

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget Committee

Thursday, December 5, 2019
9:00 a.m. – 10:30 a.m.

James R. Connor University Center
UC 259
228 Wyman Mall
Whitewater, Wisconsin

- A. Approval of the Minutes of the October 10, 2019 Meeting of the Capital Planning and Budget Committee
- B. UW-Whitewater Presentation: "Inspire, Engage, Transform – Ideas for Today and Tomorrow, Managing Deferred Maintenance"
- C. UW-La Crosse: Authority to Construct the Fieldhouse and Soccer Support Facility Project
- D. UW-Madison: Authority to Enter into a Lease of Space for the Office of Community Relations, UW South Madison Partnership
- E. UW-Milwaukee: Authority to Increase the Budget for the Northwest Quadrant Renovation and Student Health Services Remodel Project
- F. UW-Parkside: Authority to Construct the Campus Fire Alarm System Renovation Project
- G. UW-Platteville: Authority to Construct the New Sesquicentennial Hall Project
- H. UW System: Authority to Construct All Agency Maintenance and Repair Projects
- I. UW-Madison: Authority to Increase the Budget for the UW-Managed Primate Center Backup Generator Project
- J. UW System: Approval to Modify Regent Policy Document 19-14, "Naming of University Facilities and Lands"
- K. UW System: Semi-Annual Status Report on Leasing
- L. UW System: Semi-Annual Status Report on UW Solely Managed Capital Projects
- M. Report of the Senior Associate Vice President
 - 1. State Building Commission Actions
 - 2. Other Updates

Capital Planning and Budget

December 5, 2019

Item B.

INSPIRE, ENGAGE, TRANSFORM—IDEAS FOR TODAY AND TOMORROW, MANAGING DEFERRED MAINTENANCE

REQUESTED ACTION

For information only.

SUMMARY

As a university, UW-Whitewater recognizes that deferred maintenance will lead to increased cost considerations the longer the necessary work and repairs are delayed. UW-Whitewater approaches deferred maintenance challenges as opportunities to develop creative solutions based on the issues and resources at hand.

Attention is focused towards prioritizing the designated projects and identify opportunities to break the existing backload into smaller and more manageable pieces. At the forefront of this process is the need to identify and incorporate the use of preventative maintenance to reduce the amount of deferred maintenance.

UW-Whitewater continues efforts to search for further solutions, locate alternative pathways to address the anticipated expenses and identify additional funding sources.

Presenter(s)

- Grace M. Crickette, Vice Chancellor for Administrative Affairs, UW-Whitewater

**AUTHORITY TO CONSTRUCT THE FIELDHOUSE AND SOCCER
SUPPORT FACILITY PROJECT, UW-LA CROSSE**

REQUESTED ACTION

Adoption of Resolution C., authorizing construction of the Fieldhouse and Soccer Support Facility project.

Resolution C. That, upon the recommendation of the Chancellor of UW-La Crosse and the President of the UW System, the UW System Board of Regents authorizes construction of the Fieldhouse and Soccer Support Facility project at an estimated total cost of \$49,035,000 (\$24,517,500 Program Revenue Supported Borrowing and \$24,517,500 Program Revenue Cash).

SUMMARY

This project constructs a new fieldhouse, including a 200-meter National Collegiate Athletic Association (NCAA) competition indoor track with an all-sport surface infield and seating space for a minimum of 1,500 spectators. The second level will have a walking/jogging track. The fieldhouse will have various service spaces including men's and women's team locker rooms and showers, a team meeting room, two multipurpose rooms, a training room, office suite, and equipment storage for athletics, exercise and sports science, and recreation. Mechanicals will be located in a basement area. This project also includes construction of a new soccer support facility including a press box, team rooms, restrooms, equipment storage space, and a first aid/training room.

The new fieldhouse location, which is east of the Roger Harring Stadium with the southern entrance located on Pine Street, requires the relocation of the soccer fields. A utility corridor will be constructed along Pine Street to serve the new fieldhouse, the future renovation of Mitchell Hall, and a possible campus expansion to the east. Utilities for the new fieldhouse will be provided from the central heating and chiller plant and the campus electrical substation. This plan is based on a comprehensive utilities study and the required utility extension(s), upgrade(s), and building service(s) modifications will also be completed in this project.

