Facilities Planning & Management Overview
University of Wisconsin–Madison

Bill Elvey, P.E., Associate Vice Chancellor
Facilities Planning & Management
Who We Are and What We Do

• Full spectrum of facilities management activities
• 936-acre main campus; 9,566 acres off-campus
• More than 1,000 employees
• Operating budget of approximately $200 million
• 420 buildings on main campus
• 25 million gross square feet of space
• 2.2 million square feet of research lab space
• .5 million square feet of classroom space
• $2.3 billion in capital projects since 2000
• Two major utilities plants, plus Co-Gen facility
Our Mission

Providing excellence in facilities and services for our university community.
Our Vision
What we aspire to be; What results we seek to create

An inclusive and diverse team,
working together to provide exceptional
Service for our university community.
Our Core Values

People-Centered
Inclusive, engaged, diverse and customer-focused

Stewardship
Sustainable, effective and efficient use of resources

Integrity
Trust, respect, accountability

Innovation and Discovery
Through continuous learning and improvement

Safety
Ensuring a safe and healthy campus environment
Facilities Planning & Management

Issues

• Advancing the FY13-15 capital budget - $179M worth of projects
• Planning for the FY15-17 capital budget
• Planning for the 2015 Campus Master Plan Update
• Lack of delegated authority for design and construction
• Potential sale of state/university property – heating/chilling plants
• Inability to pay the living wage for all FP&M employees
• Skilled trades wages frozen at the 2009 prevailing wage (+1%)
• Implementation of Engagement, Inclusion and Diversity Plans
• Application of performance metrics to track, evaluate and improve services
• Change in parking rates (reducing from 3 to 2 rates over six years)
Capital Planning and Development
Dan Okoli, University Architect and Director
Capital Planning and Development

Major Duties

Capital Budget
- Work with the AVC to navigate UW System and State approval process and other major project issues
  - Since 2000, $2.3 billion worth of capital projects have been completed
  - Develop campus’ biennial capital budget requests

University Architect
- Review design for all major projects to ensure aesthetic intent of the campus master plan is met
  - Since 2005, the Design Review Board has held 102 reviews (42 separate projects)

Project Managers
- Work with customers and stakeholders through all phases of project
  - Approximately $700.5 M worth of projects currently in various phases of planning, design, and construction
Capital Planning and Development

Major Initiatives
Sustainability/LEED -Certified five campus LEED projects
• UW Medical Faculty Centennial Building – Gold Certified
• School of Education – Platinum Certified
• Wisconsin Institutes for Discovery – Gold Certified
• Union South – Gold Certified
• Nancy Nicholas Hall – Gold Certified
• McClain Center – Silver Certified
• Currently tracking 9 other projects seeking LEED ratings of silver or higher

Internships and Capstone Course Collaboration
• Developing an internship program that challenges students and young professionals, providing experiences that reinforce classroom learning

Post-occupancy Surveys
• Developing measures to assess user satisfaction of completed projects
• Creating users’ evaluations of project teams
2013-15 Capital Budget Enumerated Projects

- Meat Science and Muscle Biology Laboratory
  $42,877,000  GFSB/Gift

- Center for Dairy Research and Babcock Dairy Plant Expansion
  $31,920,000  GFSB/Gift

- University Houses Renovation
  $15,000,000  Program Revenue

- Sellery/Witte Halls Renovation
  $47,004,000  Program Revenue

- Memorial Union Renovation Phase II
  $42,085,000  Program Revenue/Gift
Capital Budget Process Diagram

1. Chancellor
2. Facilities, Planning and Management
3. UW-Madison
4. UW-System
5. UW-System Administration
6. Board of Regents
7. Division of Facilities Development
8. Governor
9. State Building Commission
10. State of Wisconsin
11. Committee on Joint Finance
12. State Legislature
13. UW-Madison
14. UW-System
15. UW-System Administration

- 8 months
- 10 Months
- 10 months
# Capital Budget Timeline

**UW - MADISON**  
**2015-17 Capital Budget Timeline**

## Timeline

**Dec 2012-Feb 2013**  
- FPM and Schools, Colleges and Divisions meet to discuss physical planning issue  
- Schools, Colleges and Divisions develop Facility Issues Statements

**Spring 2013**  
- Facility Issue Statements due to FPM  
- CPC selects highest priority issues statements for development into Project Requests

**Fall 2013**  
- CPC Recommendations 2015-17 Capital Budget to Chancellor

**Winter 2013**  
- Chancellor Approves 2015-17 Capital Budget

**Feb 2014**  
- UW System Reviews 2015-17 Capital Project requests, develops a system wide capital budget request and briefs BOR

**Aug 2014**  
- FPM submits 2015-17 Capital Budget Request to UW System

- Board of Regents approves 2015-17 UW Capital Building Program

## Additional Details

**Sep 2014**  
- UW System submits a BOR approved system-wide 2015-17 Capital Budget request to DOA

**Fall 2014**  
- DOA Analyzes 2015-17 capital budget requests received from all state agencies

**Jan - Feb 2015**  
- DOA recommends a 2015-17 Capital Budget to the Governor and State Building Commission

**Mar 2015**  
- SBC approves 2015-17 Capital Budget

**Apr 2015**  
- Joint Finance Committee approves 2015-17 Capital Budget

**May-June 2015**  
- WI Legislature adopts 2015-17 biennial budget and sends to Governor

**Jul 2015**  
- Governor signs 2015-17 State Budget

## Legend

- FPM Action
- School/College Action
- CPC Action
- UW System Action
- State Action
Campus Planning & Landscape Architecture
Gary Brown, PLA, Director
Campus Planning & Landscape Architecture

