofing items to maintain building envelope integrity and prevent further damage to the building and its contents. Project work includes removal and disposal of damaged clay tile roofing materials down to the structural deck; removal and replacement or salvage and re-installation of metal gutter and fascia as necessary; and installation of a new roofing system and associated components. The design consultant will

facilitate reviews by the Wisconsin Historical Society, UW System Administration, and UW-Madison historic preservation officers.

The clay tile roofing installed on the University Houses buildings is believed to be what is known as "lightweight interlocking old type". This specific tile is no longer made as a standard product, but is available as a custom order. As part of the planning study undertaken in 2006, a condition assessment of the existing tile was completed. Since that assessment, many of the other roofing tiles have begun to fail, requiring additional repairs and replacements.

### **Utility Repair and Renovation Requests**

MSN - Field House South Plaza Redevelopment (\$2,998,000): This project redevelops the entire hardscape and triangular plaza area to the south of the Field House bounded by Monroe Street, Little Street, and Regent Street. The redevelopment includes paved and non-paved areas, stairs, landscape elements, and retaining walls. The total plaza area is approximately 28,000 SF. The paved cartways east, south, and southwest of the Field House will be maintained as a fire lane, and integrated with a new plaza design to better celebrate the approach to this historic building.

Project work includes removal and replacement of the retaining wall along Monroe Street at the southeast corner of the Field House. The retaining wall requires repairs and will be reconstructed to improve drainage, structural stability, and design aesthetics. Paving to the east, south, and at the southwest corner of the Field House to the back of curb along Monroe Street, Little Street, and Regent Street will be removed and replaced. The entire paved area to the south of the Field House will be removed, including the stairs, and reconfigured to create a more functional space and upgrade the appearance of the area to better define the approach to the historic Field House. Chain link fencing will also be removed and replaced with the standard black ornamental fencing that surrounds Camp Randall Stadium and connect at the corner of Breese Terrace and Regent Street. Electrical and data services will be provided to support daily operation and events. All landscaping will be removed and redesigned as part of the reconfiguration. The boulders will be removed and permanent structure that works better with the character of the area will be integrated into the landscape. This feature is also functional as it creates part of the secure perimeter of Camp Randall Stadium and the Field House during events. The project will include development of the design and construction phasing necessary to coordinate the plaza redevelopment with the timing of other projects and events in the area.

The Field House is listed by the Wisconsin Historical Society as a building of historical significance listed on the National Register of Historic Places. The design solution alternatives and all proposed project work will be facilitated through the campus historic preservation coordinator, and reviewed and approved by the State of Wisconsin Historical Society and the UW System Administration historic preservation officer. The Field House is also listed as a City of Madison Landmark and all design solutions may also require review by the City of Madison's Landmarks Commission. The iconic Field House has a symmetrical façade, but its south end is asymmetrically bordered by Monroe Street, Little Street, and Regent Street, creating a triangular plaza area. Situated about 8 to 10 feet above adjacent street levels, the plaza and its retaining walls are in desperate need of repairs, additional site drainage, structural, and aesthetic improvements.

STO - Nelson Soccer Field Renovation (\$2,156,000): This project reconfigures the soccer field to accommodate multi-purpose field dimensions, modify the field crown, improve drainage, and install a new artificial turf surface. Project work includes excavating the site to remove the field crown and to expand/resize the field area and install new subgrade and sub-base material, storm water detention and/or drainage features, chain-link fencing, and artificial turf surface. The stormwater sewer will be extended to Third Street. All field lighting fixtures will be replaced.

The soccer field was formerly a football field and built on low land with a high water table. The field crown was suitable for football, but is not suitable for soccer, as it does not allow the coaches to see the players legs. This project will alter the play field dimensions to allow multi-sport use. The natural turf field is not durable. The high-water table in this area does not allow the field to dry out early enough in the spring or after rains. This field is used from early morning to late evening when the weather permits its use. The demand and use for available campus athletic and recreation fields is high due to the small number of fields on campus.

### **Health, Safety, and Environmental Protection**

MSN - Cole Hall/Phillips Hall Fire Alarm, Sprinkler System, and Restroom Renovation (\$2,530,600): This project installs new fire sprinkler systems and replaces fire alarm systems in two student resident halls (Cole Hall and Phillips Hall) and renovates resident room bathrooms in Phillips Hall. Project work includes installation of a new, fully automated fire sprinkler systems per current code requirements, replacement of the fire alarm and smoke detection systems in both Cole Hall and Phillips Hall, and renovation of the seventy-five 30 SF student resident restrooms in Phillips Hall.

Cole Hall (49,813 GSF, 241 residents) and Phillips Hall (52,913 GSF, 142 residents) house primarily freshman students. The Division of University Housing is committed to installing sprinkler systems in all its residence halls. This is the next of those projects and will add fully automated sprinkler systems to Cole and Phillips Halls. The fire alarm systems at Cole and Phillips are among the oldest in University Housing, and since these systems will require upgrades to be compatible with the new fire sprinkler systems, it is prudent to replace these systems in their entirety at this time. These upgrades will increase safety for residents, staff, and the Madison Fire Department. The resident room bathrooms at Phillips Residence Hall are approximately 30 SF/each and were installed when UW-Extension operated the building as a hotel and conference center. These bathrooms (finishes, vanities and shower surrounds) are well past their usable life and some showers now leak to lower floors. These upgrades will improve resident safety and satisfaction.