An all sport surface suitable for track meet field events, baseball and softball practice, intramural activities, and club sporting activities such as soccer, volleyball, basketball, floor hockey, rugby, and lacrosse will be provided in the track infield.

Presenter

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

BACKGROUND

A predesign for the previously enumerated Gymnastics/Storage Building was completed in 2013. A space needs analysis concluded that additional space was needed to meet program demands for athletics and recreation sports. The campus determined that a fieldhouse would resolve the lack of an indoor competition track, provide intramural and club sport space, and allow for more effective use of Mitchell Hall.

A sequence of three related projects was recommended: construction of a new fieldhouse, relocation of the existing soccer field, and a minor renovation of Mitchell Hall, which will be converted to space for gymnastics practice, wrestling practice, and the academic Exercise and Sports Science Program. Temporary space for gymnastics will be created in the Cartwright Center until adequate space in Mitchell Hall is available for reallocation. The relocated competition soccer venue will be a synthetic surface field that is suitable for athletics, intramurals, and club sports.

In order to construct the new fieldhouse east of the existing Roger Harring Stadium, the soccer venue needed to be relocated. A new synthetic surface soccer venue for athletics, recreation, and club sports has been installed to replace the original natural turf fields. There are no restroom facilities for the soccer events and intramural sporting activities. The new press box, concessions, and restroom facility included in this project will provide restroom facilities near the outdoor recreation area.

Gymnastics was located in Wittich Hall, which is undergoing renovation, leaving that sport without a practice facility. The university has provided a temporary gymnastics practice facility in Cartwright Center. Construction of a new fieldhouse will allow the Mitchell Fieldhouse to include a new gymnastics practice facility, a new wrestling practice facility and academic space for the growing Exercise and Sports Science Program. Instructional space will increase from 75,700 square feet to 149,600 square feet with construction of the new fieldhouse and the renovation of Mitchell Hall. Repurposed space in Mitchell Fieldhouse will increase the wrestling practice space from 2,803 to 6,500 square feet.

The Recreational Eagle Center was visited by 93% of the student population last year. In a 2013 student survey, 92% of respondents indicated they experienced overcrowding at the Recreational Eagle Center. Approximately 43% of the student population participate in intramural sporting activities, and there are twelve club sports that would use the new fieldhouse. This high level of participation has created a shortage of athletic practice and competition venues. This project provides a way to keep pace with student expectations and the continued growth in the athletic and recreation programs and the academic lab work of the Exercise and Sports Fitness Program.

Budget

Construction	\$37,664,300
Design	2,045,400
DFDM Mgt.	1,657,300
Contingency	3,766,400
Equipment	3,653,100
Other Fees	248,500
Total	\$49,035,000

Previous Action

August 18, 2016
Resolution 10745

Recommended that the Fieldhouse and Soccer Support Facility project at an estimated total cost of \$35,000,000 (\$21,271,000 and \$13,279,000 PR-Cash) be submitted to the Department of Administration as part of the UW System 2017-19 Capital Budget Request. *(The project was not enumerated in 2017-19.)*

