



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

Campus Planning Committee – March 28, 2019

Campus Planning Committee Agenda:

Call to Order

- Welcome & Introductions

Old Business

- Approval of Minutes of November 29, 2018 meeting

New Business

- 2019-21 Capital Budget Status Report
- 2021-23 Capital Planning Process
- Allen Centennial Garden Master Plan Overview

Announcements

- Next Meeting April 15, 2019 (tentative)
8:30-10:00 AM
School of Education Building, Room 159

Adjourn





2019-21 Capital Budget Status Report

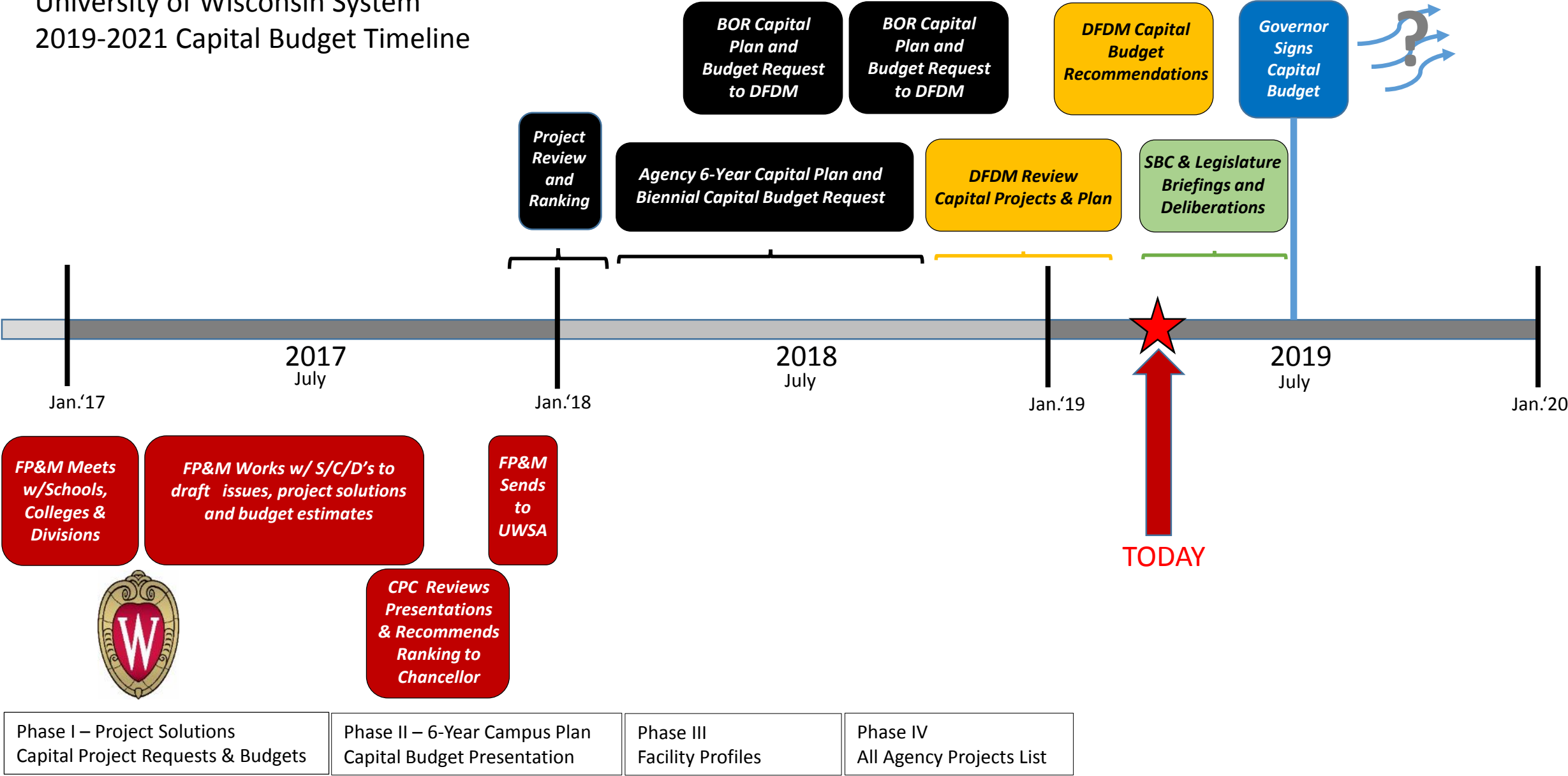
David Darling

Associate Vice Chancellor for Facilities Planning & Management

University of Wisconsin-Madison

Campus Planning Committee | March 28, 2019

University of Wisconsin System 2019-2021 Capital Budget Timeline



2019-21 PROPOSED CAPITAL BUDGET REQUEST in AGENCY-WIDE PRIORITY ORDER

PROJECT REQUEST DETAILS					FUNDING SOURCES				
ID	INST	BLDG ID	PROJECT TITLE	BUDGET	GFSB	PRSB	CASH	GIFTS	BTF
2019-21 ENUMERATION REQUESTS									
1	SYS	285-0Y-9950	ALL AGENCY PROJECTS PROGRAM FUNDING	\$ 300,000,000	\$ 200,000,000	\$ 100,000,000	\$ 0	\$ 0	\$ 0
2	SYS	285-0Y-9950	INSTRUCTIONAL SPACE PROJECTS PROGRAM FUNDING	\$ 38,000,000	\$ 38,000,000	\$ 0	\$ 0	\$ 0	\$ 0
3	MIL	285-0B-9999	CHEMISTRY BUILDING/CENTRAL UTILITIES EXTENSION	\$ 129,535,000	\$ 129,535,000	\$ 0	\$ 0	\$ 0	\$ 0
4.1	EAU	285-0C-9930	UPPER/LOWER CAMPUS STEAM UTILITY REPLACEMENT	\$ 19,767,000	\$ 11,663,000	\$ 8,104,000	\$ 0	\$ 0	\$ 0
4.2	MSN	285-0A-9920	BASCOM HILL/LATHROP DR. UTILITY REPLACEMENT, PHASE II	\$ 20,076,000	\$ 14,660,000	\$ 5,416,000	\$ 0	\$ 0	\$ 0
4.3	WTW	285-0N-0031	HEATING PLANT BOILERS FUEL RETROFIT	\$ 6,937,000	\$ 3,954,000	\$ 2,983,000	\$ 0	\$ 0	\$ 0
4.4	OSH	285-0F-0061	HEATING PLANT CHILLER & COOLING TOWER REPLACEMENT	\$ 3,465,000	\$ 2,495,000	\$ 970,000	\$ 0	\$ 0	\$ 0
4.5	EAU	285-0C-0004	LOWER CAMPUS CHILLER & COOLING TOWER REPLACEMENT	\$ 3,764,000	\$ 2,785,000	\$ 979,000	\$ 0	\$ 0	\$ 0
5	PKS	285-0G-9950	CAMPUS FIRE ALARM SYSTEM RENOVATION	\$ 6,773,000	\$ 5,554,000	\$ 1,219,000	\$ 0	\$ 0	\$ 0
6	STO	285-0L-0073	SOUTH HALL ADDITION & RENOVATION	\$ 35,015,000	\$ 0	\$ 35,015,000	\$ 0	\$ 0	\$ 0
7	MIL	285-0B-1980	STUDENT UNION RENOVATION	\$ 40,723,000	\$ 0	\$ 35,000,000	\$ 5,723,000	\$ 0	\$ 0
8	MSN	285-0A-1245	SELLERY HALL ADDITION & RENOVATION	\$ 78,811,000	\$ 0	\$ 59,108,000	\$ 19,703,000	\$ 0	\$ 0
9	LAX	285-0E-0007A	PRAIRIE SPRINGS SCIENCE CENTER, PHASE II	\$ 83,020,000	\$ 78,140,000	\$ 0	\$ 0	\$ 0	\$ 4,880,000
10	MSN	285-0A-0093	VETERINARY MEDICINE ADDITION & RENOVATION	\$ 128,103,000	\$ 88,656,000	\$ 0	\$ 0	\$ 38,000,000	\$ 1,447,000
11	LAX	285-0E-9950	COATE HALL/SANFORD HALL ADDITIONS & RENOVATIONS	\$ 15,251,000	\$ 0	\$ 13,251,000	\$ 2,000,000	\$ 0	\$ 0
12	LAX	285-0E-0001	GRAFF MAIN HALL HVAC SYSTEM RENOVATION	\$ 13,822,000	\$ 13,822,000	\$ 0	\$ 0	\$ 0	\$ 0
13	STP	285-0K-9999	STUDENT HEALTH & WELLNESS CENTER	\$ 32,500,000	\$ 0	\$ 25,200,000	\$ 7,300,000	\$ 0	\$ 0
14	EAU	285-0C-9999	SCIENCE/HEALTH SCIENCE BUILDING, PHASE I	\$ 109,000,000	\$ 93,250,000	\$ 0	\$ 2,041,000	\$ 13,709,000	\$ 0
15	MSN	285-0A-9999	GYMNASIUM/NATATORIUM REPLACEMENT	\$ 126,391,000	\$ 0	\$ 91,991,000	\$ 0	\$ 34,400,000	\$ 0
16	LAX	285-0E-9999	FIELDHOUSE & SOCCER SUPPORT FACILITY	\$ 49,035,000	\$ 0	\$ 24,517,500	\$ 24,517,500	\$ 0	\$ 0
17	MSN	285-0A-0225	KOHL CENTER ADDITION & RENOVATION	\$ 48,074,000	\$ 0	\$ 33,974,000	\$ 4,100,000	\$ 10,000,000	\$ 0
18	LAX	285-0E-9999	RESIDENCE HALL	\$ 41,104,000	\$ 0	\$ 41,104,000	\$ 0	\$ 0	\$ 0
19	MSN	285-0A-9950	CAMP RANDALL STADIUM RENOVATION/FIELD HOUSE REPAIRS	\$ 77,646,000	\$ 0	\$ 68,046,000	\$ 6,600,000	\$ 3,000,000	\$ 0
20	MIL	285-0B-9999	KLOTSCH CENTER ANNEX ADDITION	\$ 7,000,000	\$ 0	\$ 0	\$ 7,000,000	\$ 0	\$ 0
24 REQUESTS			2019-21 ENUMERATION REQUESTS SUBTOTAL	\$1,413,812,000	\$ 682,514,000	\$ 546,877,500	\$ 78,984,500	\$ 99,109,000	\$ 6,327,000
2019-21 PLANNING(*) and 2021-23 ADVANCED ENUMERATION (**) REQUESTS									
21	RVF	285-0J-9999	SCIENCE & TECHNOLOGY INNOVATION CENTER	\$ 110,932,000	\$ 104,291,000	\$ 0	\$ 0	\$ 0	\$ 6,641,000
22	EAU	285-0C-9999	SCIENCE/HEALTH SCIENCE BUILDING, PHASE II	\$ 147,152,000	\$ 136,905,000	\$ 0	\$ 0	\$ 0	\$ 10,247,000
23	MIL	285-0B-9999	ENGINEERING BUILDING/CENTRAL UTILITIES EXTENSION	\$ 103,258,500	\$ 95,417,000	\$ 0	\$ 0	\$ 0	\$ 7,841,500
24	MSN	285-0A-9999	ENGINEERING BUILDING	\$ 145,756,000	\$ 68,872,500	\$ 0	\$ 2,915,000	\$ 68,872,500	\$ 5,096,000
25	WTW	285-0N-0010	WINTHER HALL ADDITION & RENOVATION	\$ 42,680,500	\$ 41,060,000	\$ 0	\$ 0	\$ 0	\$ 1,620,500
5 REQUESTS			2019-21 PLANNING and 2021-23 ADVANCED ENUMERATION REQUESTS SUBTOTAL	\$ 549,779,000	\$ 446,545,500	\$ 0	\$ 2,915,000	\$ 68,872,500	\$ 31,446,000
2019-21 CAPITAL BUDGET REQUEST TOTAL									
29 REQUESTS			2019-21 CAPITAL BUDGET REQUEST TOTAL	\$1,963,591,000	\$1,129,059,500	\$ 546,877,500	\$ 81,899,500	\$ 167,981,500	\$ 37,773,000
(*) – INCLUDES \$23,524,000 BTF for PLANNING and \$2,915,000 CASH for PLANNING (**) – INCLUDES \$14,249,000 BTF for DEMOLITION									

