

11/26/2018

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, December 6, 2018

9:00 a.m. – 10:15 a.m.

UW-La Crosse Student Union

Room 3310

521 East Ave. N., La Crosse, Wisconsin

- a. Approval of the Minutes of the October 4, 2018 Meeting of the Capital Planning and Budget Committee
- b. UW-Milwaukee: Authority to Construct the Northwest Quadrant Student Health Services Remodel Project and Approval of a Waiver of Regent Policy Document 19-8  
[Resolution I.3.b.]
- c. UW-Milwaukee: Approval to Demolish Northwest Quadrant Building A  
[Resolution I.3.c.]
- d. UW-Platteville: Authority to Construct the Boebel Hall Addition and Renovation – Phase II Project  
[Resolution I.3.d.]
- e. UW-Stout: Authority to Increase the Budget for the Price Commons First Floor Renovation Project  
[Resolution I.3.e.]
- f. UW System: Authority to Increase the Budget for the UW-River Falls Dairy Plant Remodel Project  
[Resolution I.3.f.]
- g. UW System: Authority to Construct Maintenance and Repair Projects  
[Resolution I.3.g.]
- h. UW System: Authority to Execute the Remainder of the Design Contract and Construct the UW-Madison Biochemistry Building Loading Dock Renovation Project  
[Resolution I.3.h.]
- i. UW System: Authority to Execute the Remainder of the Design Contract and Construct the UW-Madison Engineering Hall Plaza Entrance Project  
[Resolution I.3.i.]

- j. UW System: Authority to Execute the Remainder of the Design Contract and Construct the UW-Madison Primate Center Backup Generator Project  
[Resolution I.3.j.]
- k. UW-Madison: Authority to Construct the UW-Extension Lowell Hall Floors 2-4 Renovation Project  
[Resolution I.3.k.]
- l. UW System: Authority to Execute the Remainder of the Design Contract and Construct the UW-Madison Upham Woods Administration Building Replacement Project  
[Resolution I.3.l.]
- m. UW System: Lease Renewals for University of Wisconsin System Administration  
[Resolution I.3.m.]
- n. UW System: Semi-Annual Status Report on Leasing
- o. UW System: Semi-Annual Status Report on UW Solely Managed Capital Projects
- p. UW-La Crosse Presentation: *Transforming Science Education at UWL*
- q. UW System Presentation: *Building Condition Update and GIS System*
- r. Report of the Associate Vice President  
Update on the Capital Budget

Authority to Construct the Northwest  
Quadrant Student Health Services  
Remodel Project and Approval of a  
Waiver of Regent Policy Document  
19-8, UW-Milwaukee

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Northwest Quadrant Student Health Services Remodel project for an estimated total cost of \$7,700,000 Program Revenue Supported Borrowing and to waive Regent Policy Document 19-8 to allow the use of segregated fees to fund improved student health services facilities.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Milwaukee

**REQUEST:** Authority to construct the Northwest Quadrant Student Health Services Remodel project for an estimated total cost of \$7,700,000 Program Revenue Supported Borrowing and to waive Regent Policy 19-8 to allow the use of segregated fees to fund improved student health services facilities.

**PROJECT DESCRIPTION:**

The project will remodel approximately 24,000 SF of space in the Northwest Quadrant (NWQ) facility for Student Health Services on the seventh and eighth floors of the NWQ Building D. The new facility will replace the 14,180 GSF Norris Health Center. Space will be provided for services needed in a campus basic health module that include:

- Clinical Services: medical exam rooms, nursing, medical practitioner offices, pharmacy, lab and support spaces.
- Mental Health and Counseling Services: practitioner offices/counseling space, education space and support spaces.
- Alcohol and Other Drug Abuse Counseling: practitioner offices/counseling space, education space, and support spaces.
- Health Education, Health Promotion, and Prevention Services: practitioner offices, education space, and support spaces.
- Public Health: utilizing both clinical and mental health space.

The NWQ site houses the former Columbia St. Mary's (CSM) hospital campus. CSM moved to a new facility in 2009, and in May of 2010 NWQ was purchased by the State, adding 10.9 acres and 828,000 GSF of building space to the campus. This is the largest addition of land and existing building area to the campus since the acquisitions of the Downer Seminary, Downer College, and the Milwaukee University School properties between 1961 and 1965. It will provide about half of the space needs that were identified by the 2010 Campus Master Plan.

**PROJECT JUSTIFICATION:**

The NWQ buildings have received minimal maintenance since the early 1990s in anticipation of the hospital's move to new facilities. The mechanical systems for heating and cooling that serve multiple floors of NWQ Building D will be repaired by the NWQ Renovation project to suitable condition for continued use. Electrical outlets, lighting, phone, and data will need to be upgraded for the new uses.

Student Health Services has been located in the Norris Health Center for the last 30 years, since its acquisition as part of the Milwaukee-Downer College purchase. It was built in 1961 to house student health and nursing for Milwaukee-Downer College and UW-Milwaukee when the university's headcount was 8,713. Increases in student enrollment and changes in clinical and mental health care delivery have necessitated staffing growth and the need for additional confidential and educational work space. Changes were made in Norris to address the need for more space, starting in the late 1990s when the attic was finished, to bring the total space to 14,180 GSF.

From 2005 to 2008 continued space shortages led to the relocation of four health service administrative functions: purchasing, IT, business, and human resources to Merrill Hall. Still later, in a continuing effort to improve crowded conditions and meet standards for the counseling and consultation department, Student Health Promotion and Wellness was relocated to the Student Union.

The Health Center has about 25,000 student visits per year. With peak visits at 200 per day, or 25 visits per hour, that building can only service the most basic needs. The new space will be sized to reduce wait time and provide adequate services so that students do not need to go to local hospital emergency rooms for basic procedures.

An updated facility will also ensure continued accreditation from the Accreditation Association for Ambulatory Health Care and meet the standards of the International Association of Counseling Services for student quality of care. Accreditation assessment is underway and a plan for facilities improvement is advantageous towards achieving continued accreditation.

After the relocation of student health, the space in Norris will be utilized as temporary swing space for various departments during the construction of other projects, followed by final long-term use. The NWQ space proposed for this project is currently empty and available for remodeling.

During design, the project scope and space needs were adjusted to reflect operational and programmatic efficiencies, as well as a desire to reduce costs for students, thereby reducing the overall square footage need by 13,000 NSF. A revised cost estimate based upon the 24,000 NSF program allowed the university to reduce the overall cost of the project from \$11,066,000 to \$7,700,000.

On October 26, 2018, the UWM Student Association Senate Finance Committee voted to approve the waiver to use segregated fee funds to pay for the NWQ Student Health Services Remodel Project and to redirect a \$29 annual fee presently being collected for athletics capital projects to fund the NWQ Student Health Services Remodel Project, beginning in FY 2023. Thus, the funding of the project will not increase the current UWM student segregated fees used for capital purposes.

<u>Fiscal Year</u>				<u>Project Fee Impact</u>			<u>Description</u>
				<u>Increment</u>		<u>Total</u>	
2023	to	2043	\$	29	\$	1497	On October 26, 2018, the Student Association Senate Finance Committee voted to approve the waiver to use segregated fee funds to pay for the NWQ Student Health Services Remodel Project and redirect the Athletics Capital segregated fee in FY23 to fund the NWQ Student Health Services Remodel Project debt.

The Board of Regents recently approved a waiver of Regent Policy 19-8 on behalf of UW-Stevens Point for its student health and wellness project at its August 2018 meeting. As was discussed at that time, it is highly unlikely that General Funds Supported Borrowing will materialize to support the project.