August 24, 2018
Resolution 11079

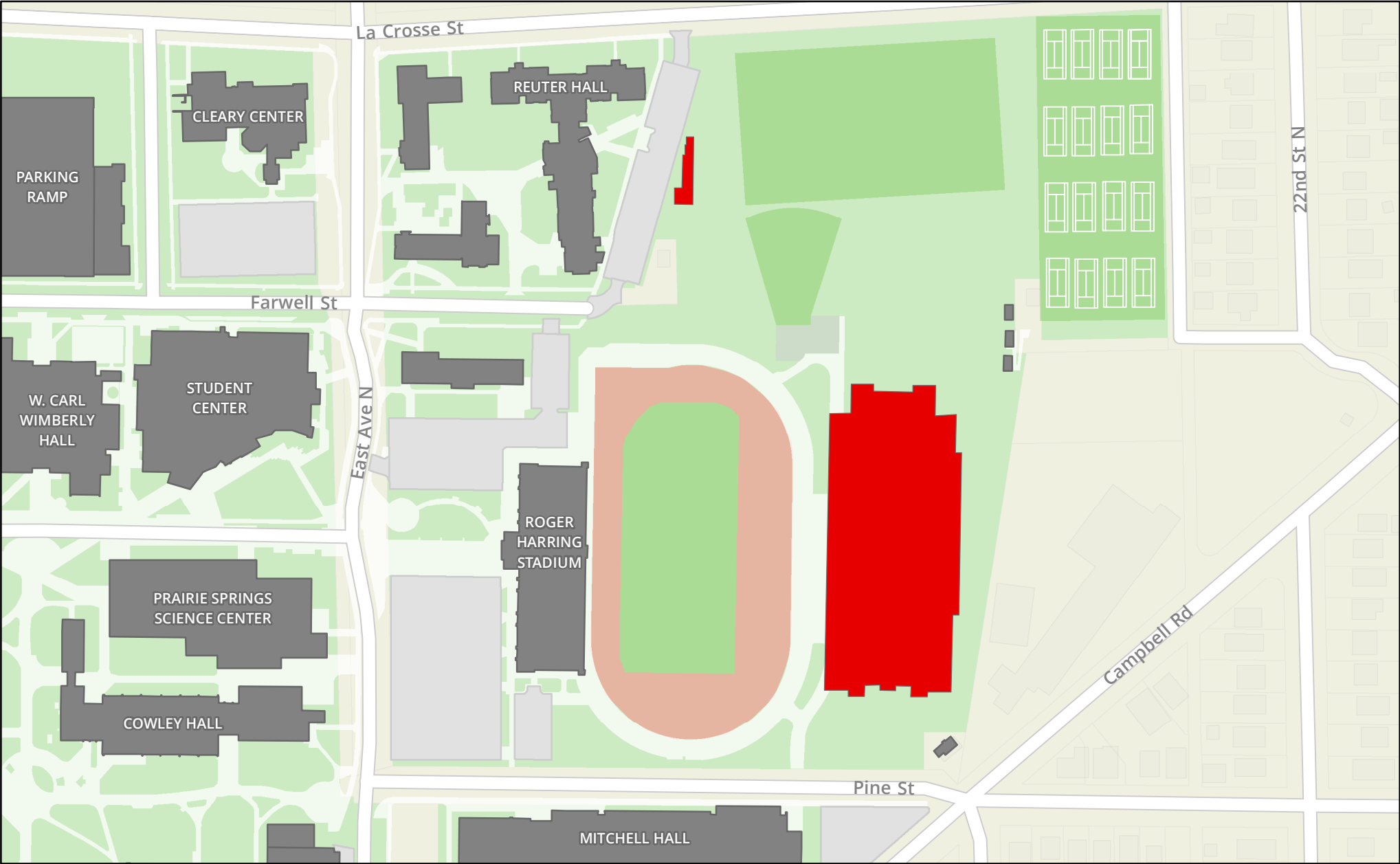
Recommended that the Fieldhouse and Soccer Support Facility project at an estimated total cost of \$49,035,000 (\$24,517,500 Supported Borrowing and \$24,517,500 Program Revenue-Cash) be submitted to the Department of Administration as part of the UW System 2019-21 Capital Budget Request.

Related Policies

- Regent Policy Document 19-8, "Funding of University Facilities Capital Costs"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

ATTACHMENT

A) UW-La Crosse: Fieldhouse and Soccer Support Facility



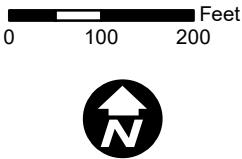
Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-La Crosse: Fieldhouse and Soccer Support Facility

- Proposed Development
- Campus Building

- UW Property
- Campus Parking Area



**AUTHORITY TO ENTER INTO A LEASE OF SPACE FOR THE
OFFICE OF COMMUNITY RELATIONS, UW SOUTH MADISON
PARTNERSHIP, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution D., granting authority to enter into a lease of office and instructional space for the Office of Community Relations, UW South Madison Partnership.

Resolution D. That, upon the recommendation of the UW-Madison Chancellor and the President of the UW System, the UW System Board of Regents grants authority to enter into a lease of 12,902 GSF to expand office and instructional space for the Office of Community Relations, UW South Madison Partnership in the City of Madison, Wisconsin.