Bascom/Lathrop
Utilities →

Sellery Hall Renov. →

Vet Med Addition →

Gym/Nat Repl. →

Kohl Ctr. Add. →

Camp Randall
Stadium →





UW-Madison 2019-'21 Capital Budget Report

Project Title	Funding Type	Budget	MSN Priority	BOR Priority	Governor Evers Priority	SBC Action
UW System All Agency Projects Program Funding	GFSB/PRSB	\$300,000,000 (MSN share - \$?)	---	1	1	Failed
UW System Major Facility Renewal Program	GFSB	\$ 30,000,000 (MSN share - \$?)	---	---	1.1	Failed
UW System Instructional Space Projects	GFSB	\$38,000,000 (MSN share- \$?)	---	2	2	Failed
UW System Central Utility Repairs, Renovations & Replacement (EAU, MSN, OSH, WTW utilities)	GFSB/PRSB	\$ 54,009,000 (MSN) \$20,076,000	1	4	4.2	Failed
Veterinary Medicine Addition & Renovation	GFSB/Gifts BTF	\$ 128,103,000	2	10	10	Failed
Gymnasium/Natatorium Replacement	PRSB/Gifts	\$ 126,391,000	3	15	15	Failed
Sellery Hall Addition & Renovation (*current estimated cost \$94,489,000)	PRSB/PR Cash	\$ 78,811,000*	4	8	8	Failed
Kohl Center Addition & Renovation	PRSB/PR-Cash Gifts	\$ 48,074,000	5	17	17	Failed
Camp Randall Stadium Renov./Fieldhouse Repairs	PRSB/PR-Cash Gifts	\$ 77,646,000	6	19	19	Failed



UW-Madison 2019-'21 Capital Budget Report

Projects recommended for advance planning for 2021-23

Project Title	Funding Type	Budget	MSN Priority	BOR Priority	Governor Evers Priority	SBC Action
Engineering Building (2021-23 request) Recommended for Building Trust Fund Advance Planning '19-21	GFSB/Cash/ Gifts BTF	\$ 145,756,000 \$2,181,000	---	24	24 \$1M	Failed



UW-Madison 2019-'21 Capital Budget Report

Projects deferred by UW System & Board of Regents

Project Title	Funding Type	Budget	MSN Rank	Notes
Dayton Street Parking Structure	PRSB	\$ 28,600,000	7	Requested for 2019-21 Deferred to 2021-23
Music Hall Exterior Renovation	GFSB	\$ 14,770,000 \$ 17,981,000	8	Requested for 2019-21 Deferred to 2021-23
Slichter Hall Renovation	PRSB	\$ 16,300,000 \$ 19,141,000	9	Requested for 2019-21 Deferred to 2023-25
Kronshage Residence Hall Renovation	PRSB	\$ 29,800,000 \$ 32,032,000	10	Requested for 2019-21 Deferred to 2021-23
Charter Street Steam Tunnel Repl.	GFSB / PRSB	\$ 18,900,000 \$ 22,109,000	11	Requested for 2019-21 Deferred to 2021-23
University Avenue Steam Tunnel Replacement (requested for 2021-23)	GFSB / PRSB	\$ 18,850,000 \$ 23,430,000	---	Requested for 2021-23 Deferred to 2023-25

Next Steps:

1. Joint Finance Committee Meeting (early to mid-April?)
2. Assembly & Senate reviews; negotiations & floor votes (May 2019)
3. Governor reviews for potential vetoes/final changes (June 2019)
4. Signed budget (July 1, 2019 or after)
5. Approach to our current priorities if they don't move forward in 2019-21