**BUDGET/SCHEDULE:**

Construction	\$5,384,000
Design	\$392,000
DFDM Mgt.	\$248,000
Contingency	\$808,000
Equipment	\$700,000
Other Fees	\$168,000
<b>TOTAL</b>	<b>\$7,700,000</b>

A/E Selection	Jan 2017
Design Report	Jun 2019
SBC Approval	Aug 2019
Bid Opening	Aug 2020
Start Construction	Oct 2020
Substantial Completion	Jul 2022
Final Completion	Oct 2022

**PREVIOUS ACTION:**

October 5, 2012  
Resolution 10128

Recommended that the Northwest Quadrant Student Health Services Remodel project at an estimated cost of \$11,066,000 Program Revenue Supported Borrowing be submitted to the Department of Administration as part of the UW System 2013-15 Capital Budget request. The project was subsequently enumerated at that amount.

Approval to Demolish Northwest  
Quadrant Building A, UW-Milwaukee

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Milwaukee Chancellor and the President of the University of Wisconsin System, approval be granted to demolish Northwest Quadrant Building A as part of the Northwest Quadrant Renovation project.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Milwaukee

**REQUEST:** Approval to demolish Northwest Quadrant Building A as part of the Northwest Quadrant Renovation project.

**PROJECT DESCRIPTION:**

The project to renovate the Northwest Quadrant (NWQ), the former Columbia/St. Mary's hospital complex, will address critical life safety and building code upgrades. Newly renovated space will serve as office and support space for various academic departments as well as for the College of Health Sciences and the College of Nursing. The scope includes the addition and upgrade of automatic fire sprinklers and fire protection systems; fire separation; egress lighting; elevator modifications; associated architectural, mechanical, electrical, and plumbing systems (MEP); asbestos abatement; and accessibility improvements. Project work will be completed in phases to allow the relocation of occupants.

The NWQ is comprised of seven facilities (named buildings A through G). Exterior envelope repairs for Buildings C and D will be performed to restore the integrity and improve energy efficiency. Buildings C and D will receive minor mechanical, electrical, and plumbing modifications to accommodate the proposed uses and achieve an additional 20 to 30 years of useful life. The work for the College of Health Sciences and the College of Nursing includes remodeling space in Buildings C and D to create new academic space and instructional laboratories.

**PROJECT JUSTIFICATION:**

This project is needed to address critical life safety and building code upgrades. Critical life safety changes are required to bring the buildings, which were constructed between 1919 and 1993, into compliance with building codes and the appropriate business occupancy. The most significant issue to be corrected is the lack of a fully automatic fire sprinkler system throughout the complex. Fire separations, egress lighting, and elevators also need to be updated. The MEP and fire protection systems are past their useful lives, energy inefficient, and in need of replacement in Buildings A and B. The building envelopes of Buildings A, B, and now D require repairs that include replacement of failing windows. Infrastructure systems in Buildings C and D are more recent and in better condition, but require modest renovations to the mechanical, electrical, and plumbing systems to extend their usability for the next 20 to 30 years. Basic infrastructure work is required before functional renovations can be completed.



During the design phase of the project it was determined that renovation of NWQ Building A would be more costly than replacement given its original construction type. The university, in consultation with the Division of Facilities Development and Management, is evaluating various options ranging from little to no renovation, mothballing the facility, or demolition. Therefore, given that the original project request did not provide for demolition of any NWQ facility, the university is requesting approval to demolish Building A, if the cost benefit analysis supports that action.

**PREVIOUS ACTION:**

<p>August 18, 2016 Resolution 10745</p>	<p>Recommended that the Northwest Quadrant Renovation project at an estimated cost of \$69,073,000 (\$63,693,000 General Fund Supported Borrowing, \$3,200,000 Program Revenue Supported Borrowing and \$2,180,000 Gifts/Grants) be submitted to the Department of Administration as part of the UW System 2017-19 Capital Budget request. The project was subsequently enumerated at \$52,180,000 (\$46,800,000 General Fund Supported Borrowing, \$3,200,000 Existing Program Revenue Supported Borrowing, and \$2,180,000 Gifts/Grants).</p>
<p>June 6, 2018 Resolution 11063</p>	<p>Granted authority to construct the Northwest Quadrant Renovation project for an estimated total cost of \$52,180,000 (\$46,800,000 General Fund Supported Borrowing, \$3,200,000 Existing Program Revenue Supported Borrowing, and \$2,180,000 Gifts/Grants).</p>

Authority to Construct the Boebel  
Hall Addition and Renovation –  
Phase II Project, UW-Platteville

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Platteville Chancellor and the President of the University of Wisconsin System, authority be granted to construct the Boebel Hall Addition and Renovation – Phase II project for an estimated total cost of \$23,772,000 General Fund Supported Borrowing.

# THE UNIVERSITY OF WISCONSIN SYSTEM

## REQUEST FOR BOARD OF REGENTS ACTION DECEMBER 2018

**INSTITUTION:** University of Wisconsin-Platteville

**REQUEST:** Authority to construct the Boebel Hall Addition and Renovation – Phase II project for an estimated total cost of \$23,772,000 General Fund Supported Borrowing.

### **PROJECT DESCRIPTION:**

This project constructs 3,800 GSF and renovates 46,315 GSF of Boebel Hall to support instructional laboratories, undergraduate research space, and general assignment classrooms. The majority of the 2,443 GSF new space will be infill-construction on the south side of the first floor, 580 GSF on the northeast corner of the second floor, and the remaining 791 GSF as a new addition for a southeast corner entrance area. This is the second and final phase of a two-phased project. The fully renovated facility will support the space needs of the departments of biology, chemistry, and geography and geology coursework.

Spaces for the Department of Biology includes labs for general biology, molecular biology, anatomy and physiology, microbiology, and botany. Laboratory support spaces will include a cadaver lab and storage room, an animal housing area, and a surgery room. The third floor greenhouse will be renovated and spaces for Chemistry class laboratories and support will be included. Space for Geography and Geology programs will include physical geography, geology and Geographic Information Systems (GIS) labs. Shared spaces will include one general assignment classroom and collaboration spaces.

This project renovates the mechanical, electrical, telecommunications, and fire detection systems. Select infrastructure upgrades will be made to integrate new and existing systems and maintain safety and compliance.

### **PROJECT JUSTIFICATION:**

Since 2005, overall enrollment has increased at a steady pace. The Fall 2005 headcount enrollment was 6,145 and the Fall 2017 headcount enrollment was 8,558, a 39% increase. The proposed renovation is driven by enrollment growth and the development of approved new science, technology, engineering, and mathematics (STEM) academic programs. New biology programs added in 2007 include Bio-Health/Physiology, Ecology, and Molecular Genetics. A new geographic information systems minor was added in 2008. Between 2000 and 2015 the number of biology majors has doubled in addition to increases in biology minors or non-biology students who take biology courses as prerequisites or electives. The utilization rate of the foundational chemistry labs, which support programs in all the colleges, is oversubscribed by UW System standards. It is

projected that biology will continue to be one of the university's fastest growing majors. The laboratories and support spaces cannot accommodate this increased demand or related pedagogical changes without the proposed renovation.

Lack of sufficient laboratory space has created severe scheduling constraints, often causing students to take required coursework out of sequence or lengthening the time to graduation. It also has limited the open laboratory periods that support development of hands-on-skills, as well as lab-based study, review, and project work. Due to the lack of appropriate research space, an abandoned darkroom serves as an ad hoc research space without the appropriate infrastructure to support that function. There is inadequate space for faculty and laboratory support staff to prepare materials, which results in those activities being performed in the main instructional spaces, rendering them unavailable for scheduled instruction. Chemical safety and hygiene standards have changed dramatically in the 38 years since the current labs were designed and constructed, especially as they relate to ventilation. Many of the laboratory spaces have inadequate or no fume hoods. Animal housing and procedure rooms lack adequate room ventilation and environmental controls, which causes air and odors to migrate to adjacent spaces. The cadaver secure storage area that supports biology instruction is located in a different campus building, forcing some laboratory work to be performed in the cadaver storage area itself.

In addition to the direct support of instruction and research, this project accommodates community outreach with the creation of three new collaboration spaces to support K-12 programs that are focused on increasing awareness and familiarity with the STEM fields.