SUMMARY

Due to the growth in the number of students enrolled and programs offered, the University of Wisconsin South Madison Partnership (UWSMP) within the Office of Community Relations would like to expand the amount of leased space from 3,000 square feet to 12,902 square feet. The current landlord, the City of Madison Community Development Authority, has agreed to allow UWSMP to relocate to a larger space in its current location. The lease term will commence in April 2020 and will continue for five years, timed to coincide with the end of the academic year. The lease rate includes all common area expenses. The tenant will be responsible for in-office suite electricity, janitorial, and miscellaneous maintenance. Tenant improvements to update the space are expected to cost no more than \$365,000; the landlord is contributing \$20,000 to that cost.

Presenter

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

BACKGROUND

Within the Office of Community Relations, the UWSMP operates a number of community outreach and educational support programs for non-traditional students. UWSMP has been in its current location since the inception of the partnership in 2015. At that time there were six programs generating 700 attendees per month taking courses and using the social services. That number grew to 14 regular programs and 1,100 attendees during the 2018-2019 academic year. The Odyssey Project, one of the programs located within the space, provides free tuition and academic support for two semesters of a humanities course for 30 adult students facing economic barriers to college. Support services include one-on-one tutoring, textbooks, childcare, and a weekly dinner. The Odyssey Junior program, the childcare component, is now a certified precollege program and is aimed at breaking the cycle of generational poverty. Additional services include academic and career counseling for the more than 450 alumni who continue to pursue a degree. UWSMP also houses the Neighborhood Law Clinic, which provides a range of legal and advocacy service to low-income community members.

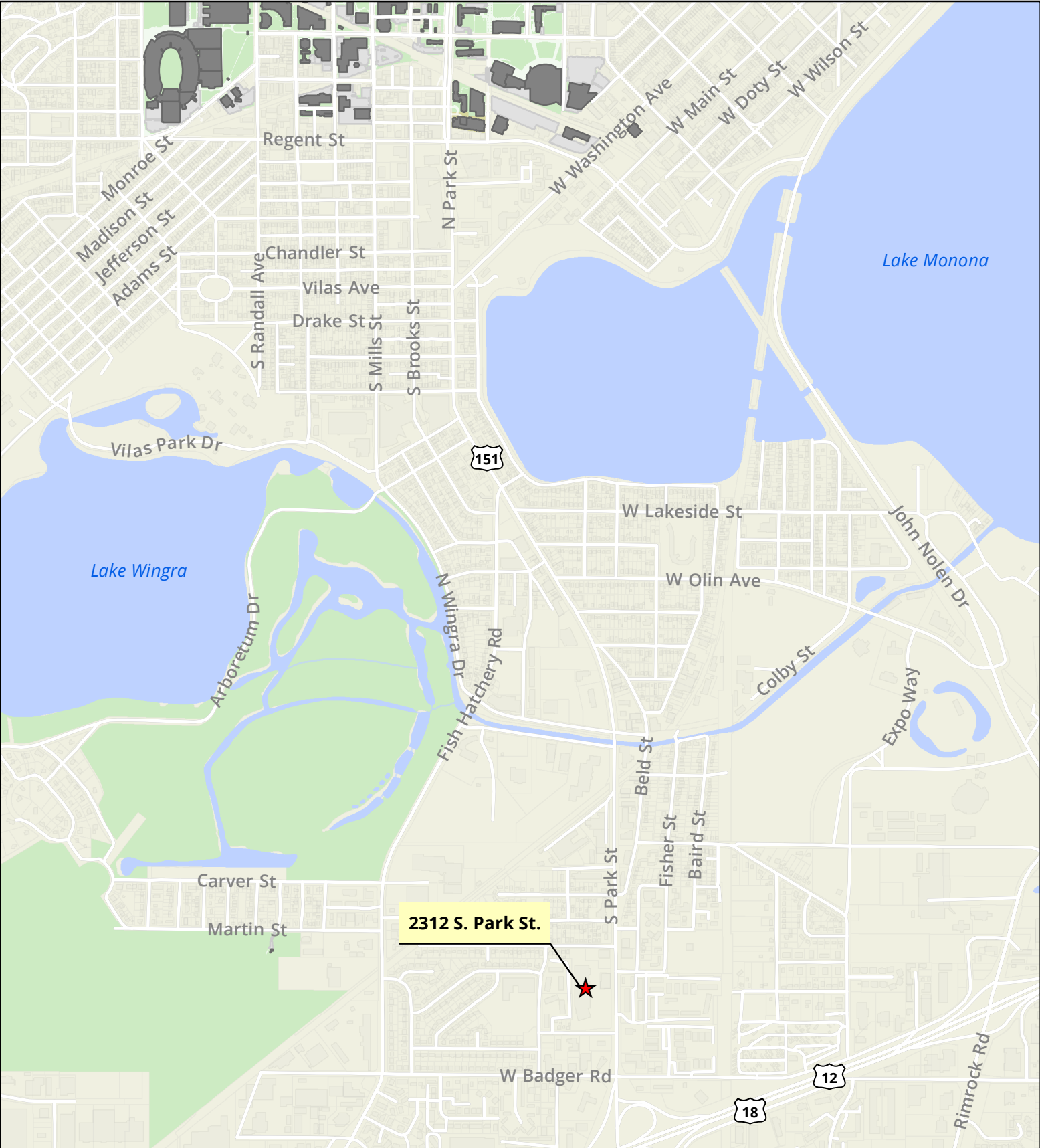
University Function	Office of Community Relations South Madison Partnership								
Lease Location	2300 S. Park Street, Madison, WI								
Type of Negotiation or Selection Process	Request for Information								
Lessor	Community Development Authority, City of Madison								
Anticipated Occupancy Date	April 1, 2020								
Lease Term	5 years								
Escalation Rate	3% annually on base rental rate								
Operating Expenses	Tenant pays actual expenses for metered electricity and in-office maintenance and janitorial.								
Renewal Option(s)	Two 5-year renewal options								
Purchase Option	None								
Space Type	Office and instructional space								
Square Feet	12,902								
Total Gross Cost Per Square Foot, year 1	\$24.20 GSF								
Initial Lease Term Total Projected Cost	<table> <tr> <td>Base rent</td><td>\$1,208,235</td></tr> <tr> <td>Operating Expenses</td><td>353,000</td></tr> <tr> <td><u>Tenant Improvements</u></td><td><u>365,000</u></td></tr> <tr> <td>Total</td><td>\$1,926,235</td></tr> </table>	Base rent	\$1,208,235	Operating Expenses	353,000	<u>Tenant Improvements</u>	<u>365,000</u>	Total	\$1,926,235
Base rent	\$1,208,235								
Operating Expenses	353,000								
<u>Tenant Improvements</u>	<u>365,000</u>								
Total	\$1,926,235								
Funding Source	Grant Funds and GPR								

