

MEETING NOTICE

BOARD OF REGENTS  
OF THE UNIVERSITY OF WISCONSIN SYSTEM  
EXECUTIVE COMMITTEE

Friday, July 27, 2018

8:00 a.m.

To be held by telephone conference

1511 Van Hise Hall  
1220 Linden Drive  
Madison, Wisconsin

AGENDA

1. Calling of the roll
2. UW-Eau Claire: Authority to Increase the Budget of the Towers Hall Renovation Project  
[Resolution 2.]
- ~~3. UW-Madison: Authority to Increase the Budget of the Chemistry Addition and Renovation Project  
[Resolution 3.]~~
4. UW System: Authority to Complete the Design and Construct the UW-Milwaukee Connected Systems Institute Project  
[Resolution 4.]
5. UW System: Authority to Construct All Agency Maintenance and Repair Projects  
[Resolution 5.]
6. Move into closed session to consider compensation adjustment for the UW-Platteville chancellor, as permitted by s. 19.85(1)(c), Wis. Stats.
7. Adjourn

Authority to Increase the Budget of  
the Towers Residence Hall  
Renovation Project, UW-Eau Claire

BOARD OF REGENTS EXECUTIVE COMMITTEE

Resolution 2:

That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Towers Hall Renovation project by \$3,000,000 Existing Program Revenue Supported Borrowing for a revised estimated total project cost of \$38,969,000 Existing Program Revenue Supported Borrowing.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin-Eau Claire

**REQUEST:** Authority to increase the budget of the Towers Hall Renovation project by \$3,000,000 Existing Program Revenue Supported Borrowing for a revised estimated total project cost of \$38,969,000 Existing Program Revenue Supported Borrowing.

**PROJECT DESCRIPTION:**

This project renovates both towers of the Karlgaard Residence Hall (formerly Towers North and Towers South). The basement areas, first floor, and two central building cores will be renovated to accommodate: improved building common spaces, updated lobby with better ADA access; two refurbished elevators in each tower; improved floor lounge spaces, and expanded ADA accessible resident bathrooms with improved privacy for all users. Interior stairwells will receive selective upgrades including painting, flooring, and lighting. Hallways and student lounges will be upgraded with modern finishes and lighting. HVAC systems will be replaced and both common areas and resident rooms will be air conditioned. Exterior envelope repairs will also be made including: the replacement of exterior windows; resealing of exterior pre-cast panel joints; and repair of building envelope elements as needed.

In order to minimize the effect on overall room availability, the project is phased so that only one tower will be off-line at a time. Renovations on the south tower will be complete by September 1, 2018, meanwhile, renovation work has just begun on the north tower.

**PROJECT JUSTIFICATION:**

This budget increase is necessary due to a significant number of unforeseen conditions that have hindered the renovation of the south tower. Asbestos abatement was more extensive than estimated, and the existing structural and interstitial spaces did not match the as-built drawings that were used by the consultants during project document development. The discrepancy in the existing conditions forced the university to make modifications to the south tower in order to achieve the original scope. These changes have quickly used most of the project contingency funds. As work on the north tower begins, the architect, contractor, and Division of Facilities Development Management staff are applying lessons learned from the south tower to minimize the anticipated costs required to finish the north tower. This requested increase covers the anticipated cost and restores the project contingency to an acceptable amount.

**BUDGET/SCHEDULE:**

Construction	\$30,365,340
Design	\$2,130,000
DFDM Mgt.	\$1,288,600
Contingency	\$4,849,860
Equipment	\$0
Other Fees	\$335,200
<b>TOTAL</b>	<b>\$38,969,000</b>

**PREVIOUS ACTION:**

August 21, 2014  
Resolution 10393

Recommended that the Towers Hall Renovation project, at an estimated total project cost of \$32,969,000 Program Revenue Supported Borrowing, be submitted to the Department of Administration and State Building Commission as part of the UW System 2015-17 Capital Budget request. The project was subsequently enumerated at that level and source of funding.

October 7, 2016  
Resolution 10763

Approved the Design Report of the Towers Hall Renovation project and granted authority to construct the project for total cost of \$32,969,000 Existing Program Revenue Supported Borrowing.

July 6, 2017  
Resolution 10903

Granted authority to rename the Towers Residence Hall the "David and Marilyn Karlgaard Hall."

July 26, 2017  
Resolution 10928

Granted authority to increase the budget of the Towers Hall Renovation project by \$3,000,000 Program Revenue Supported Borrowing to accept bids for a revised estimated total cost of \$35,969,000 Program Revenue Supported Borrowing.

Authority to Complete the Design  
and Construct the UW-Milwaukee  
Connected Systems Institute Project,  
UW System

BOARD OF REGENTS EXECUTIVE COMMITTEE

Resolution 4:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to complete the design and construct the UW-Milwaukee Connected Systems Institute project for an estimated total cost of \$1,200,000 Gift Funds.