2021-23 Capital Planning Process

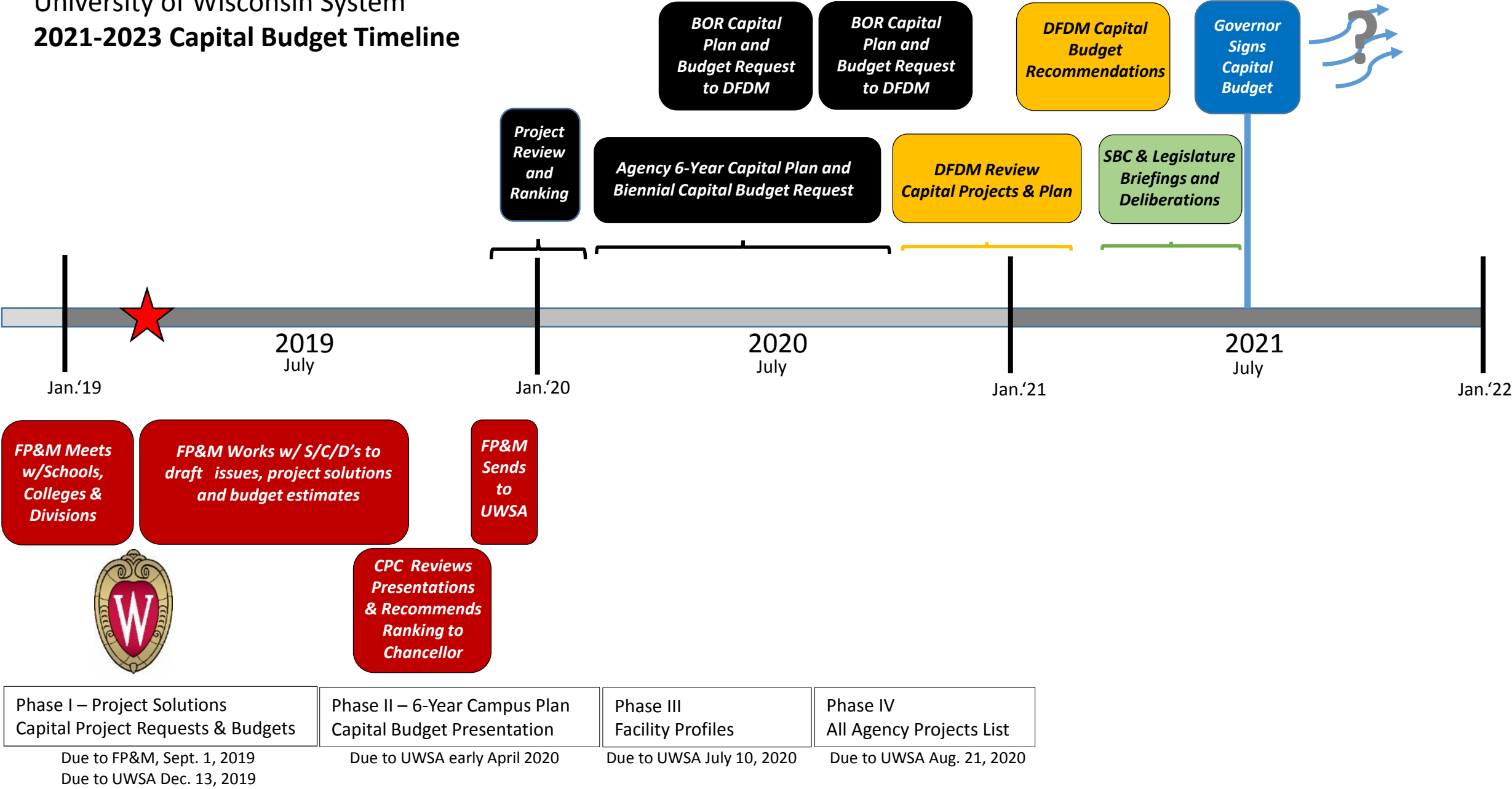
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Campus Planning Committee | March 28, 2019

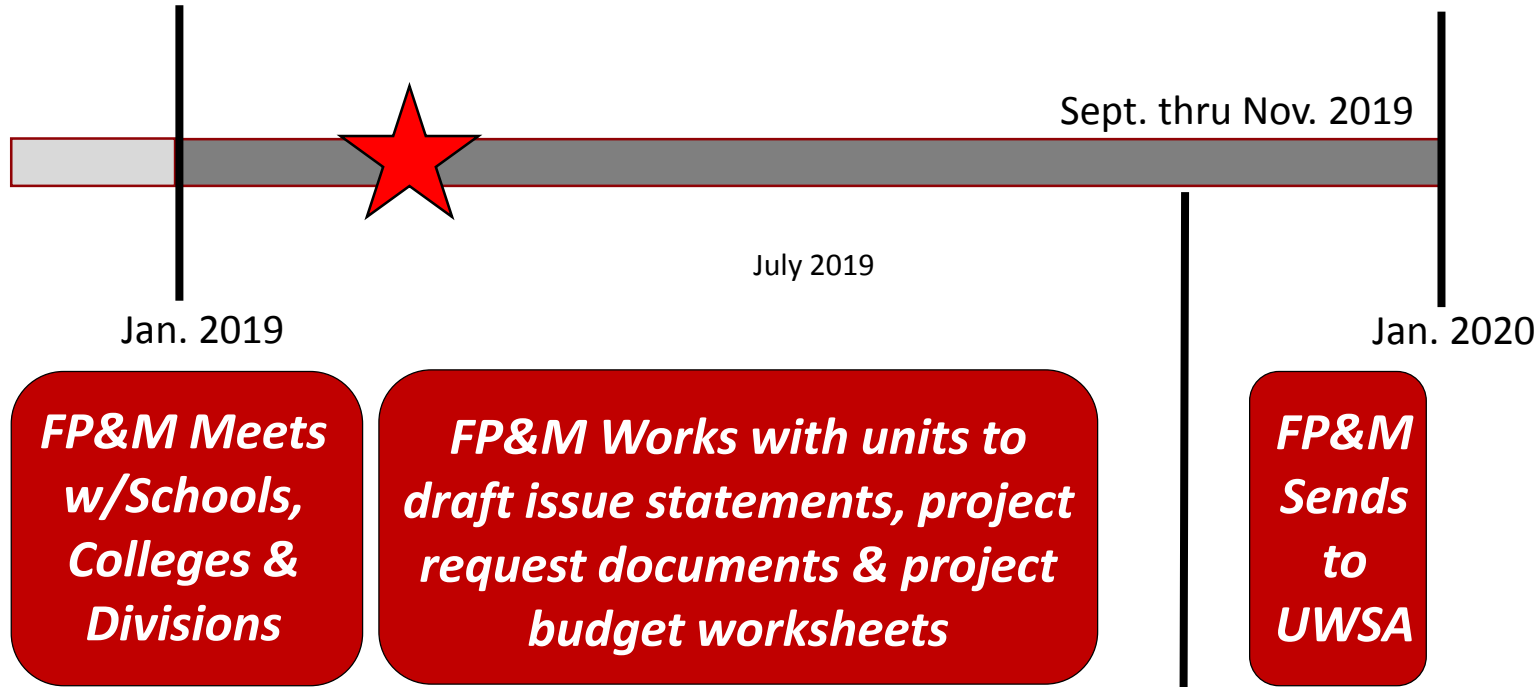
University of Wisconsin System
2021-2023 Capital Budget Timeline



UW-Madison Schools, Colleges & Division Meetings

- Athletics
- Business School
- Campus Libraries
- College of Ag & Life Sciences
- Div. of Continuing Studies
- School of Education
- College of Engineering
- UW Extension
- Extension Conference Facilities
- Facilities Planning & Management
- Housing
- School of Human Ecology
- Div. of Information Technology
- College of Letters & Science
- School of Medicine & Public Health
- Nelson Institute for Environmental Studies
- School of Nursing
- Pharmacy School
- Recreational Sports
- Research & Graduate Education
- Reserve Officer Training Corps. (ROTC)
- Division of Student Life
- Transportation Services
- Campus Utilities/Physical Plant
- University Health Services
- School of Veterinary Medicine
- * UW Police Department (*mtg. on 3/29/19*)
- Wisconsin Union