**BUDGET/SCHEDULE:**

Construction	\$17,517,000	A/E Selection	Jan 2017
Design	\$1,595,000	Design Report	Aug 2018
DFDM Mgt.	\$771,000	SBC Approval	TBD 2019
Contingency	\$1,740,000	Bid Opening	May 2019
Equipment	\$1,797,000	Start Construction	Jul 2019
Other Fees	\$352,000	Substantial Completion	Sep 2020
<b>TOTAL</b>	<b>\$23,772,000</b>	Final Completion	Dec 2020

**PREVIOUS ACTION:**

Resolution 10745  
August 18, 2016

Recommended that the Boebel Hall Addition and Renovation – Phase II project at an estimated cost of \$23,772,000 General Fund Supported Borrowing be submitted to the Department of Administration as part of the UW system 2017-19 Capital Budget request. The project was subsequently enumerated at that amount.

**REVISED**

Authority to Increase the Budget for  
the Price Commons First Floor  
Renovation Project, UW-Stout

REVISED

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stout Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget for the Price Commons First Floor Renovation project by \$900,000 Program Revenue Supported Borrowing \$100,000 Cash for a revised estimated total cost of \$8,573,000 (\$8,473,000 Program Revenue Supported Borrowing and \$100,000 Cash).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Stout

**REQUEST:** Authority to increase the budget for the Price Commons First Floor Renovation project by \$900,000 Program Revenue Supported Borrowing \$100,000 Cash for a revised estimated total cost of \$8,573,000 (\$8,473,000 Program Revenue Supported Borrowing and \$100,000 Cash).

**PROJECT DESCRIPTION:**

This project will remodel approximately 21,000 SF of the existing first floor of Price Commons to update finishes and reconfigure the existing layout. The mechanical systems will be upgraded for the basement and first floor as well as the addition of fire suppression for the entire facility. The project will also replace the existing doors, frames, and sidelights of the four entry vestibules.

During the design phase of this project it was discovered that the university planned to replace the windows and entry vestibules in the near future as a separate All Agency project. Since this first floor remodeling project already included a significant amount of building envelope maintenance and repair, the scope was expanded to include the windows and vestibule work.

**PROJECT JUSTIFICATION:**

This budget increase is necessary due to a significant number of unforeseen conditions that have hindered the renovation of Price Commons. Water infiltration at the patio deck and other envelope locations was found to be more invasive than estimated and would require additional work to include the repair of structural deck panels. Electrical and mechanical conditions did not match the existing conditions requiring electrical circuits to be relocated and duct work be re-routed. These and other complications have quickly used most of the project contingency funds. This requested increase covers the anticipated cost and restores the project contingency to an acceptable amount.

**BUDGET/SCHEDULE:**

Construction	\$6,682,000
Design	\$482,000
DFDM Mgt.	\$261,000
Contingency	\$770,000
Equipment	\$308,000
Other Fees	\$70,000
<b>TOTAL</b>	<b>\$8,573,000</b>

SBC Approval	Jun 2017
A/E Selection	Jun 2016
Design Report	Sept 2017
Bid Opening	Mar 2018
Start Construction	May 2018
Substantial Completion	Aug 2019
Final Completion	Sept 2019

**PREVIOUS ACTION:**

- August 21, 2014  
Resolution 10393
- Recommended that the Price Commons First Floor Renovation project at an estimated cost of \$6,744,000 Program Revenue Supported Borrowing be submitted to the Department of Administration as part of the UW System 2015-17 Capital Budget request. The project was subsequently enumerated at that amount.
- June 9, 2017  
Resolution 10880
- Granted authority to increase the budget of the Price Commons First Floor Renovation project by \$829,000 Program Revenue Supported Borrowing and construct the project for an estimated total cost of \$7,573,000 Program Revenue Supported Borrowing.

Authority to Increase the Budget for  
the UW-River Falls Dairy Plant  
Remodel Project, 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 increase the project budget for the UW-River Falls Dairy Plant Remodel project by \$500,000 Program Revenue Cash for a revised estimated total cost of \$2,440,000 (\$915,000 General Fund Supported Borrowing, \$1,000,000 Existing-General Fund Supported Borrowing, and \$525,000 Program Revenue Cash).



**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin System

**REQUEST:** Authority to increase the project budget for the UW-River Falls Dairy Plant Remodel project by \$500,000 Program Revenue Cash for a revised estimated total cost of \$2,440,000 (\$915,000 General Fund Supported Borrowing, \$1,000,000 Existing-General Fund Supported Borrowing, and \$525,000 Program Revenue Cash).

**PROJECT DESCRIPTION:**

The scope of this project expands the dairy pilot plant by annexing the adjacent, underutilized, fruit/vegetable pilot plant, and renovates the space to accommodate donated modern dairy processing equipment. A collaborative fundraising program led jointly by the College of Agriculture, Food and Environmental Sciences (CAFES) and the UWRF Foundation has secured the donation of fixed process equipment, process piping, and special moveable equipment for the processing of raw milk and the making of cheese and ice cream.

**PROJECT JUSTIFICATION:**

CAFES has actively demonstrated a commitment to providing hands-on education in dairy processing and manufacturing for nearly 40 years. In 1975, faculty and staff set up a temporary dairy processing facility in the former food service facilities in the Emogene Nelson Building. A new food science and processing facility was built and dedicated in 1982, with the food pilot plants beginning operation in 1983. With more than 30 years of continuous use in academic programming, the dairy pilot plant is in need of significant updating and renovation.

Bids for this project were opened on March 8, 2018. There were insufficient funds in the project budget to accept the bids received. Additional funds were approved to accept the bids in April 2018.

Between the time the equipment was originally promised in 2014 and when construction began in 2018, the donors were able to provide newer, more advanced, and more robust equipment. Some of this newer equipment does not align with the project as designed and modest modifications in the building's infrastructure are required.

The proposed changes include replacing interior and exterior doors to accommodate larger equipment and the installation of an ice-bank type process water chilling system to rapidly cool milk and cream products. Other modifications include the installation of a larger and more sophisticated motor control center to handle greater electrical loads for pumps and motors and replacement of the building's transformer due to the increased electrical loads.

The plant regularly serves numerous students in a variety of introductory and advanced courses each semester. In addition, 20 students each semester are employed part-time in the plant as part of an internship program or to complete their apprenticeship requirements for a Wisconsin Cheese Maker's License. The dairy pilot plant also accommodates outreach programming in conjunction with the dairy industry as well as housing research in dairy product development and processing. Receipt of more advanced and up-to-date equipment will provide students with the experience and requisite skills to meet the needs of the dairy industry.

**BUDGET/SCHEDULE:**

Construction	\$1,854,000	SBC Approval	Jun 2014
Design	\$230,000	A/E Selection	Apr 2015
DFDM Mgt.	\$66,000	Bid Opening	Mar 2018
Contingency	\$250,000	Start Construction	Jun 2018
Other Fees	\$40,000	Substantial Completion	Nov 2018
<b>TOTAL</b>	<b>\$2,440,000</b>	Final Completion	March 2019

**PREVIOUS ACTION:**

August 23, 2012  
Resolution 10101

Recommended that the Classroom Renovation/IT Improvements project \$10,000,000 GFSB be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2013-15 Capital Budget request at an estimated total project cost of \$10,000,000 General Fund Supported Borrowing.

June 6, 2014  
Resolution 10375

Approved the allocation of the 2013-15 Classroom Renovation/Instructional Technology Improvement Program funds and granted authority to: (a) increase the program budget by \$4,377,600 (\$4,069,600 General Fund Supported Borrowing-All Agency Programmatic Remodeling and Renovation Funds, and \$308,000 Institutional Funds); and (b) construct the related projects at an estimated total cost of \$14,377,600 (\$10,000,000 General Fund Supported Borrowing, \$4,069,600 General Fund Supported Borrowing All Agency Programmatic Remodeling and Renovation Funds, and \$308,000 Institutional Funds) and allow the Division of Facilities Development to transfer balances, adjust individual project budgets and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within authorized funding.