Related Policies

- Regent Policy Document 13-1, "[General Contract Approval, Signature Authority, and Reporting](#)"
- Regent Policy Document 13-2, "[Real Property Contracts: Signature Authority and Approval](#)"

ATTACHMENT

- A) UW-Madison: UW South Madison Partnership



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

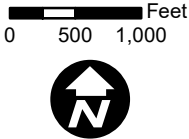
This map is for reference purposes only.

UW-Madison:
UW South Madison Partnership

Proposed Lease

UW Property

Campus Building



December 5, 2019

**AUTHORITY TO INCREASE THE BUDGET OF THE NORTHWEST
QUADRANT RENOVATION AND STUDENT HEALTH SERVICES
REMODEL PROJECT, UW-MILWAUKEE**

REQUESTED ACTION

Adoption of Resolution E., authorizing a budget increase for the Northwest Quadrant Renovation and Student Health Services Remodel project to demolish Building A.

Resolution E. That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the UW System, the UW System Board of Regents authorizes a budget increase for the Northwest Quadrant Renovation and Student Health Services Remodel project of \$3,100,000 (\$2,300,000 Existing General Fund Supported Borrowing, and \$800,000 Cash) for a revised estimated total cost of \$43,774,000 (\$31,426,000 General Fund Supported Borrowing, \$2,300,000 Existing General Fund Supported Borrowing, \$7,000,000 Program Revenue Supported Borrowing, \$2,180,000 Gift Funds, and \$868,000 Cash).

SUMMARY

This project will address critical life safety and building code upgrades. Remodeled areas will address campus space needs for the College of Nursing and current Northwest Quadrant (NWQ) occupants, specifically those of the School of Information Sciences and Student Health Services in the former Columbia/St. Mary's hospital complex. The complex has seven facilities (named Buildings A through G). This project includes work in A, B, C, and D.