UW-Madison 2021-23 Capital Planning Process

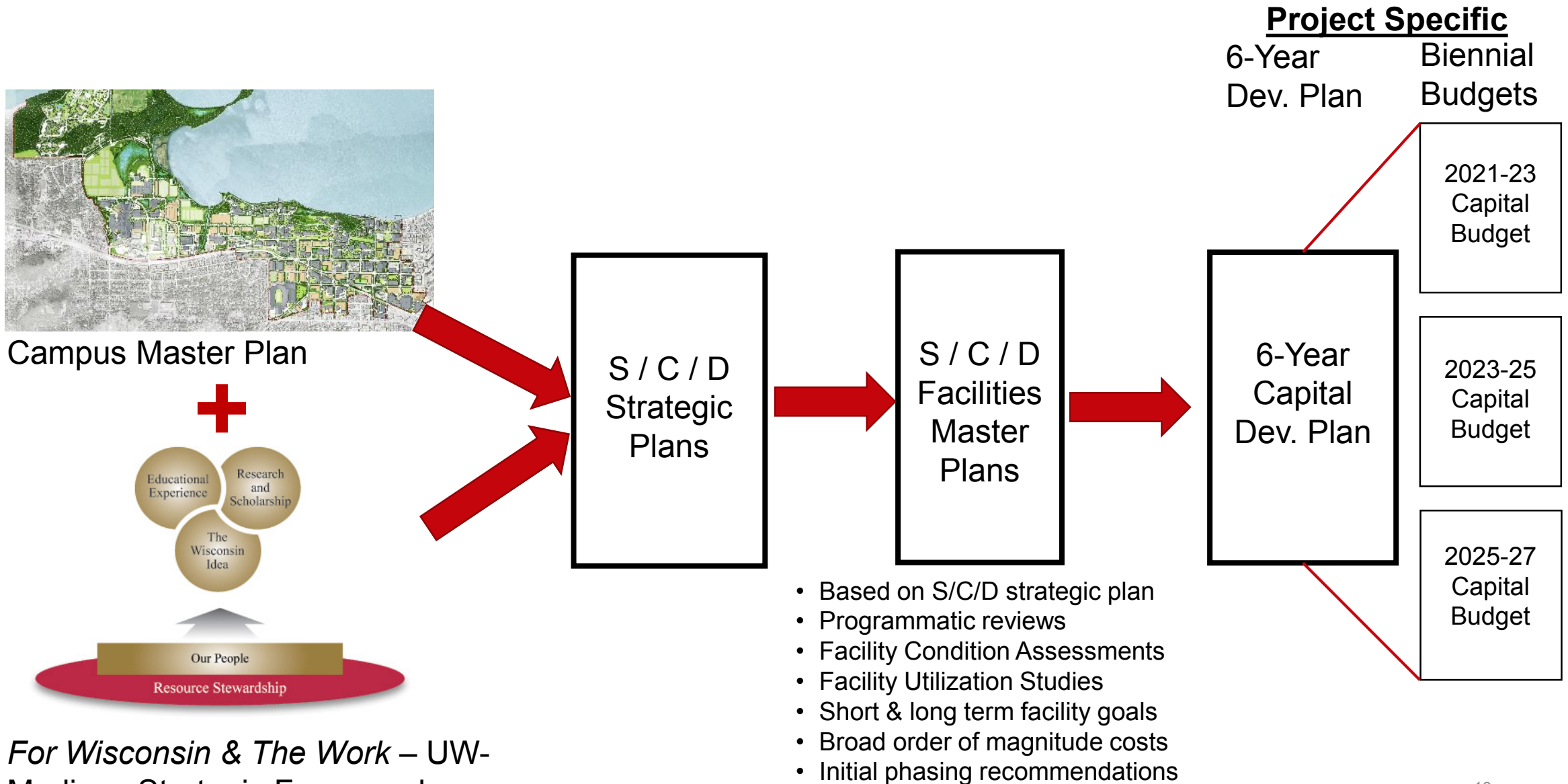


Key Milestones Dates

- **June 3** – S/C/Ds prioritized project lists to FP&M
- **Late June** – project list prioritized by ELT
- **July** – S/C/Ds notified on which projects will be advancing for CPC review and when
- **Aug. 2** – S/C/Ds submit draft presentations to FP&M for CPC consideration



Big Picture Campus Master Plan to Capital Projects



For Wisconsin & The Work – UW-Madison Strategic Framework

Board of Regents Physical Planning Principles (rev. 2015)

1. Integrated planning that is program driven within physical & financial realities
2. Meaningful stakeholder involvement from students when their funding & fees involved
3. Planning w/in context of UW System & State guidelines, policies & funding parameters
4. Cooperative planning with local municipalities
5. Promote accessibility for all people
6. Comprehensive campus master plans (incl. space mgmt., identity, aesthetics, multi-modal transportation, parking, open space, building sites, infrastructure & sustainability)
7. Planning for projected student enrollments and staff projections; allocation and utilization of space; evidence-based decision making and best planning practices
8. Responsiveness to the needs of a diverse student body
9. Sustainable design through the optimal use and reuse of existing facilities; minimum construction of new facilities; optimal adaptability for future changes; high-performance and energy efficient design; ease of long-term maintenance and operation; & appropriate use of renewable energy
10. Accurate and defensible project programs, budgets and schedules

UW System & Board of Regents Evaluation Criteria

1. Net New Square Footage Prerequisite

- a. Facility Standards & Code Compliance Issues documented
- b. Academic Program & Enrollment Growth projected
- c. Revenue-based Initiatives created
- d. Effective Use of Capital & Operating Resources

2. Capital Project Prerequisites

- a. Net New Square Footage requirement met
- b. Evidence of advance planning, feasibility study, pre-design, etc.
- c. Institutional Readiness – capacity to complete the project
- d. Infrastructure Impact – utility capacity to support the new facility

3. Capital Plan Considerations

- a. Institutional Priority
- b. Capital Budget Request was previously deferred

UW System & Board of Regents Evaluation Criteria

4. Physical Development Impacts

- a. Codes, standards, health & safety issues exist
- b. Capital maintenance elimination or deferred previously (full credit for building demo)
- c. Capital Renewal – 100% renovation of existing facilities vs. new/replacement
- d. Facility Reuse – <100% renovation vs. new/replacement

5. Programmatic Impacts

- a. Operations & Operating Budget Impacts – improves operational efficiencies, consolidation, etc.
- b. Space quality, performance & suitability – how existing space is meeting needs
- c. Space quantity, availability & capacity – optimal occupancy & density of use
- d. Space utilization – use of surplus, surge or underutilized space

UW-Madison Capital Planning Priorities for 2021-2023

1. Maximize the use and reuse of existing facilities
2. Design adaptable, efficient and easily maintainable buildings
3. Reduce deferred maintenance
4. Strategic alignment to optimize use of limited resources
5. Reduce project lead time & increase delivery efficiency



Why is this so important?