### **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:**

General Fund Supported Borrowing.....	\$ 745,000
Program Revenue Supported Borrowing .....	6,295,700
Gifts and Grants.....	5,571,000
Agency Cash.....	\$ <u>6,073,000</u>

**Total Requested Budget .....\$ 18,684,700**

**PREVIOUS ACTION:**

January 10, 2019 Resolution 11156	The Board of Regents previously approved previously approved MSN – Camp Randall West Concourse Roof Replacement at an estimated total cost of \$817,000 Agency Cash.
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Authority to Execute the Remainder  
of the Design Contract and Construct  
the UW-Managed Educational  
Sciences, Wisconsin Center for  
Education Research Renovation,  
Phase I 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, authority be granted to execute the remainder of the design contract and construct the UW-managed Educational Sciences, Wisconsin Center for Education Research Renovation, Phase I project at a total project cost of \$2,246,000 Gift/Grant Funds.



**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
APRIL 2019**

**INSTITUTION:** UW-Madison

**REQUEST:** Authority to execute the remainder of the design contract and construct the UW-managed Educational Sciences, Wisconsin Center for Education Research Renovation, Phase I project at a total project cost of \$2,246,000 Gift/Grant Funds.

**PROJECT DESCRIPTION:**

This project renovates the fifth floor of the Educational Sciences building to create the collaborative and open work environment needed for the Wisconsin Center for Education Research (WCER). The project will abate and demolish all existing wall partitions, ceilings and flooring. New partitions, ceilings, flooring, fixtures, system furniture, and door access security will be installed along with upgrades to the HVAC, electrical, fire protection, plumbing and data systems. Audio visual equipment, sound masking and ergonomic furnishings will be provided throughout the floor. A mix of enclosed micro offices and flexible workstations along with technology driven conference rooms and huddle rooms will support more than 60 WCER team members. This updated work environment will enable WCER to continue its mission to improve educational outcomes for diverse populations, impact education practice positively, and foster collaborations among academic disciplines and practitioners.

**PROJECT JUSTIFICATION:**

The WCER work space is in need of significant technology upgrades to support the evolving needs of research and education. Its current office layout is inefficient and does not promote community or flexibility. The offices and support spaces are isolated and have little access to daylight. The new design balances space for focused research while providing ample team and collaboration areas.

**BUDGET AND SCHEDULE:**

Construction	\$1,410,000
Controls/Abatement	\$80,000
A/E Fees	\$155,000
Other Fees	\$54,000
Contingency	\$141,000
Moveable Equipment	\$406,000
<b>Total Project Cost</b>	<b>\$2,246,000</b>

Final Review	Apr 2019
Bid Opening	Jul 2019
Start Construction	Aug 2019
Substantial Completion	Jan 2020

**PREVIOUS ACTION:**

None.

Authority to Execute the Remainder  
of the Design Contract and Construct  
the UW-Managed Medical Science  
Center, Chemistry Learning Center  
Remodel 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, authority be granted to execute the remainder of the design contract and construct the UW-managed Medical Sciences Center, Chemistry Learning Center Remodel project at a total project cost of \$1,300,000 Gift/Grant Funds.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

**REQUEST FOR  
BOARD OF REGENTS ACTION  
APRIL 2019**

**INSTITUTION:** UW-Madison

**REQUEST:** Authority to execute the remainder of the design contract and construct the UW-managed Medical Sciences Center, Chemistry Learning Center Remodel project at a total project cost of \$1,300,000 Gift/Grant Funds.

**PROJECT DESCRIPTION:**

This project seeks to remodel 5,900 GSF on the fourth floor of the Medical Science Center to accommodate the Chemistry Learning Center (CLC). Office space coupled with teaching spaces of various sizes are designed to accommodate eight to 15 students. Two teaching spaces (minimum 15 students) shall be adjacent to one another with a moveable partition wall to allow for maximum use should groups exceed capacity of any one room. Gathering space will be provided in an open study area for students. Additional private “intake” rooms will be adjacent to the main entry and reception area. Additionally, storage and break rooms shall be provided to meet overall office needs.

**PROJECT JUSTIFICATION:**

The remodel of this space will allow the CLC to meet its current center demands, while also allowing room for future growth. During construction of the Chemistry Building Renovation and Expansion project, the CLC will be displaced in the fall/winter of 2020, therefore the CLC will need to be relocated to continue providing exceptional services for students.

**BUDGET AND SCHEDULE:**

Construction	\$895,000
Design	\$109,000
Contingency	\$121,000
Equipment	\$139,000
Other Fee	\$36,000
<b>Total</b>	<b>\$1,300,000</b>

Final Review	Jun 2019
Bid Opening	Aug 2019
Start Construction	Sept 2019
Substantial Completion	Apr 2020

**PREVIOUS ACTION:**

None.