April 6, 2018  
Resolution 11030

Granted authority to increase the project budget of the UW-River Falls Dairy Plant Remodel project by \$1,000,000 Existing General Fund Supported Borrowing to accept bids for a revised estimated total cost of \$1,940,000 (\$915,000 General Fund Supported Borrowing; \$1,000,000 Existing General Fund Supported Borrowing; and \$25,000 Cash).

Authority to Construct 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 \$3,738,000 (\$2,638,000 Program Revenue Supported Borrowing and \$1,100,000 Agency Cash).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin System

**PROJECT REQUEST:** Authority to construct various maintenance and repair projects at an estimated total cost of \$3,738,000 (\$2,638,000 Program Revenue Supported Borrowing and \$1,100,000 Agency Cash).

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	16H1F	Chadbourne Hall Roof Replacement			\$400,000		\$400,000
FMR SUBTOTALS			\$0	\$0	\$400,000	\$0	\$400,000

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	17H2H	Parking Lots 129 & 130 Reconstruction			\$700,000		\$700,000
URR SUBTOTALS			\$0	\$0	\$700,000	\$0	\$700,000

**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
RVF	17J2M	Grimm Hall Restroom Renovation		\$2,638,000			\$2,638,000
PRR SUBTOTALS			\$0	\$2,638,000	\$0	\$0	\$2,638,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
DECEMBER 2018 TOTALS	\$0	\$2,638,000	\$1,100,000	\$0	\$3,738,000

**PROJECT DESCRIPTION:**

**Facility Maintenance and Repair Requests**

MSN - Chadbourne Hall Roof Replacement (\$400,000): This project replaces the insulation and built-up roofing systems on Chadbourne Hall. Project work includes replacing approximately 10,250 SF of roofing on the main tower and approximately 1,830 SF of roofing on the first floor awning. The asphalt built-up roofing (BUR) systems will be replaced with a new 60-mil, fully adhered black Ethylene-Propylene-Diene-Monomer (EPDM) membrane over a 1/8-inch per foot, four-way tapered insulation to obtain 20-year no-dollar-limit (NDL) labor and material warranty. The roofing systems R-values will be increased from R-22 to minimum-average R-25.2. Additional work includes installation of one new hollow metal door and frame on the main tower roof level.

The roof sections are more than 16 years old. Recent site inspections by the Physical Plant staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. Two wings of the roofing systems were scanned for moisture/wet insulation in April 2016 and it was determined that 37.8% of the insulation was saturated.

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

**MSN - Parking Lots 129 & 130 Reconstruction (\$700,000):** This project reconstructs and expands Parking Lot 130 and reverts Parking Lot 129 back to vegetated area. Project work includes reconstructing the 93-stall Parking Lot 130, expanding its capacity to 100 stalls, and reclaiming the Parking Lot 129 area for restored vegetated space. Parking Lot 130 will be reconstructed with curb and gutter and asphalt to accommodate a potential future visitor center and realignment of University Bay Drive. Project work also includes site lighting, storm water bioretention, landscaping, pavement marking, permanent signing, and site restoration.

Parking Lots 129 and 130 are operated by UW Transportation Services and located in the UW Lakeshore Nature Preserve on opposite sides of University Bay Drive near the pedestrian entrance to Picnic Point. Lot 130 contains 93 parking spaces and Lot 129 contains 28 spaces. Both lots are gravel surface and primarily serve visitor parking on an hourly fee basis. A study was previously completed to determine the general site constraints and to evaluate various possible parking lot layouts within those constraints.

Gravel surfaces require more frequent maintenance to keep them in full operation. Lot 129 is very close to Lake Mendota so the lot routinely floods as the lake level fluctuates. This flooding causes rutting and erosion that requires significant maintenance and causes frequent loss of use of parking spaces and some amount of sediment entering the lake. This project is necessary to provide reliable parking, reduction of maintenance expense, and the restoration of vegetated space.

### **Programmatic Remodeling and Renovation**

**RVF - Grimm Hall Restroom Renovation (\$2,638,000):** This project resolves maintenance issues and improves the functionality and aesthetics of the restrooms. Project work includes demolition of concrete masonry unit (CMU) partition walls; ceramic wall and floor tile; mechanical, electrical/lighting, and plumbing services within the restrooms; reconfiguring the restrooms layouts and constructing new CMU partition walls to create individual shower/drying rooms, toilet rooms, and common lavatory space; and installation of new mechanical, electrical/lighting, and plumbing systems and new architectural (ceiling, wall, floor) finishes on all surfaces. New restroom accessories (mirrors, soap dispensers, etc.) will also be provided.

Grimm Hall (50,761 GSF constructed in 1967) provides housing for up to 240 students. With the exception of replacing broken floor and wall tiles, no significant renovations have occurred in the restrooms. Drain, waste, and vent plumbing systems are corroded and failing. Domestic water supply systems are corroded with valves failing. The ventilation system does not meet contemporary standards for the number of air changes per hour. Each restroom/shower complex uses a gang shower, which is not preferred by students.

**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:**

Program Revenue Supported Borrowing .....	\$ 2,638,000
Agency Cash.....	\$ <u>1,100,000</u>
<b>Total Requested Budget .....</b>	<b>\$ 3,738,000</b>

**PREVIOUS ACTION:**

None.

Authority to Execute the Remainder  
of the Design Contract and Construct  
the UW-Madison Biochemistry  
Building Loading Dock Renovation  
Project, 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 execute the remainder of the design contract and construct the UW-Madison Biochemistry Building Loading Dock Renovation project for a total project cost of \$1,500,000 Gift Funding.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Madison

**REQUEST:** Authority to execute the remainder of the design contract and construct the UW-Madison Biochemistry Building Loading Dock Renovation Project for a total project cost of \$1,500,000 Gift Funding.

**PROJECT DESCRIPTION:**

The project seeks to eliminate stormwater from entering the lower levels of the Biochemistry Laboratories and Bock Labs buildings during heavy rainfall events. The work involves raising the grade of the loading dock access drive to create positive drainage toward Babcock Drive and away from the loading dock. An addition to the loading dock will allow deliveries at the raised grade. The existing vent shaft and entrance door on the south side of Bock Labs are currently the openings where flood waters enter the building. A concrete retaining wall will be built around the vent shaft to eliminate flooding and a new door with better seals will be installed at the entrance.

Stormwater piping will be modified throughout the access drive at the Biochemistry Laboratories to improve the ability to capture and convey stormwater runoff from the immediate area. At Bock Labs, stormwater piping will be upsized from Linden Drive down to Parking Lot 30. This will serve to minimize ponding water at the Bock Labs loading area during rainfall events.

**PROJECT JUSTIFICATION:**

Flood waters have entered the lower level of the Biochemistry Labs building through the loading dock at Biochemistry Labs and Bock Labs. This has been an ongoing concern at the University for more than ten years and needs to be addressed.

**BUDGET AND SCHEDULE:**

Construction	\$1,103,000	A/E Selection	Aug 2017
Design	\$140,000	BOR Approval	Dec 2018
Contingency	\$211,000	Bid Opening	Mar 2019
Equipment	\$0	Start Construction	Apr 2019
Other Fees	\$46,000	Substantial Completion	Aug 2019
<b>TOTAL</b>	<b>\$1,500,000</b>	Final Completion	Aug 2019

**PREVIOUS ACTION:**

None.



Authority to Execute the Remainder  
of the Design Contract and Construct  
the UW-Madison Engineering Hall  
Plaza Entrance Project, 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 execute the remainder of the design contract and construct the UW-Madison Engineering Hall Plaza Entrance project for a total project cost of \$1,425,815 Gift Funding.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Madison

**REQUEST:** Authority to execute the remainder of the design contract and construct the UW-Madison Engineering Hall Plaza Entrance project for a total project cost of \$1,425,815 Gift Funding.