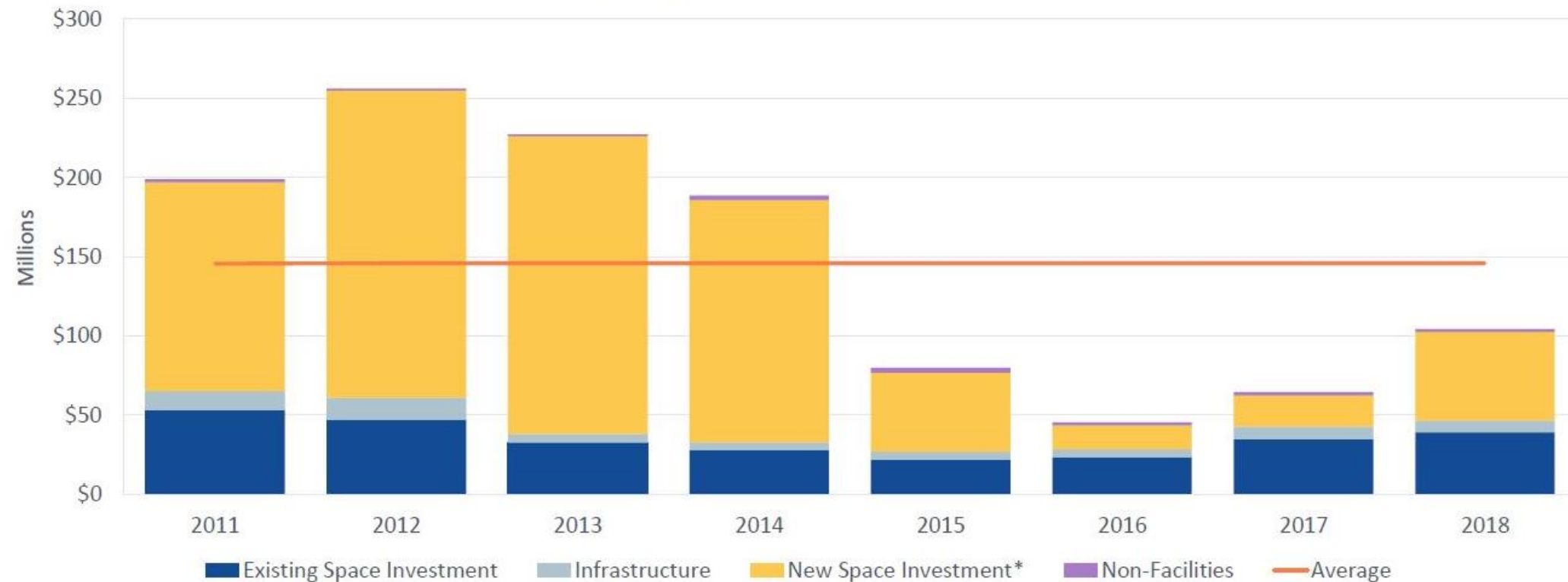
UW-Madison Capital Spending



Total Capital Investment Increasing

Year over year increase: 13% to Existing Space, 183% to New Space

Total Capital Investment over Time



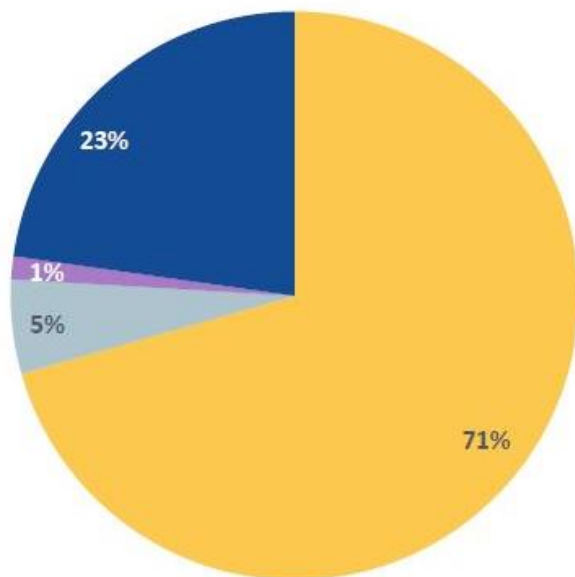
UW-Madison Capital Spending vs. Peers



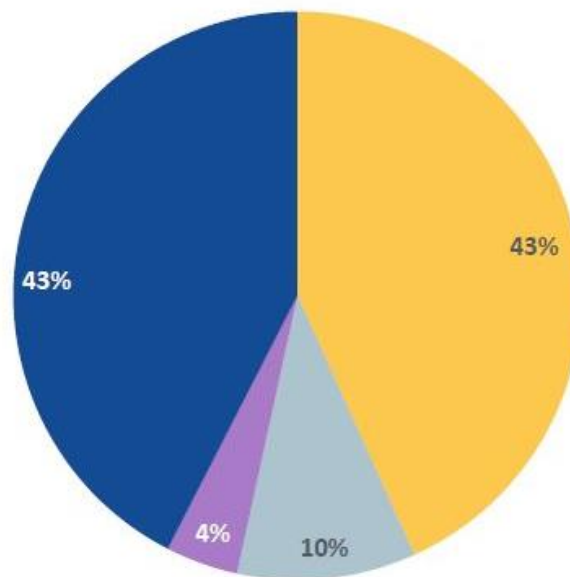
Investment Breakout vs Peers

Average Spend Breakout FY11-FY18: UW Madison spending more into New Space

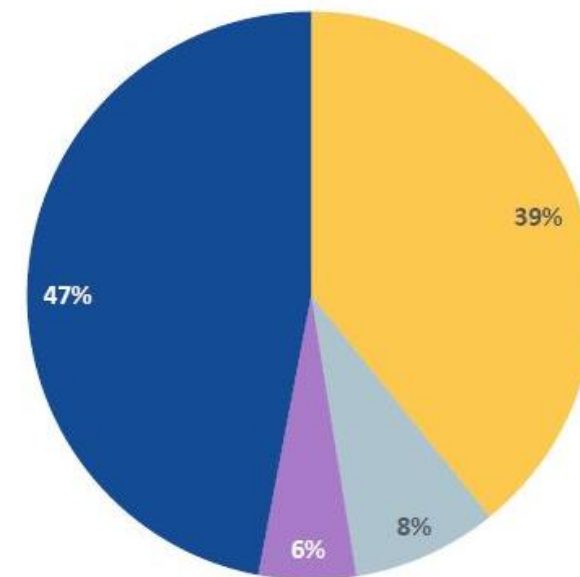
UW Madison Average



Big 10 Peer Average



Research Peer Average



■ New Space ■ Infrastructure ■ Non-Facilities ■ Existing Space

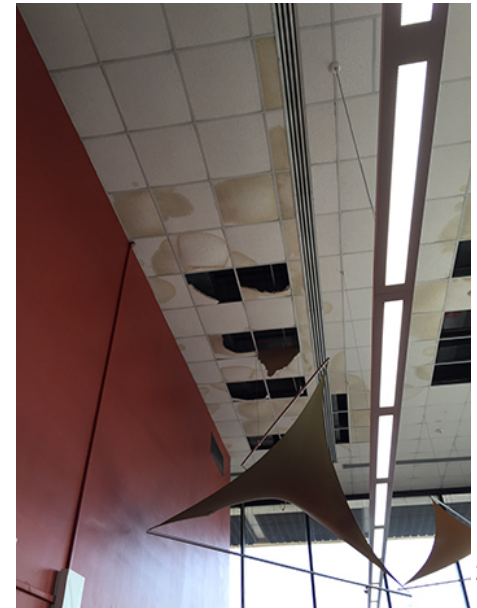
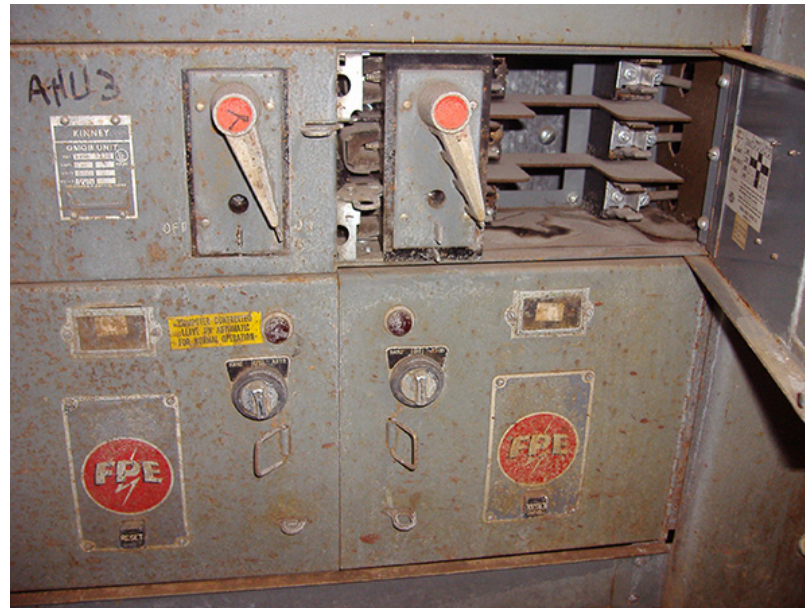
UW-Madison Lags Behind Peer Universities

(General Purpose Revenue Supported Space/Excluding Utilities)

Our Deferred Maintenance Backlog is:

\$1,538,682,572

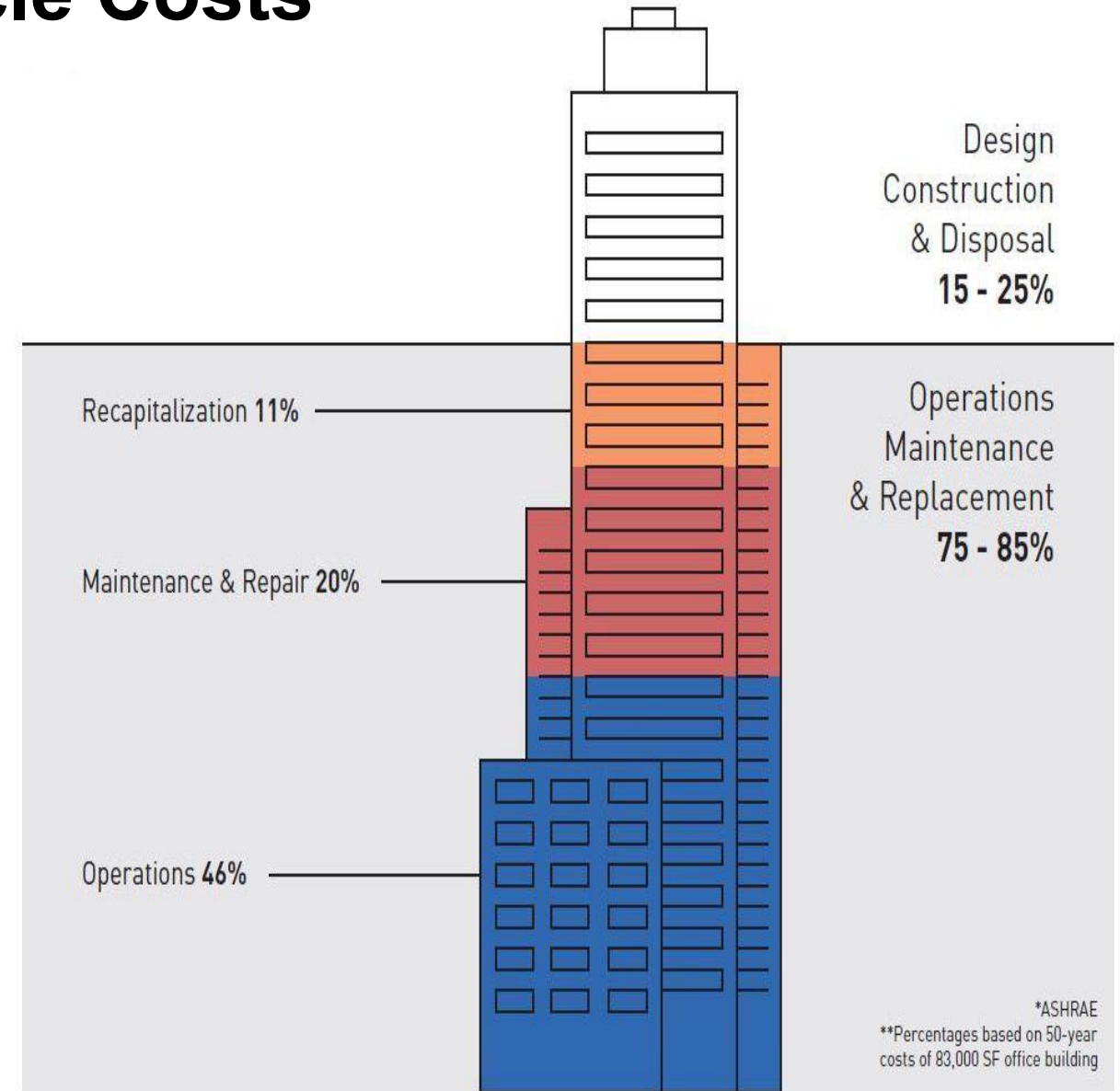
This is **~20x** UW-Madison's annual facilities operating budget.



