



**SPECIAL MEETING OF THE
BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM**

April 25, 2023
5:30 p.m.

To be held by virtual teleconference. For connection details, please visit:
<https://www.wisconsin.edu/regents/videoconference-information/>

1. Calling of the Roll
2. Declaration of Conflicts
3. UW-Green Bay: Authority to Increase the budget of the Cofrin Technology & Education Center project
4. Move into closed session to:
 - A. Consider a recommendation for the appointment of a Chancellor of the University of Wisconsin-Platteville, as permitted by s. 19.85(1)(c) and (e), Wis. Stats.; and
 - B. Consider emeritus status for the UW-Parkside chancellor, as permitted by s. 19.85(1)(f), Wis. Stats.
5. Adjourn

Board of Regents

April 25, 2023

Item 3.

AUTHORITY TO INCREASE THE BUDGET OF THE COFRIN TECHNOLOGY & EDUCATION CENTER PROJECT, UW-GREEN BAY

REQUESTED ACTION

Adoption of Resolution 3., authorizing an increase in the budget of the Cofrin Technology & Education Center at UW-Green Bay and submission of the budget increase to the Department of Administration for funding consideration.

Resolution 3. That, upon the recommendation of the Chancellor of UW-Green Bay and the President of the UW System, the UW System Board of Regents authorizes an increase in the budget of the Cofrin Technology & Education Center by \$30,203,000 of General Fund Supported Borrowing for a new project total of \$126,500,000 (\$124,053,000 General Fund Supported Borrowing and \$2,447,000 Program Revenue Supported Borrowing) and recommends that it be submitted to the Department of Administration for funding consideration.

SUMMARY

This request increases the project budget to match current design consultant estimates. The recent cost estimates significantly exceed the authorized budget and this project budget increase is required to complete a reduced project scope and original intent. The proposed increase can be attributed to the following factors:

- Unprecedented building construction inflation since the original estimate
- Updated unit cost estimate for the proposed building type
- Updated cost estimate for whole building demolition and associated underground, navigable pedestrian tunnel system modifications/terminations
- Updated cost estimate for required technology and audio/visual equipment

Presenter

- Alex Roe, Senior Associate Vice President for Capital Planning and Budget

BACKGROUND

The budget estimate for this project was completed in April 2020 with a projected bid date of July 2025. That estimate included 6% annual inflation from May 2020 through the July 2025 bid date. At that time, actual building construction inflation had been averaging less than 3% annually since 2005. Actual inflation from May 2020 through April 2023 was 7.3% higher than originally projected and estimated inflation from May 2023 through July 2025 is now projected to be 18.3% higher than included in the enumerated budget.

The original unit construction cost estimate for the proposed replacement building, based upon a planning study, was approximately \$224/GSF. The most recent construction cost estimate, as a result of current design efforts, is approximately \$300-400/GSF, dependent on quality of finishes and materials selection. Each space type in the program has been reduced in an effort to hold to the original enumeration.

Demolishing the David A. Cofrin Library was originally estimated to cost approximately \$2.9 million overall and \$15/GSF. The most current demolition estimate is approximately \$4.0 million and \$21/GSF. Similarly, sitework and underground utility work was originally estimated at approximately \$1.1 million and the most current estimate is approximately \$4.2 million. This can be attributed to the realities for heavy equipment access into the heart of the campus with a network of underground, navigable pedestrian tunnels all passing through the existing building and the varied and unfavorable structural and loading assessments for the surrounding terrain. Demolition of the facility will be more costly than originally estimated due to limited access routes and staging areas, as well as the extra protection required for the underground facilities.

Technology and audio/visual equipment was originally estimated at approximately \$2.7 million. The most current estimate is approximately \$7.0 million. This can be attributed to two factors. Technology and audio/visual equipment in general is significantly more expensive today than originally estimated. Standards and expectations for technology-rich environments have shifted considerably since the pandemic and the advancement of virtual learning and meetings, all of which now go far beyond the original planning and conceptualizing that was completed to seek enumeration.

Previous Action

08/20/2020
Resolution 11493

The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the UW-Green Bay Cofrin Technology & Education Center project at an estimated total project cost of \$96,297,000 (\$87,487,000 General Fund Supported Borrowing; \$2,447,000 Program Revenue Supported Borrowing; and \$6,363,000 Building Trust Funds), be submitted to the Department of Administration and State

Building Commission.

This project was subsequently enumerated at \$96,297,000 (\$93,850,000 General Fund Supported Borrowing and \$2,447,000 Program Revenue Supported Borrowing) where the proposed Building Trust Funds was converted to General Fund Supported borrowing by the State of Wisconsin.

Related Policies

- Regent Policy Document 19-1, "[University Facilities, Space, and Physical Development Capital Funding and Costs](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"