**PROJECT DESCRIPTION:**

This project seeks to create an integrated accessible entrance with the main entry point for Engineering Hall by providing access that is contiguous with the existing plaza and main entrance. A portion of the existing ADA ramp enclosure will be converted into a vestibule and meeting room adjacent to the lobby. New exterior stairs will be constructed to serve the new vestibule.

The project will also provide an overhead wayfinding element that will allow the main entrance to be more easily identified from the sidewalk. A canopy will be constructed at the existing west vestibule, not currently sheltered, to protect patrons from rain and snow. New lighting will be added for enhanced visibility and safety at the entrance ramp.

**PROJECT JUSTIFICATION:**

Engineering Hall is a five-story building with a basement level, four above-grade levels, and a penthouse partial story. The building was built in multiple phases. The original west wing was constructed in 1948; the east wing addition constructed in 1950; the south wing addition constructed in 1961; and the north central infill addition and exterior plaza constructed in 1990. This project will resolve several issues pertaining to the building entry configuration that were identified in the completed Engineering Hall Entrance Study. The main entrance is not easily identifiable from the sidewalk; entrances are set back; the accessible entrance is detached from the main entrance; the building and plaza are not designed to human scale; the plaza is underutilized; and the plaza space is fragmented by the current site configuration.

**BUDGET AND SCHEDULE:**

Construction	\$1,231,115	A/E Selection	Aug 2018
Design	\$47,000	BOR Approval	Dec 2018
Contingency	\$123,000	Bid Opening	Feb 2019
Equipment	\$0	Start Construction	Apr 2019
Other Fee	\$24,700	Substantial Completion	Oct 2019
<b>TOTAL</b>	<b>\$1,425,815</b>	Final Completion	Oct 2019

**PREVIOUS ACTION:**

None.

Authority to Execute the Remainder  
of the Design Contract and Construct  
the UW-Madison Primate Center  
Backup Generator Project,  
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 execute the remainder of the design contract and construct the UW-Madison Primate Center Backup Generator project for a total project cost of \$1,200,000 Gift Funding.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Madison

**REQUEST:** Authority to execute the remainder of the design contract and construct the UW-Madison Primate Center Backup Generator project for a total project cost of \$1,200,000 Gift Funding.

**PROJECT DESCRIPTION:**

The project seeks to provide standby, back-up power for the Wisconsin Primate Center at 1223 Capitol Court and Harlow Lab at 22 North Charter Street. The Wisconsin Primate Center is part of the National Primate Research Centers program and is accredited through the Association for Assessment and Accreditation of Laboratory Animal Care (AAALAC). This standby, back-up power is essential to continue operating as an AAALAC accredited research program. The Harlow Laboratory is fed from the same electrical vault as the Wisconsin Primate Center which is also not equipped with standby power. Providing standby power for the Harlow Laboratory meets the program's desire to meet AAALAC requirements, while simultaneously capitalizing on the efficiency associated with providing standby power to both laboratories.

The project will construct a new exterior vault that will match the finishes of the existing Primate Center. A new electrical panel will be added within the vault to serve maintenance receptacles, generator auxiliary loads, and HVAC equipment. The east side of the building will be equipped with a remote fueling station to re-fuel the generator sub-base tanks from Coyne Court.

**PROJECT JUSTIFICATION:**

The standby, back-up power being added as part of this project is essential for the Wisconsin Primate Center facility to continue operating as an AAALAC accredited research program.

**BUDGET AND SCHEDULE:**

Construction	\$943,000	A/E Selection	Jan 2018
Design	\$126,000	BOR Approval	Dec 2018
Contingency	\$95,000	Bid Opening	Mar 2019
Other Fees	\$36,000	Start Construction	Apr 2019
<b>TOTAL</b>	<b>\$1,200,000</b>	Substantial Completion	Sep 2019

**PREVIOUS ACTION:**

None.

Authority to Construct the Lowell  
Hall Floors 2-4 Renovation Project,  
UW-Madison on behalf of  
UW-Extension

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 construct the UW-Extension Lowell Hall Floors 2-4 Renovation project for an estimated total cost of \$4,005,000 (\$3,005,000 Program Revenue Supported Borrowing and \$1,000,000 Cash).

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Madison on behalf of UW-Extension

**REQUEST:** Authority to construct the UW-Extension Lowell Hall Floors 2-4 Renovation project for an estimated total cost of \$4,005,000 (\$3,005,000 Program Revenue Supported Borrowing and \$1,000,000 Cash).

**PROJECT DESCRIPTION:**

This enumerated project abates and renovates portions of three floors in the Lowell Center, part of the UW Conference Centers recently transferred from UW-Extension to UW-Madison as part of UW System’s restructuring. Approximately 5,700 ASF/8,100 GSF of office space on the north wings of the fourth floor will be transformed into 20 additional guest rooms that will be very similar to those on floors five through seven, which were renovated in 2008. The work will upgrade HVAC, electrical, data, fire protection, and plumbing systems as necessary. The project will also renovate up to 8,022 ASF/11,400 GSF of office space on the second and third floors. After the rooms are abated, they will receive minimal renovation to support continued office use.

**PROJECT JUSTIFICATION:**

A recent space needs assessment and in-house market demand assessment determined that additional guest rooms were needed to enable the UW Conference Centers to retain current customers and attract larger conference bookings. This conversion of underutilized office space into guest rooms will allow the generation of more revenue without adding new square footage. The existing office space has not undergone abatement nor renovation since the building was acquired by UW-Extension in 1970.

**BUDGET/SCHEDULE:**

Construction	\$2,864,300	A/E Selection	Dec 2017
Design	285,500	Design Report	Sep 2018
DFDM Mgt.	137,800	SBC Approval	TBD 2019
Contingency	281,100	Bid Opening	Jun 2019
Equipment	94,900	Start Construction	Aug 2019
Other Fees*	341,400	Substantial Completion	Apr 2020
<b>TOTAL</b>	<b>\$4,005,000</b>	Final Completion	Jun 2020

\* Other fee includes \$298,000 of abatement.

**PREVIOUS ACTION:**

August 18, 2016  
Resolution 10745

Recommended that the Lowell Hall Floors 2-4 Renovation project at an estimated cost of \$4,005,000 (\$3,005,000 Program Revenue Supported Borrowing and \$1,000,000 Program Revenue Cash) be submitted to the Department of Administration as part of the UW System 2017-19 Capital Budget request. The project was subsequently enumerated at that amount.

Authority to Execute the Remainder  
of the Design Contract and Construct  
the UW-Madison on behalf of  
UW-Extension Upham Woods  
Administration Building Replacement  
Project

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 and construct the UW-Extension Upham Woods Administration Building Replacement project for a total project cost of \$3,096,000 Gift Funds.



**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Madison on behalf of UW-Extension

**REQUEST:** Authority to execute the remainder of the design and construct the Upham Woods Administration Building Replacement project for a total project cost of \$3,096,000 Gift Funds.

**PROJECT DESCRIPTION:**

This project will design and construct a replacement for the Upham Woods Outdoor Learning Center’s existing Administration Building. The Upham Woods Outdoor Learning Center is a University of Wisconsin-Extension entity that provides educational opportunities to youth, youth leaders, and adults through programs focused on environmental and leadership education. The 8,000 square foot replacement building will accommodate the learning center’s programmatic needs, and by locating the new building adjacent to the existing dining facility, it will provide ADA access and restroom accommodations for both facilities. Other amenities include a 50-person multi-use room and a large covered drop-off area at the building entrance. The building is envisioned to be a simple structure that reflects Upham Wood’s rustic character.

**PROJECT JUSTIFICATION:**

Initially constructed in 1957 as a residence and workshop, the current administration building has extensive deferred maintenance and no longer serves the learning center's programmatic needs. During the past 60 years, it has been minimally adapted, but not renovated, to serve as Upham Woods’ administrative space. The replacement building will house administrative functions, along with a minor amount of instruction, research, and storage space. It will provide safe, accessible, appropriately sized, arrival and orientation spaces for program participants, UW partners, and employees. The restrooms will serve large groups as well as daily building occupants, conform to ADA requirements, and provide appropriate sightlines to assure the safety of participating youths.