The Student Health Services Remodeling component will renovate approximately 25,830 GSF of space on the 7th and 8th floors of Building D. The new facility will replace 14,180 GSF of the Norris Health Center, which will eventually be demolished in accordance with the campus master plan.

Phase 1 of the project was authorized in August 2018. It included the repair of the exterior envelope (walls, doors and windows) and roof repairs for Buildings B and C, the recladding of Building D, and an emergency generator for the complex.

This second phase of the project will provide infrastructure upgrades for the entirety of Buildings C and D to resolve life safety and building code issues. Comprehensive renovation of the 3rd floor of Building C for a Nursing Simulation Center (23,620 GSF), the 7th and 8th floors of Building D for Student Health Services (25,830 GSF), and the 2nd and 3rd floors of Building D for the School of Information Studies (24,830 GSF) will occur. It will also demolish Building A (219,190 GSF).

Presenter

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

BACKGROUND

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 Building B. 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. In the fall of 2016, the exterior envelope of Building D showed signs of imminent failure and had to be replaced in its entirety.

Building A is obsolete and would require a significant investment to renovate that is not economical compared to the construction of new space. The cost to upgrade to current building and energy codes is extensive. The campus has identified space shortages in the Health Sciences and does not need any more office or residence hall space which are the only uses that would be efficient in Building A with the existing column spacing. The building has structural bay spacing and floor to floor height limitations for laboratories along with inadequate floor loading capacity as required by current building codes.

Student Health Services has been located in the 14,180 GSF, Norris Health Center for approximately 50 years, since its acquisition with the Milwaukee-Downer College purchase. It was built in 1961 to house student health and nursing for Milwaukee-Downer College, and later, UWM, when the headcount was 8,713. Increases in student enrollment and changes in clinical and mental health care brought growth of staffing, needs for confidential workspace, and the need for education workspace. The Health Center sees

30,000 - 35,000 students per year, about 75% of all students. With peak visits at 200 per day, or 25 visits per hour, the current space can only service the most basic needs of students.

The Student Health Services Remodel project was enumerated in 2013, but could not proceed until life safety, building code, and infrastructure upgrades and repairs for the complex are complete. It was combined with the Northwest Quadrant Renovation project enumerated in 2017 for A/E selection and overall project coordination.

Budget

Construction	\$32,293,900
Design	2,518,700
DFDM Mgt.	1,435,300
Contingency	3,586,700
Equipment	3,939,400
TOTAL	\$43,774,000

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.
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August 18, 2016 Resolution 10745	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).
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June 6, 2018 Resolution 11063	Granted authority to construct the Northwest Quadrant Renovation project for an estimated total cost of \$52,180,000 (\$46,800,000 General Fund Supported
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Borrowing, \$3,200,000 Existing Program Revenue Supported Borrowing, and \$2,180,000 Gifts/Grants).

December 7, 2018
Resolution 11139

Granted 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.