Example Building Life Cycle Costs

Example: 50-year cost of a building that costs \$100M to design, construct, and for disposal

Expenditure	Total Cost	Cost/Year
Operations	\$184,000,000	\$3,680,000
Maintenance & Repair	\$80,000,000	\$1,600,000
Recapitalization	\$44,000,000	\$880,000
Design, Construction, and Disposal	\$100,000,000	\$2,000,000
Total	\$408,000,000	\$8,160,000



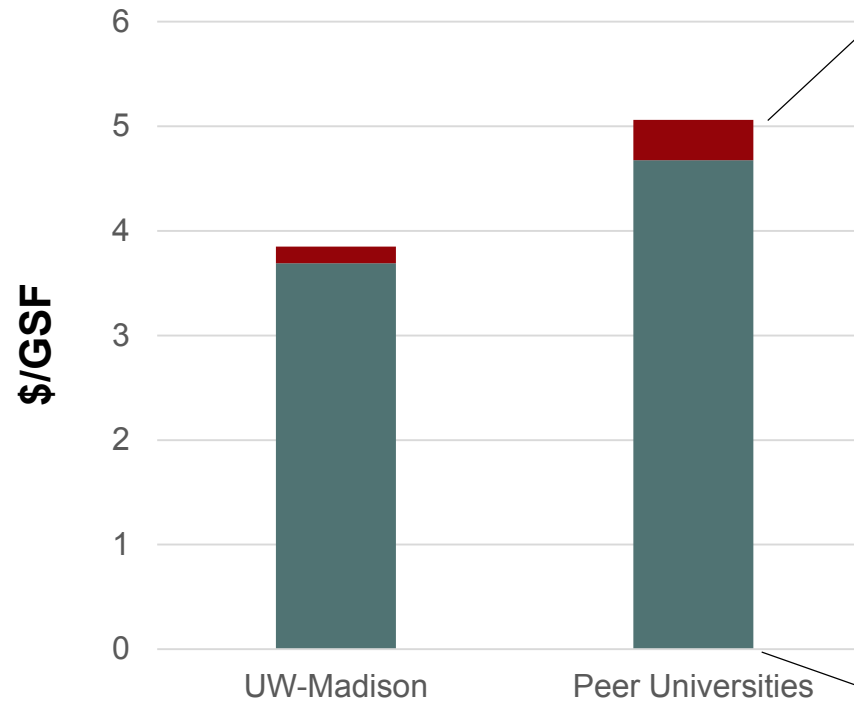
UW-Madison Lags Behind Our Peer Universities

(General Purpose Revenue Supported Space/Excluding Utilities)

FY18 Operations & Maintenance Expenses*

Regionally adjusted

*Including maintenance contribution of the All-Agency program and small projects



Preventive Maintenance

Best practice is 10-12% of budget on PM

UW-Madison is spending ~4% of budget on PM

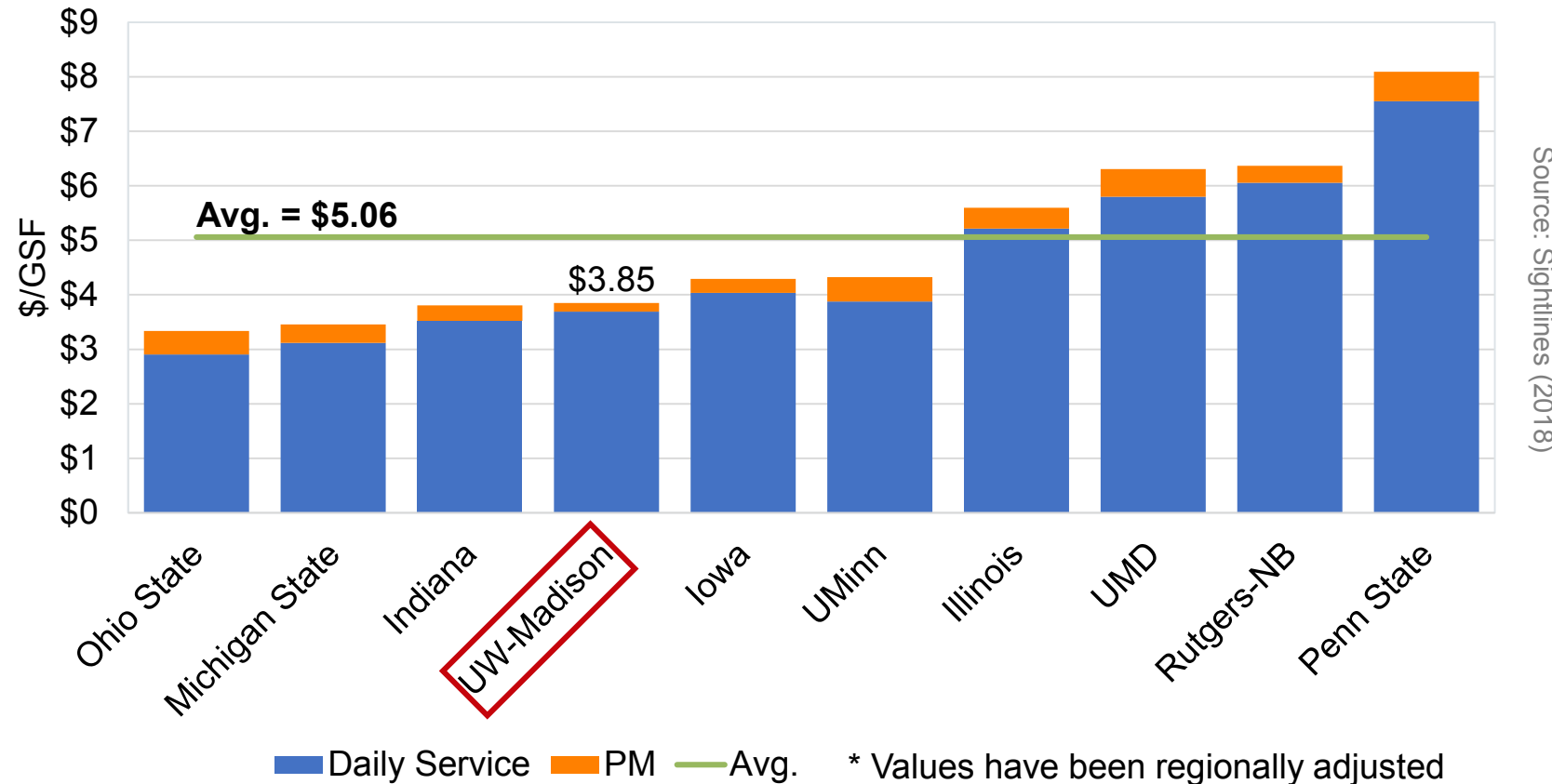
UW-Madison is operating on substantially less than its peer institutions

Source: Sightlines (2018)

Peer Universities: Indiana University, Michigan State University, Ohio State University, Penn State University, University of Iowa, University of Minnesota, Rutgers University, University of Illinois, University of Maryland

UW-MSN vs. Peers: Operations and Maintenance (O&M) \$\$

FY18 Facilities O&M Actuals vs. Big 10 Peers



An additional ~\$1.21 per GSF in Operations and Maintenance spending will allow UW-Madison to match peer average spending. An additional \$21M annually is required.

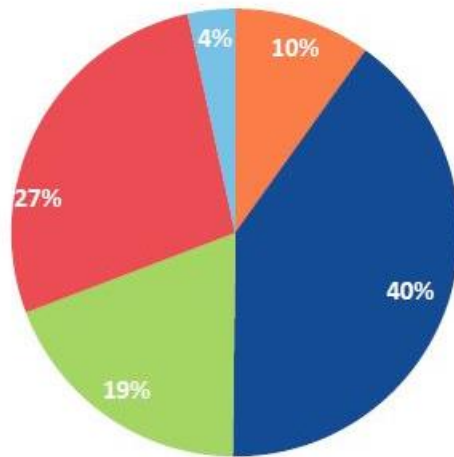
Why are these priorities important?