**BUDGET AND SCHEDULE:**

Construction	\$2,338,000	A/E Selection	Jun 2018
Design	\$245,000	Design Report	Oct 2018
Contingency	\$233,800	BOR Approval	Dec 2018
Equipment	\$189,000	Bid Opening	May 2019
Other Fees	\$90,200	Start Construction	Jul 2019
<b>TOTAL</b>	<b>\$3,096,000</b>	Substantial Completion	Feb 2020
		Final Completion	May 2020

**PREVIOUS ACTION:**

None.

Lease Renewals for University of  
Wisconsin System Administration,  
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: (a) execute a lease of 45,148 GSF of office space and 1,192 GSF of storage space between the Board of Regents and Collegiate Gothic Associates, LP for administrative offices for University of Wisconsin System Administration and (b) execute a lease of 23,441 GSF of office space between the Board of Regents and City Station Associates, LP for administrative offices for University of Wisconsin System Administration Service Center.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin System Administration

**REQUEST:** Authority to: (a) execute a lease of 45,148 GSF of office space and 1,192 GSF of storage space between the Board of Regents and Collegiate Gothic Associates, LP for administrative offices for University of Wisconsin System Administration and (b) execute a lease of 23,441 GSF of office space between the Board of Regents and City Station Associates, LP for administrative offices for University of Wisconsin System Administration Service Center.

**BACKGROUND:**

UW System Administration has been located at 780 Regent Street since 1994 under a fifteen year initial lease term. The purpose of the original lease was to consolidate the offices of UW System Administration from seven locations spread over two miles on the UW-Madison campus and private-leased space to two locations centrally located and proximate to the UW-Madison campus. Most of the space occupied by UW System Administration vacated as a result of the consolidation was returned to UW-Madison for use by the institution for research and classroom space.

UW System Administration occupies space on all three floors of the building; the former UW Colleges occupies a portion of the first floor; UW System Administration occupies a portion of the first and all of the second floor; and the Wisconsin Intercollegiate Athletic Conference and the Office of Trust Funds occupies small suites on the third floor.

The lease was renewed in 2010 for a new 10-year term, and included two 5-year renewals. At that time the entire office space was renovated. The lessor used federal tax credits to finance the renovation which included improvements in the building HVAC systems, installing energy efficient lighting, and new carpet.

In April 2011, UW System implemented a new Human Resource System and created the UW Service Center. The UW Service Center provides operational payroll and benefits support to all 13 four-year institutions, the former two-year UW Colleges and UW Extension, and UW System Administration. When it was formed, the Service Center was located in inefficient space located at 21 North Park Street in space shared with UW-Madison Human Resources and other business support functions. A space needs assessment was completed followed by a survey of available space within the Madison campus, which determined that a Request for Proposal for leased space was required. In late 2013, the multi-tenant building located at 660 West Washington Avenue was chosen and the Service Center moved into the leased space in August 2014.

The leased space is located proximate to the UW System administrative offices located at 780 Regent Street. The lease was amended in March 2015 to add the balance of the available space on the floor and allow UW System Service Center to occupy the entire second floor. Tenant improvements were cash funded rather than amortizing the cost within the lease rate, which allowed UW System Administration the flexibility to limit the initial term to just five years and two three-year renewal terms ending July 2025.

**LEASE DESCRIPTION:**

Collegiate Gothic Associates is proposing a reduction in the base rental rate of \$3.43 per square foot in exchange for a seven-year renewal of the lease term to commence one year prior to the termination of the current lease term. The base rental rate includes common area maintenance costs, real estate taxes, insurance, and janitorial costs. UW System Administration reimburses the landlord for their pro rata share of gas heating and cooling, and municipal water and sewer expenses, which is currently budgeted at \$0.73 per square foot. UW System Administration also pays separately-metered electricity costs directly to the utility, which averages \$0.79 per square foot. In addition to the reduction in rent, the landlord is contributing \$500,000 in tenant improvements. It is expected that the tenant improvement contribution will be used for the reconfiguration of the leased space once the final restructuring of UW Colleges and Extension is complete.

City Station Associates is proposing a reduction in the base rental rate of \$0.89 per square foot in exchange for a seven-year renewal. The lease term will now correspond to the expiration date of the lease at 780 Regent Street in December 2025. The current and proposed rental rate includes all expenses; UW System does not pay for any additional expenses. The landlord is contributing \$500,000 in tenant improvements to be used at the discretion of UW System Administration between this lease and the lease located at 780 Regent Street, however given that this space was occupied less than five years ago, and the office space is efficient and functional, it is expected that most of the landlord tenant improvement contribution will be used for the space at 780 Regent Street. As an additional concession, the landlord is providing another exterior bicycle rack and ten additional parking spaces. The current lease requires that the landlord repaint the premises at their expense in 2023. As an additional concession, the landlord will also re-carpet the premises at the same time.

University Function	UWSA Administrative offices	HRS Service Center
Lease Location	<b>780 Regent Street, Madison</b>	<b>660 W. Washington Avenue, Madison</b>
Type of Negotiation or	Sole Source	Sole Source
Lessor	The Alexander Company Inc. dba Collegiate Gothic Associates, LP	The Alexander Company Inc. dba City Station Associates, LP
Commencement Date	January 2019	January 2019
Lease Term	7 years	7 years
Escalation Rate	Four percent – bi-annually	Four percent – bi-annually
Renewal Option(s)	Two five-year renewals	Two five-year renewals
Purchase Option	No	No
Square Feet	Total: 45,148	Total: 23,441
Expenses	Water, gas, and electricity not included and metered separately approximately \$1.52 per square foot	All expenses included
Current Gross Cost per SF	Modified gross lease rate.....\$26.23	Gross lease rate.....\$25.54
<b>NEW</b> Gross Cost per SF	Modified gross lease rate.....\$22.80	Gross lease rate.....\$24.63
Current Initial Lease Year Cost	\$1,184,302.07	\$598,555.96
<b>NEW</b> Initial Lease Year Cost	\$1,029,374.40	\$577,351.83
<b>Savings over 7 year term</b>	<b>\$1,237,929.46</b>	<b>\$195,869.39</b>
Other non-fiscal deal points	<ul style="list-style-type: none"> <li>• \$500,000 in tenant improvements paid for by landlord to be used at either location.</li> <li>• Paint and carpet replacement in year 7</li> </ul>	<ul style="list-style-type: none"> <li>• \$500,000 in tenant improvements paid for by landlord to be used at either location.</li> <li>• Paint and carpet replacement in year 7</li> </ul>
Funding Source	General Purpose Revenue	General Purpose Revenue

**PREVIOUS ACTION:**

October 11, 2013  
Resolution 10265

Granted authority to lease 21,153 LSF for the UW Service Center at 660 West Washington Avenue, Madison, for a term of five years for an annual cost of approximately \$499,000.

July 16, 1993  
Resolution 6457

The Board of Regents chose the option to do nothing more about the total consolidation of System Administration in a single location (780 Regent Street, Madison) and reaffirmed the action taken at its June 3, 1993, meeting approving the consolidation of System Administration staff into two sites.

June 4, 1993  
Resolution 6422

Granted authority to enter into a lease agreement for approximately 42,500 assignable square feet of space located at 780 Regent Street, in Madison, to enable consolidation of several UW System Administration functions and meet other UW System leased space needs.  
Request System Administration staff to investigate the possibility of moving all System Administration operations to this location, to bring it together, as an integral unit.

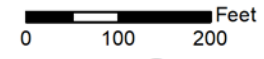


Sources: UW System Administration,  
 State of Wisconsin, Wisconsin State  
 Cartographers Office,  
 US Census Bureau

This map is for reference purposes only.