Staff Overview

- 3, professional, registered landscape architects
- 1, professional civil engineer/zoning coordinator
- 1, facilities access specialist
- 1, cultural & historic resources manager
- 3, Lakeshore Nature Preserve staff
- 3, student interns
Campus Planning & Landscape Architecture

Major Duties

• Develop, maintain and implement the comprehensive 20-year Campus Master Plan every 10 years
• Facilitate district, college and unit sub-master plans
• Facilitate all site & landscape architecture planning & design
• Facilitate all municipal zoning approvals
• Facilitate all neighborhood review processes for capital projects
• Coordinate all physical facilities access and ADA accommodations
• Promote universal design for all new & remodeled facilities
Campus Planning & Landscape Architecture

Major Duties

• Manage cultural and historic resources including public art

• Facilitate review and negotiate mitigation of impacts on historic resources with the Wisconsin Historical Society

• Facilitate Environmental Impact Statements/Assessments and review all projects to assure compliance with the Wisconsin Environmental Policy Act

• Provide field management and oversight of volunteer program in the 300-acre Lakeshore Nature Preserve

• Provide outreach activities and promote academic and research use within the Lakeshore Nature Preserve
Campus Planning & Landscape Architecture

Lakeshore Nature Preserve
2005 Campus Master Plan – “Recreating Ourselves in Place”

- How much should we build?
- Where should buildings be sited and what should they look like?
- How much open space should be protected or created?
- How can we improve our transportation and utility systems?
Campus Master Plan

PLANNING PRINCIPLES

A Spectacular Setting

Experience of Place

Connections

Edges and Boundaries

The Environmental Campus

Regional Community
Goals of the 2005 Campus Master Plan

1) **Sustainability**
   - Protect, enhance and celebrate our lakeside setting.
   - Develop sustainable design guidelines to build more “green” facilities - "UW Builds Green"
   - Reduce our impact on the land.
   - Manage and reduce our overall energy consumption – “We Conserve”

2) **Community, Academic & Research Connections**
   - Promote the Wisconsin Idea by enhancing our physical, academic and community connections.
   - Replace aging buildings, add research space and improve academic facilities - **36 completed major projects**
   - Promote interdisciplinary learning and research with flexible facilities. - **12 projects in construction**
     - **9 projects in design/planning**

3) **Student Life**
   - Renovate, restore and rebuild the Wisconsin Union facilities – **Wisconsin Unions Master Plan**
   - Add to our on-campus housing capacity to meet demand of first year students – **UW Housing Master Plan**
   - Upgrade our recreational facilities – **UW Rec Sports Master Plan – UW Athletics Master Plan**
   - Create new outdoor spaces for more informal outdoor gatherings.
Goals of the 2005 Campus Master Plan

4) Buildings & Design Guidelines
   - Preserve significant historic buildings. (Chamberlin, Washburn, Sterling, Education, Human Ecology...)
   - Renovate existing buildings whenever possible and remove obsolete buildings for redevelopment.
   - Provide buildings that can be easily renovated or reprogrammed that last 100+ years.
   - Define existing neighborhoods of design and develop design guidelines for future buildings – Design Guide

5) Open Space
   - Protect and enhance our existing open spaces and create new gathering areas.
   - Maintain Lakeshore Nature Preserve for teaching, research and outreach – Lakeshore Preserve Master Plan
   - Protect and enhance known historic cultural resources, landscapes and quads – Cultural Landscape Report

6) Transportation & Utilities
   - Provide attractive options to driving alone to, from and around campus – Transportation Demand Mgmt Plan
   - Maintain existing parking capacity of 13,000 spaces – Long Range Transportation Master Plan
   - Reduce surface parking and increase structured parking to free up space for new facilities and open space.
   - Increase pedestrian safety, add bike lanes/paths and increase bicycle commuting facilities.
   - Plan for future commuter rail and other transportation system options – Transport 2020 Plan
   - Provide for a reliable utility network to meet current & future needs – Utility Master Plan.
The 2005 Campus Master Plan shows potential growth of approx. 7 million GSF. Currently, there are 22.3 million GSF on the main campus. Approximately 17 acres of new open space are included in the plan. Holding at the required maximum of 13,000 parking spaces.
• Less surface parking and more structured parking
• More buses on shorter circulator routes
• More bike lanes/paths & pedestrian improvements
• Roadway and intersection improvements
2005 Campus Master Plan

So... what have we done since 2005?

Existing UW Buildings
Proposed Buildings
Non-UW Madison Buildings
Campus Boundary
Joint Redevelopment Zones
Proposed Joint Building Projects
Major Projects Completed or in Development since 2005

- Approx. 35% of major project recommendations have been completed or are in development
- $1.85 billion completed ($530M GFSB, $725M G/G, $595M PR)
- $315 million in construction ($167M GFSB, $109M G/G, $39M PR)
- $175 million in planning/design ($16M GFSB, $81M G/G, $78 M PR)
- Next Master Plan update scheduled for 2014-15