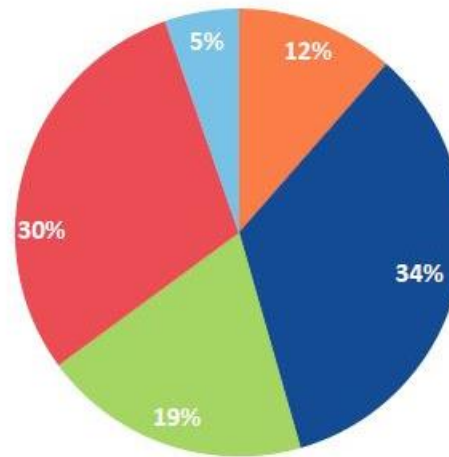
Average Spending By Package vs Peers: 5 Year Average

53% lower investment than Big 10, 56% lower than research peers

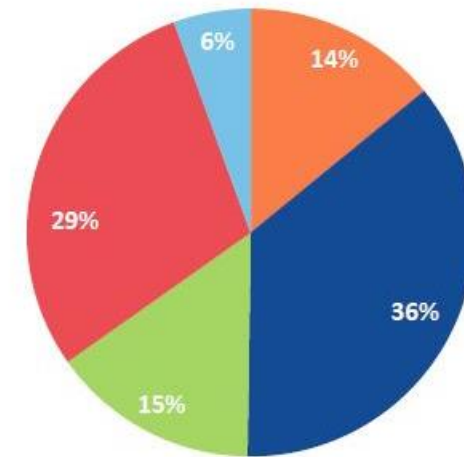
UW Madison Average



Big 10 Peers



Research Peers



■ Building Systems ■ Envelope ■ Infrastructure ■ Non-Facilities ■ Safety/Code ■ Space Renewal

Average Investment

\$2.13/GSF

Average Investment

\$5.97/GSF

Average Investment

\$8.92/GSF

Summary

Challenges

- UW-Madison's facilities and infrastructure are expansive, aged, and fragile
- Failures are increasing in frequency, severity, and unpredictability
- Decaying infrastructure issues emerge as safety risks and program impacts

Strategic Objectives

- Enable the success of UW-Madison
- Ensure safe operations
- Halt the growth of deferred maintenance
- Arrest the declining state of facilities and infrastructure
- Safely deliver work on time and on budget

Increased investment is needed!!

Questions?

2015 Campus Master Plan

-  Campus Development Plan Boundary
-  Existing Building
-  Proposed Building

North





Allen Centennial Garden Master Plan

Benjamin Futa

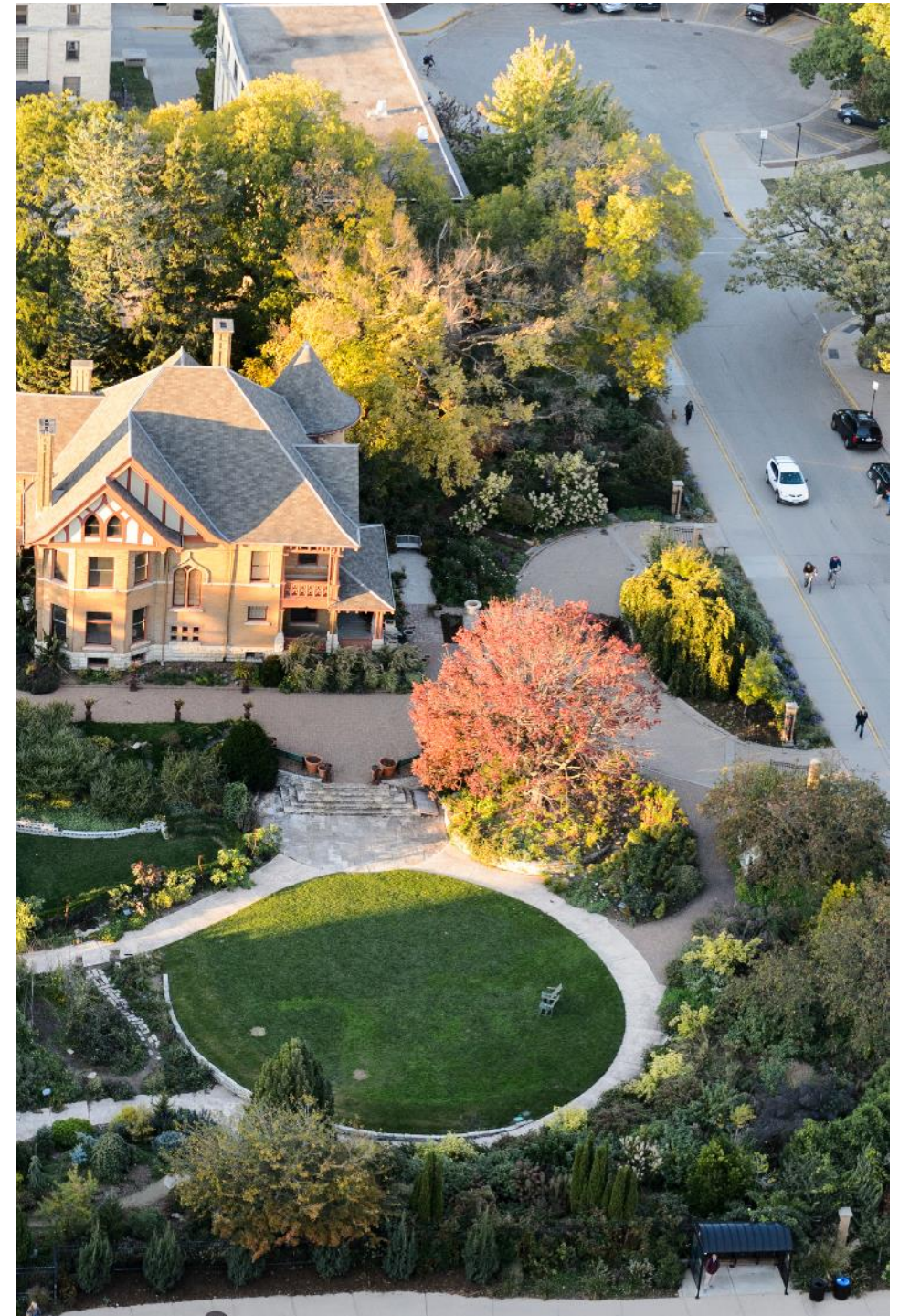
Executive Director, Allen Centennial Garden

University of Wisconsin-Madison

Campus Planning Committee | March 28, 2019

30-SECOND HISTORY

- Teaching garden
- Opened October 1989
- Ag Dean's Residence, National Register of Historic Places – Listed 1984
- No update to master plan since early 1980s
- New Director May 2015, strategic plan, MP update



AGRICULTURAL DEAN'S RESIDENCE

- Built 1896
- Period of significance:
1896-1945
- Conover & Porter Architects
Queen Anne Gothic
- Association with
Significant Persons:
 - Dean William A. Henry
1896-1907 (11 yrs.)
 - Dean Harry L. Russell:
1970-1931 (34 yrs.)
 - Dean Christian L. Christiansen:
1931-1943 (12 yrs.)
 - Dean Edwin B. Fred
1943-1945 (2 yrs.)



Allen Centennial Garden Strategic Plan (2019-'21)