### UW System Administration: Lease Renewals

■ Proposed Leases ■ UW Property



Document Path: G:\CPB\GIS\Projects\BORSBC\_Maps\SYS\Leases\_780\_660\SYS\_Lease\_Renewals\_20181113.mxd

**REPORT ON LEASING ACTIVITY  
JUNE 1, 2018 THROUGH NOVEMBER 30, 2018**

**BACKGROUND**

Regent Policy Document 13-2: Real Property Contracts: Signature Authority and Approval requires that the Office of Capital Planning and Budget provide a regular report to the Board on all leases not subject to Regent approval. The attached report is intended to meet that requirement.

The policy further directs that the Board of Regents vote to approve a proposed lease when the initial terms of a lease exceed either \$1,000,000 in total cost or five years in length, or the renewal options included in the lease exceed \$1,000,000 in total or five years in length. In addition, a lease that would permit a facility to be privately owned or operated on state-owned land, a lease that would affect agricultural lands, or the lease of a state-owned residence hall to another state agency or nonstate nonprofit agency for the purposes of alternate use would also require Board of Regents approval prior to execution.

**REQUESTED ACTION**

No action is required; this item is for information only.

**DISCUSSION**

Attached is a summary report of all leases executed by the University of Wisconsin System, including housing, from June 1, 2018 through November 30, 2018. Five leases were executed in the last six months for a variety of uses. On behalf of UW-Whitewater, a lease for residence life required Board of Regent and State Building Commission approval as housing leases are managed through the Department of Administration.

New Leases

- UW–Extension, Farm Management Outreach, 88 SF
- UW–Madison, School of Medicine and Public Health, 1,242 SF
- UW–Milwaukee, Peck School of the Arts, 1,452 SF
- UW–Milwaukee, School of Psychology, 2,020 SF
- UW–Whitewater, Residence Life, 87,520 SF

Terminated Leases

- No leases were terminated during this time frame.

**RELATED REGENT POLICIES**

Regent Policy Document 13-2: General Contract Approval, Signature Authority, and Approval



**University of Wisconsin System Administration**  
**Report on Lease Activity - New Leases**  
 June 1, 2018 through November 30, 2018

Institution	Program or User	Location	Total Square Feet	Term in Years	Gross per Square Foot Rental Rate	Use	Funding Source	Lease Start Date
Extension	Farm Management Outreach, Cooperative Extension	Jackson County	88	1	\$18.41	Office	Grant	August 2018
Madison	School of Medicine and Public Health	Madison	1,242	1.5	\$28.00	Clinic	Grant	July 2018
Milwaukee	Peck School of the Arts	Milwaukee	1,452	5	\$19.50	Office and video editing space	Gifts	November 2018
Milwaukee	School of Psychology	Waukesha	2,020	2	\$12.95	Clinic	Grant	June 2018
Whitewater	Residence Life	Whitewater	87,520; 285 beds	5	\$12.65; \$3,885 per bed	Student Housing	Program Revenue	August 2018

**University of Wisconsin System Administration**  
**Report on Lease Activity - Terminated Leases**  
 June 1, 2018 through November 30, 2018

Institution	Program or User	Location	Total Square Feet	Reason for Termination
No leases were terminated during this time frame				

**STATUS REPORT ON UW SOLELY MANAGED CAPITAL PROJECTS  
DECEMBER 2018**

**BACKGROUND**

Regent Policy Document 13-5, “Capital Projects Solely Managed by the UW System” requires that a summary of extramural gifts, grants, and contracts be reported to the Associate Vice President for Capital Planning and Budget for presentation to the Capital Planning and Budget Committee of the Board of Regents. The attached report is intended to meet that requirement.

The policy further directs that contracts for UW managed projects that exceed \$1,000,000 require formal approval by the Board of Regents prior to 25% design completion. In addition, any contract with a value of less than \$1,000,000 that, in the judgment of the President of the UW System, warrants direct Board approval shall also be approved by the Board prior to execution. Capital contracts covered by these requirements are included in semi-annual reports upon execution and are also presented individually to the Capital Planning and Budget Committee of the Board of Regents.

The policy also requires that contracts with a value less than \$1,000,000 be reviewed by the institution’s legal affairs office or the UW System Office of General Counsel, prior to execution.

**REQUESTED ACTION**

No action is required; this item is for information only.

**DISCUSSION**

Attached is a status report of gift and grant funded projects managed solely by the University of Wisconsin System from June 1, 2018, through December 1, 2018. Since the inception of the program in July 2015, a total of fifty-three projects have occurred, with fourteen projects selecting an architectural firm and starting after the June 2018 report was presented to the Board.

The total value of the all projects that are or have been part of the program has increased from \$94,151,200 to \$105,291,182. Twenty-three projects were begun in 2018, of which four are planning studies. Architect and Engineering On-Call contracts have achieved the goal of shortening project start up from a six-week timeframe to around two or three days.

Summary:

- 41 active projects valued at \$94.5 M
- 11 projects completed at \$33.2 M
- 4 projects have recently been submitted to the program
- \$1.7 M of active projects are studies
- \$92.8M of projects include design and construction
- \$3.1 M in projects are on hold or in process of being cancelled

In the second half of 2018, eight projects were completed including a very successful upgrade to the Jan Serr Theater in the Kenilworth building on behalf of UW-Milwaukee.

There are projects underway at UW-Eau Claire, UW-Extension, UW-Madison, UW-Milwaukee, UW-Parkside, UW-River Falls, and UW-Stevens Point.

The program has engaged 25 different professional service firms: Architectural Design Group; Aro Eberle Architects; Assemblage Architects; Ayres Associates Incorporated; Ayers Saint Gross; Berners-Schober Associates Incorporated; Boer Architects Incorporated; BWBR; BWZ Architects Incorporated; CannonDesign; Continuum Architects and Planners; Delta 3 Engineering Incorporated; Destree Design Architects Incorporated; Edge Consulting Engineers Incorporated; Flad Architects; Hammel, Green, and Abrahamson, Incorporated; JSD Professional Services, Incorporated; KEE Architecture, Incorporated; Mead & Hunt Companies, Incorporated; OPN Architects, Incorporated; Potter Lawson, Incorporated; RDG Planning & Design; Rettler Corporation; SmithGroup; and Zimmerman Architectural Studios, Incorporated.

Currently, there are five on-call professional design firms: Ayres Associates Incorporated; Aro Eberle Architects; Continuum Architects and Planners; Hammel, Green, and Abrahamson, Incorporated; and SmithGroup.

The program has executed construction contracts to 14 different contractors using the Single-Prime Bidding process: Advanced Building Corporation; Altmann Construction Company, Incorporated; Beeler Construction, Incorporated; Beynon Sports Surfaces, Incorporated; Bush Turf, Incorporated; CG Schmidt, Incorporated; Dell Construction Company, Incorporated; J.H. Findorff & Son, Incorporated; FoxArneson, Incorporated; Joe Daniels Construction Company, Incorporated; J.P. Cullen & Sons, Incorporated; Michels Corporation; Midwest Golf Development, Incorporated; and Miron Construction Company, Incorporated.

## **RELATED REGENT POLICIES**

Regent Policy Document 13-5, “Capital Projects Solely Managed by the UW System: Approval and Signature Authority.”