December 7, 2018
Resolution 11140

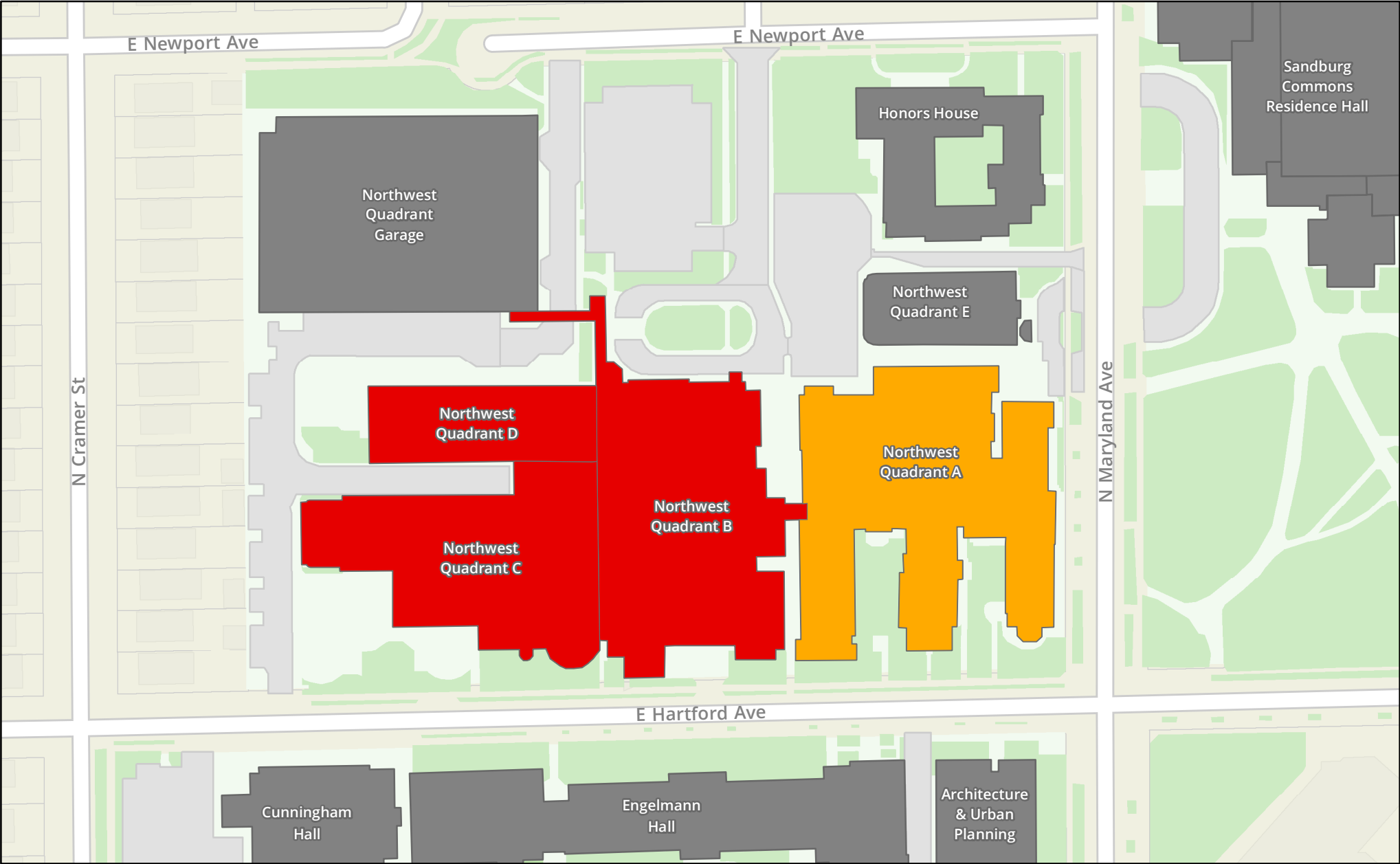
Granted approval to demolish Northwest Quadrant Building A as part of the Northwest Quadrant Renovation project.

Related Policies

- Regent Policy Document 19-8, "[Funding of University Facilities Capital Costs](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

ATTACHMENT

A) UW-Milwaukee: Northwest Quadrant Renovation



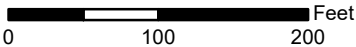
Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-Milwaukee: Northwest Quadrant Renovation

- Proposed Demolition
- Proposed Renovation
- UW Property
- Campus Building

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December 5, 2019

**AUTHORITY TO CONSTRUCT THE CAMPUS FIRE ALARM SYSTEM
RENOVATION PROJECT, UW-PARKSIDE**

REQUESTED ACTION

Adoption of Resolution F., authorizing construction of the Campus Fire Alarm System Renovation project.

Resolution F. That, upon the recommendation of the Chancellor of UW-Parkside and the President of the UW System, the UW System Board of Regents authorizes construction of the Campus Fire Alarm System Renovation project at an estimated total project cost of \$6,773,000 (\$5,554,000 General Fund Supported Borrowing and \$1,219,000 Program Revenue Supported Borrowing).

SUMMARY

This project replaces and augments the campuswide fire alarm and smoke detection system across 22 facilities to meet current life safety code and accessibility standards, improve reliability and features, and reduce operational maintenance costs. The central and building annunciator panels, control panels, pull stations, heat and smoke detectors, and speaker/strobe signal devices will be replaced and new panels and devices will be installed as required. The fully addressable fire alarm system will maintain its one-way voice communication capabilities and central reporting through the campus fiber optic network in two campus locations.