- Programming
- Support
- Horticulture
- Talent
- Communications



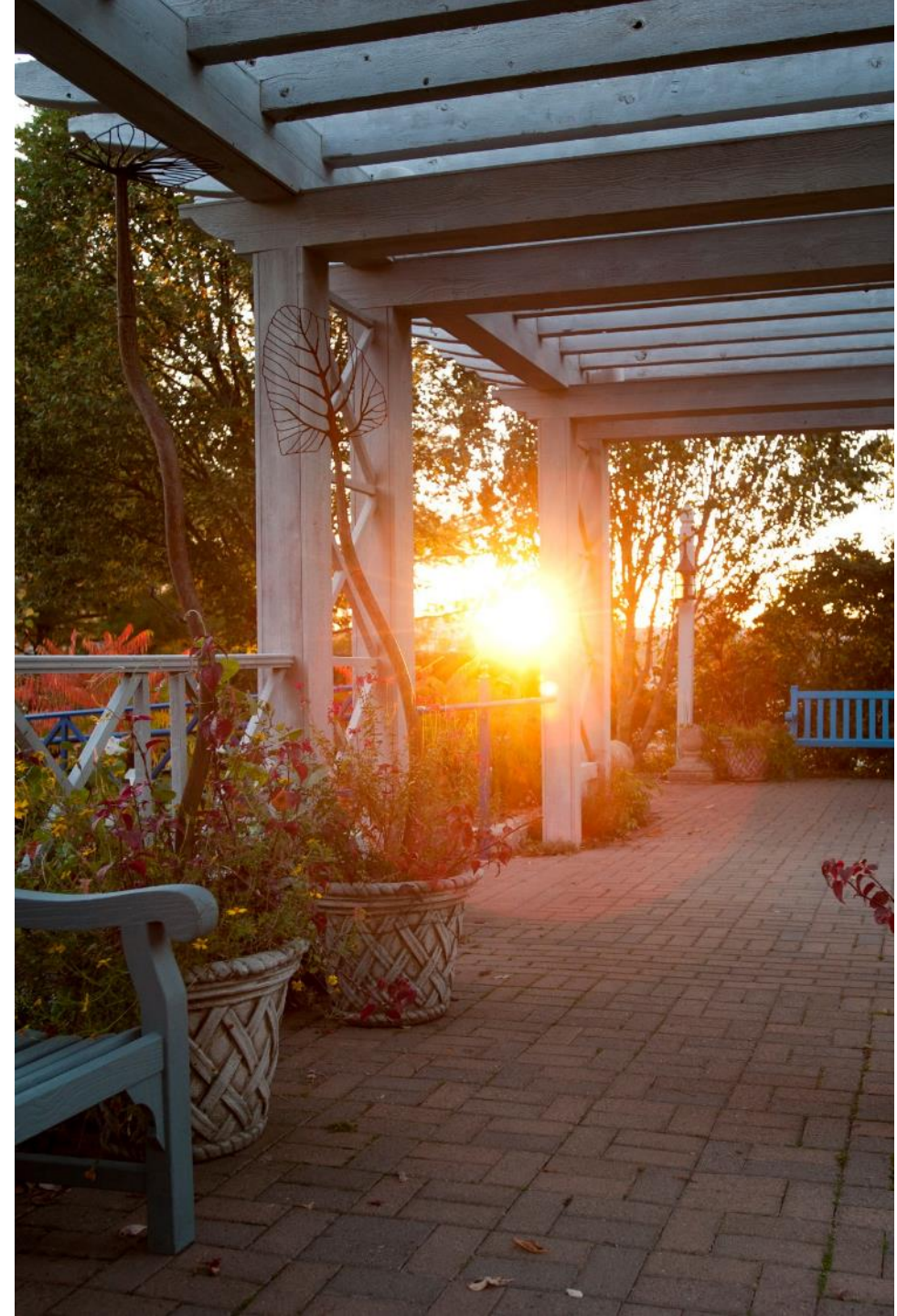
FUNDING MODEL

- \$332,000 annual operating budget
 - 72% endowment
 - 18% annual gifts
 - 10% earned revenue
- \$110,000 in *new* donor support committed for capital projects in 2019-'20
- Friends of ACG
- ~40 active volunteers donating 1,500+ hours/year



THE NEED FOR A PLAN

- Gardening is the slowest of the performing arts.
- The master plan tells the story of the Garden's next great performance.
- The Master Plan is a carefully crafted vision that endeavors not to make the Garden larger, but to fully realize the potential of the existing footprint.
- The Master Plan is a road map, not a construction document. It is intended to be a living document as we move forward.
- Master Plan provides direction for fundraising.



THE NEED FOR A PLAN

- 2015 programming:
3 events, 1,500 participants
- 2018 programming:
158 events, 13,000 participants
- Earned Revenue:
 - FY 2015: \$1,682
 - FY 2018: \$18,785
 - FY 2019: \$17,684 (to date)



THE NEED FOR A PLAN

- Accessibility Upgrades
- Relevance
- Campus Experience / Landmark
- Visitor Experience / Interpretation
- Living Museum / Outdoor Classroom
- Event Space / Facilities Upgrades



“A garden at the heart of campus life, infusing the power of plants into the fabric of our community.”

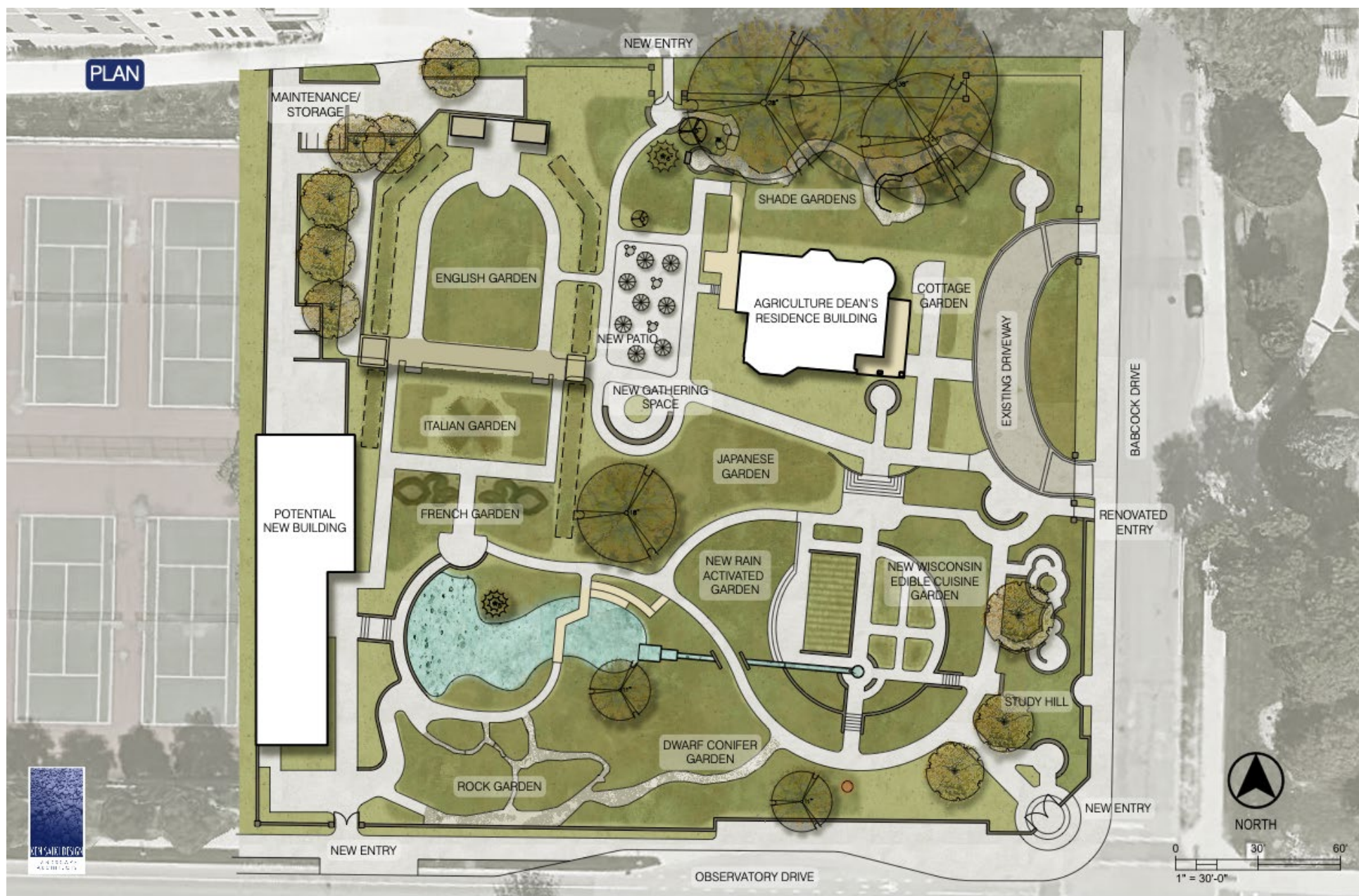


OF | BY | FOR ALL





PROPOSED NEW GARDEN ENTRY AT OBSERVATORY DR. & BABCOCK DR.



ALLEN CENTENNIAL GARDEN MASTER PLAN

ALIGNMENT WITH CALS STRATEGIC INITIATIVES

- Basic Sciences
- **Bioenergy**
- Changing Climate
- Economic and Community Development
- Food Systems
- Health and Wellness
- Healthy Ecosystems



MAJOR RECOMMENDATIONS

Garden EXPERIENCE Recommendations

- Clear and welcoming arrival experience.
- Improved wayfinding, accessibility, and circulation.
- Provide an ordered framework of garden spaces.
- Improve the type and quantity of seating amenities.
- Implement a 'Living Collections' policy.
- Integrate stormwater management.

Garden INFRASTRUCTURE Recommendations

- Provide a larger, separated 'back of house' area.
- Improve data and power connectivity/access.
- Provide permanent lighting controls.
- Assess and upgrade existing irrigation system.





ALLEN CENTENNIAL GARDEN MASTER PLAN

PHASING SUMMARY

Top Priorities (1–5years)

Area 1: \$575,000

Area 2: \$1,138,500 (new entry)

Area 3: \$1,062,000 (reduced cost)

Secondary Priorities (5–15 years)

Area 4: \$573,000

Area 5: \$4,830,000 (support facility)

Area 6: \$255,000

Area 7: \$414,000



COMMITTEES & APPROVALS

February 2, 2016	Project Planning Team Kick-off
May 23, 2016	Project Planning Team Meeting
July 20, 2016	Project Planning Team Meeting
September 29, 2016	Project Planning Team Meeting
November 11, 2016	Project Planning Team Meeting
November 17, 2016	Friends of ACG Presentation
December 15, 2016	UW-Madison Design Review Board
Spring 2018	Project Planning Committee Approval
Spring 2018	CALS & Horticulture Dept. Approval
Summer 2018	Joint West Campus Area Committee
March 2019	Campus Planning Committee

QUESTIONS?