**University of Wisconsin System**  
 Status Report on UW Solely Managed Capital Projects  
 December 2018

**Projects More than \$1 Million**

<b>Project Phase</b>	<b>Project Name</b>	<b>Campus</b>	<b>Project ID</b>	<b>Project Budget</b>		<b>A/E Selection</b>	<b>GC Bid Date</b>	<b>Construction Start</b>	<b>Construction Complete</b>
<b>Initiating Project</b>	EC-Simpson Field Revonation	EC	C-18-001	\$2,178,000		TBD	TBD	TBD	TBD
<b>AE contract</b>	Engineering Centers New Lab Renovation	MSN	A-18-013	\$2,301,000		11/14/2018	6/15/2019	8/15/2019	12/15/2019
	Engineering Hall Plaza Entrance	MSN	A-18-006	\$1,425,815		8/31/2018	3/15/2019	5/15/2019	11/15/2019
	Biochemistry Electron Microscopes	MSN	A-18-004	\$1,400,000		10/3/2018	3/15/2019	5/15/2019	10/15/2019
<b>Design</b>	Red Gym	MSN	A-18-007	\$2,000,000		8/2/2018	TBD	TBD	TBD
	EC-Welcome Center and Adm Bldg	EC	C-17-001	\$5,500,000	Approved	7/26/2017	4/15/2019	7/15/2019	6/15/2020
	Upham Administrative Building Replacement	EXT	T-18-001	\$3,096,000		4/25/2018	5/22/2019	6/25/2019	2/15/2020
	MSC-Chemistry Learning Center	MSN	A-18-010	\$1,300,000		8/29/2018	5/15/2019	7/15/2019	1/15/2020
	Educational Sciences 4th-5th Floor Renovation	MSN	A-17-009	\$2,000,000		5/23/2018	6/15/2019	9/1/2019	12/31/2019
	Bascom Hall Rm 165 Reno	MSN	A-18-005	\$1,900,000	Approved	6/28/2018	1/15/2019	3/15/2019	9/15/2019
	HC White College Library Restrooms Renovation	MSN	A-18-003	\$1,110,000	Approved	6/5/2018	2/8/2019	3/11/2019	9/15/2019
	Primate Center Generator	MSN	A-17-033	\$1,200,000		1/24/2018	3/15/2019	4/15/2019	9/15/2019
	Memorial Library Press	MSN	A-18-002	\$1,424,000	Approved	6/5/2018	12/3/2018	2/11/2019	8/16/2019
	Biochemistry Loading Dock	MSN	A-17-007	\$1,500,000		8/23/2017	3/15/2019	4/15/2019	8/15/2019
<b>Construction</b>	WIMR West Wedge	MSN	A-16-001	\$21,169,400	Approved	4/6/2016	2/13/2018	3/7/2018	9/9/2019
	Golda Meir Library CSI (Connected Systems Institute)	MKE	B-17-019	\$1,400,000	Approved	1/22/2018	10/2/2018	11/5/2018	5/10/2019
	Memorial Hoofers Dock and Deck Replacement	MSN	A-17-001	\$4,900,000	Approved	3/22/2017	8/8/2018	10/1/2018	5/1/2019
	WARF Office Bldg 2nd & 4th Floor Improvements	MSN	A-17-005	\$2,000,000	Approved	8/23/2017	4/1/2018	6/1/2018	1/15/2019
			<b>In Process Total:</b>	<b>\$57,804,215</b>					
<b>Complete</b>	WIMR Equip & Lab Improvements	MSN	A-17-002	\$1,614,000	Approved	3/22/2017	10/1/2017	12/1/2017	11/30/2018
	Nielsen Tennis Indoor/Outdoor Court Resurface & Addl Courts	MSN	A-16-020	\$2,000,000	Approved	1/10/2017	5/9/2018	6/8/2018	9/12/2018
	HSLC - Academic Affairs Curriculum Enhancement Project	MSN	A-16-006	\$16,025,264	Approved	9/29/2016	6/5/2017	6/20/2017	8/10/2018
	School of Business Learning Commons - Grainger	MSN	A-16-004	\$10,082,266	Approved	7/29/2016	8/1/2017	8/25/2017	4/30/2018
<b>Closing</b>	Agricultural Dean's Residence Renovation	MSN	A-16-003	\$2,500,000		7/12/2016	TBD	TBD	TBD
			<b>Completed Total:</b>	<b>\$32,221,530</b>					
			<b>Total:</b>	<b>\$90,025,745</b>					

**University of Wisconsin System**  
 Status Report on UW Solely Managed Capital Projects  
 December 2018

**Projects Less than \$1 Million**

<b>Project Phase</b>	<b>Project Name</b>	<b>Campus</b>	<b>Project ID</b>	<b>Project Budget</b>	<b>A/E Selection</b>	<b>GC Bid Date</b>	<b>Construction Start</b>	<b>Construction Complete</b>
<b>Initiating Project</b>	SoHE Renovation	MSN	A-18-017	TBD	TBD	TBD	TBD	TBD
	Elvehjem Study	MSN	TBD	TBD	TBD	TBD	TBD	TBD
<b>AE contract</b>	Material Sciences Building Lab Renovation	MSN	A-18-016	\$857,000	11/14/2018	4/15/2019	6/15/2019	9/15/2019
	Kinesiology Study	MSN	A-18-015	\$400,000	11/16/2018	n/a	n/a	n/a
	SMPH Space & Program Study	MSN	A-17-006	\$750,000	9/15/2017	n/a	n/a	n/a
	Chemistry 4th Floor Laser Lab	MSN	A-18-012	\$353,000	11/14/2018	3/15/2019	4/15/2019	8/15/2019
	Art Department Feasibility Study - Art Lofts	MSN	A-18-009	\$200,000	9/18/2018	n/a	n/a	n/a
	Math Institute Study	MSN	A-18-014	\$50,000	11/14/2018	n/a	n/a	n/a
<b>Design</b>	Berard Gateway	STP	K-18-001	\$106,000	4/17/2018	1/7/2019	4/29/2019	6/28/2019
	McClimon Soccer Field Resodding	MSN	A-18-008	\$350,000	9/10/2018	3/15/2019	5/15/2019	6/15/2019
	Sewell Social Sciences Floor Addition Study	MSN	A-18-011	\$15,000	9/18/2018	n/a	n/a	n/a
<b>Construction</b>	EC-Water Feature	EC	C-17-002	\$950,000	11/22/2017	7/30/2018	8/27/2018	5/1/2019
	445 Henry Mall	MSN	A-18-001	\$810,000	3/2/2018	8/28/2018	9/1/2018	2/15/2019
	Sterling Hall Plasma Lab	MSN	A-17-003	\$563,000	5/24/2017	12/1/2017	4/1/2018	1/15/2019
	Goodman Softball Locker Rm Add & Reno	MSN	A-17-008	\$972,000	8/21/2017	4/1/2018	5/1/2018	1/11/2019
	EC-Bollinger Softball dugouts & bleachers	EC	C-17-014	\$165,000	1/24/2018	8/2/2018	8/24/2018	12/31/2018
<b>In Process Total:</b>				<b>\$6,541,000</b>				
<b>Complete</b>	Chamberlin Hall 5th Floor Lab	MSN	A-17-004	\$715,000	7/5/2017	2/1/2018	4/1/2018	11/30/2018
	West Madison ARS Seed Storage Cold Rooms	MSN	A-17-032	\$500,000	1/24/2018	6/1/2018	7/1/2018	11/15/2018
	Kenilworth Theater - JanSerr	MKE	B-16-001	\$893,300	12/21/2017	4/24/2018	6/6/2018	9/21/2018
	McClimon Track Resurfacing	MSN	A-16-015	\$834,300	10/4/2016	4/1/2017	6/1/2017	7/30/2018
	Science Facilities Feasibility Study	RVF	J-16-009	\$150,000	12/13/2016	n/a	n/a	n/a
	Klotsche Pavilion Annex Study	MKE	B-17-018	\$100,000	1/22/2018	n/a	n/a	n/a
	Upham Bath House Improvements	EXT	T-17-001	\$250,280	3/22/2017	9/1/2017	12/15/2017	4/13/2018
<b>Hold</b>	PKS-Baseball Field Complex Precinct Plan	PKS	G-17-001	\$100,000	TBD	TBD	TBD	TBD
<b>Cancelling</b>	Rennebohm Hall Pharmacy Chemical Storage	MSN	A-16-021	\$465,000	n/a	n/a	n/a	n/a
<b>Completed Total:</b>				<b>\$4,007,880</b>				
<b>Total:</b>				<b>\$10,548,880</b>				