**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin–Milwaukee

**REQUEST:** Authority to complete the design and construct the Connected Systems Institute project for an estimated total cost of \$1,200,000 Gift Funds.

**PROJECT DESCRIPTION:**

This project provides an interdisciplinary space for the Connected Systems Institute (CSI) by remodeling approximately 10,000 square feet on the first floor of the east wing of Golda Meir Library. The project will construct interior architectural, mechanical, plumbing, electrical, and technology building systems to develop space that supports simulation, emulation and visualization of test beds, and remote location manufacturing plants. Other space will include classroom and laboratory instruction, maker-shop, and office space.

**PROJECT JUSTIFICATION:**

Connected Systems Institute is an academic-industry consortium involving a multidisciplinary, statewide collaboration among academia, industry, and government using the Industrial Internet of Things, IIoT technologies. It will develop models for greater productivity through Industry 4.0, which is a name for the current trend of automation and data exchange in manufacturing technologies. The IIoT is already revolutionizing manufacturing with the potential of an even greater impact of helping manufacturers become more productive and globally competitive.

UWM’s facilities will be designed to test solutions in four consecutive steps, across all stages of the work flow – machine and process data/data analytics, artificial intelligence, business enterprise, and cloud functions – to address end-to-end processes from suppliers to customers, product life cycle, and asset management.

The goal of this project is to establish a new space for the institute’s core home, which is slated to open in spring 2019 in the east wing of the UWM Library in the center of campus. Long-term plans include four test beds to be used in both research and education. These test facilities will give industry partners the means for experimental validation, providing different views of the multi-dimensional space of IIoT, finding solutions to real-world problems at a lower cost. One goal of CSI is to ensure that college graduates understand how their jobs affect other parts of the company. An expanded executive training program, called the “Connected Systems Challenge,” held its first session in May 2018.

The institute blends expertise of the College of Engineering and Applied Science; the Lubar School of Business; the Office of Development; the School of Information Studies; the Center for Technology Innovation, Organizations, and Strategic Management; and the Supply Chain

Management Institute; along with other affiliated centers and institutes at UWM. Partners include Rockwell Automation, Microsoft, the WEDC, ANSYS, Wisconsin Center for Manufacturing and Productivity (WCMP), and the Wisconsin Manufacturing Extension Partnership (WMEP).

Initial academic partners include UW-Parkside, UW-Stout, Gateway Technical College, and Milwaukee Area Technical College. Conversations with other potential academic partners are in progress.

**BUDGET/SCHEDULE:**

Construction	\$920,000
Design	\$110,000
Contingency	\$140,000
Other Fees	\$30,000
<b>TOTAL</b>	<b>\$1,200,000</b>

A/E Selection	Feb 2018
BOR Approval	July 2018
Bid Opening	Aug 2018
Start Construction	Oct 2018
Substantial Completion	April 2019

**PREVIOUS ACTION:**

None.

**REVISED**

Authority to Construct All Agency  
Maintenance and Repair Projects,  
UW System

BOARD OF REGENTS EXECUTIVE COMMITTEE

Revised Resolution 5:

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 \$8,669,800 (\$2,528,100 General Fund Supported Borrowing; \$3,921,700 Program Revenue Supported Borrowing; and \$2,220,000 Cash).



**THE UNIVERSITY OF WISCONSIN SYSTEM**

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

**INSTITUTION:** University of Wisconsin System

**PROJECT REQUEST:** Authority to construct various maintenance and repair projects at an estimated total cost of \$8,669,800 (\$2,528,100 General Fund Supported Borrowing; \$3,921,700 Program Revenue Supported Borrowing; and \$2,220,000 Cash).

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	17I2I	Laux Hall Renovation		\$1,492,800	\$1,500,000		\$2,992,800
FMR SUBTOTALS			\$0	\$1,492,800	\$1,500,000	\$0	\$2,992,800

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
RVF	17I2C	Campus Electrical Substation Replacement	\$2,528,100	\$2,428,900			\$4,957,000
URR SUBTOTALS			\$2,528,100	\$2,428,900	\$0	\$0	\$4,957,000

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	17H1P	Coate Hall/Hutchinson Hall Fire Alarm Repl			\$720,000		\$720,000
HSE SUBTOTALS			\$0	\$0	\$720,000	\$0	\$720,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
AUGUST 2018 TOTALS	\$2,528,100	\$3,921,700	\$2,220,000	\$0	\$8,669,800

**PROJECT DESCRIPTION:  
Facility Maintenance and Repair Requests**

LAX – Laux Hall Renovation (\$2,992,800): This project renovates the facility to improve life/safety systems and ADA accessibility. Project work includes installing a new fire suppression system and fire alarm/smoke detection system, upgrading the electrical and telecommunication systems; and reconfiguring/renovating the restrooms to provide individual shower stalls and accessible restrooms on each floor. A 6-inch water main will be extended from the Adjacent Reuter Hall to Laux Hall to serve the new fire suppression system. This extension will not require demolition or reconstruction of the streets. New electrical circuits will be extended to all resident rooms, with breakers in new panels. The transformer and switch gear will be replaced to provide for upgraded circuits, as well as potential future elevator service. High speed data cabling and access points will replace aging equipment and improve access for all occupants. One fully accessible shower/restroom will be constructed on each of the four

residential floors, in space adjacent to the existing toilet/shower suites. The showers and restrooms on all four residential floors will be reconfigured, splitting into two suites on each floor, which will allow separate assignment for varying occupancies by each gender. The current shower and drying areas will be combined, to allow all shower and drying areas to become private compartments. The only anticipated mechanical system modifications are limited to adjustments of the exhaust fans and distribution ductwork location for the renovated areas.

Laux Hall was constructed in 1964 and there have been no significant renovations or upgrades since original construction. The continued deterioration of the housing stock has a negative impact on student recruitment and the overall student experience. Increased concern over accessibility and bathrooms that respect the diversity of the student population have made the residence hall renovations a priority. This facility will be vacated for the Spring and Summer 2019 semesters, providing an eight month construction window.

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

RVF - UWRVF Campus Electrical Substation Replacement (\$4,957,000): This project improves the reliability and safety of the campus electrical distribution system and provides additional capacity and service redundancy. Project work includes replacing (a) both utility-owned transformers with new 7.5 MVA, 12.47 kV - 4.16 kV transformers, (b) the campus 5kV medium voltage switchgear, and (c) the campus capacitor bank. A second utility line will be extended from close proximity to the campus substation for improved reliability. Selected utility lines from the south will be converted from overhead to underground installations. A new campus substation yard will be built adjacent to the existing yard. The substation perimeter will have a screen wall with two lockable gates.

The new substation yard will include 15kV metal enclosed switching with utility metering bays, two 7.5 MVA transformers, two capacitor banks if required, and a sheltered aisle 5kV switchgear. The switchgear will consist of two line-ups and will be a main-tie-main configuration with paralleling capacity. It will contain additional distribution equipment for new feeders to accommodate new and changing campus loads and future reconfiguration of existing feeders. New pathways will be added to accommodate new feeders in and around the substation. If determined to be cost-effective, the campus central chilled water plant will be connected to the new nearby substation. Electrical meters in the new substation yard will be connected to the campus building automation system. A new feeder will be added to provide redundant loop feeds to campus buildings that currently have only one power source.

The existing substation equipment, installed in 1987 is beyond its useful life and repair parts are becoming difficult to obtain. Due to the design of the existing substation system, there are several points in the system where a single failure could leave the campus buildings without power for days or weeks. During scheduled preventative maintenance, the existing switchgear has proven difficult to reset through several attempts. The campus electrical power distribution system does not have adequate normal configuration capacity to serve proposed facilities. The 20-Year Campus Master Plan includes additional facilities that will require an additional feeder to be extended from the substation.

**Health, Safety, and Environmental Protection**

LAX - Coate Hall/Hutchinson Hall Fire Alarm Replacement (\$720,000): This project replaces the fire alarm and smoke detection systems in two student residence halls, Coate Hall and Hutchinson Hall. Project work includes replacing the fire alarm systems with new fully addressable systems that include one-way voice capability. A new annunciator panel, new pull stations, new heat and smoke detectors, and new speaker/strobe signal devices will all be installed per current applicable codes, including ADA. The new fire alarm panels will be connected to the campus central fire alarm central reporting network.

Coate Hall was constructed in 1966 and Hutchison Hall was constructed in 1967. The fire alarm systems were installed in 1989, and are several generations old. The systems are obsolete, have not been factory supported for years, and parts are no longer available. The fire alarm systems are not compliant with current building codes, fire codes, and ADA guidelines. The inability to obtain parts has made it very difficult to address the problems in a timely fashion. The trend of increased downtime for the systems has caused concern about the possibility of wholesale failures. If a complete failure were to occur, it could take significant time to repair, and the buildings could not be safely occupied as residence halls. The main fire alarm panels were replaced in 2015 with panels that are not compatible with the campus system. There have been 41 work orders to fix the fire alarm systems in these buildings over the last three years.

**PROJECT JUSTIFICATION:**

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning issues submitted, as well as the UW All Agency Projects Program funding targets set by the Division of Facilities Development, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

**BUDGET AND SCHEDULE:**

General Fund Supported Borrowing.....	\$ 2,528,100
Program Revenue Supported Borrowing .....	3,921,700
Cash ... ..	\$ <u>2,720,000</u>

**Total Requested Budget .....\$ 8,669,800**

**PREVIOUS ACTION:** None.