The new control panels will be sized to accommodate all current and anticipated future devices. All elevator controls will be connected and interfaced with the new control panels for the elevator recall function. Telecommunication risers will be replaced or installed as required to accommodate the required system capacity.

Presenter

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

BACKGROUND

The campuswide fire alarm and smoke detection system was incrementally developed building by building as they were constructed. These disparate systems were then universally upgraded and connected through central reporting during a campuswide renovation project in 2000. Central reporting annunciator panels are located in the central Heating and Chilling Plant and in Tallent Hall (University Police). The fire alarm and smoke detection system in Pike River Suites was constructed in 2009. Building addition and renovation projects completed in the Student Union (2008) and the Rita Tallent Picken Regional Center for the Arts (2011) represent the most recent campuswide fire alarm system upgrades.

The fire alarm and smoke detection system devices are more than 15 years old and have exceeded their recommended cyclic life. Multiple communication issues are experienced on a weekly basis, typically lasting one to three minutes. The unreliability of this system has required significant and increasing amounts of time from the campus electrician to troubleshoot and diagnose the faults, as well as billable service calls to the manufacturer. The fire control panels do not transfer from battery power to hard-wired power, which results in the backup batteries being drained and no coverage provided. If the fire control panel(s) require a reset, the maintenance electrician is frequently required to rewire the circuits that control the pull stations in order to properly reset the panel(s).

Budget

Construction	\$5,213,000
Design	538,000
DFDM Mgt.	240,000
Contingency	782,000
TOTAL	\$6,773,000

Previous Action

August 24, 2018
Resolution 11079

Recommended that the Campus Fire Alarm System Renovation project at an estimated total cost of \$6,773,000 (\$5,554,000 General Fund Supported Borrowing and \$1,219,000 Program Revenue Supported Borrowing) be submitted to the Department of Administration as part of the UW System 2019-21 Capital Budget Request.

Related Policies

- Regent Policy Document 19-8, ["Funding of University Facilities Capital Costs"](#)

- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

**AUTHORITY TO CONSTRUCT THE NEW SESQUICENTENNIAL
HALL PROJECT, UW-PLATTEVILLE**

REQUESTED ACTION

Adoption of Resolution G., authorizing construction of the New Sesquicentennial Hall project.

Resolution G. That, upon the recommendation of the Chancellor of UW-Platteville and the President of the UW System, the UW System Board of Regents authorizes construction of the New Sesquicentennial Hall project for an estimated total cost of \$55,189,000 (\$54,602,000 General Fund Supported Borrowing and \$587,000 Program Revenue Supported Borrowing).

SUMMARY

This project constructs a new 99,229 GSF academic engineering building adjacent to Engineering Hall to provide instructional laboratory suites, project and research laboratories, and general assignment classrooms, including those configured and equipped for active learning. A smaller addition to the north will create two active learning classrooms and create a more welcoming entry area for students and visitors. The site development will include an expanded loading area, bicycle parking, reconfigured vehicle parking, educational features, and storm water management solutions.

The new building has been designed as energy efficient as possible by attaining an Energy Utilization Intensity (EUI) goal of 73 kBtu/sq/year. Preliminary energy modelling indicates an EUI of 97, resulting in an annual energy savings of approximately 20%.

Presenter

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

BACKGROUND

The new facility will provide adequate space to resolve demonstrated quantitative and qualitative space shortages in Ottensman Hall, built in 1966. Approximately 19,700 GSF of computing, dry and wet instructional and project laboratory space will be relocated from Ottensman Hall to the new facility, because the existing space cannot be effectively renovated to accommodate the engineering program. These spaces include laboratories for computer-aided engineering, mechanical systems, materials, and thermal systems, and geotechnical and environmental research and instructional space. The new facility will be constructed with adequate structural bay sizing and the floor-to-floor clearance necessary for the engineering laboratories and mediated general assignment classrooms. An additional ~15,000 GSF of new Innovation Center space will be constructed for specialized computing, equipment and service, manufacturing, machine shop/project making, and research lab space that does not exist on campus.

At the completion of this project, approximately 25,000 GSF in Ottensman Hall will be vacated and made available for reallocation for other departments on campus. More than 73,000 GSF of space deficiencies have been identified across campus, primarily those 28 departments operating in the four former residence hall facilities (Brigham Hall, Gardner Hall, Royce Hall, and Warner Hall), which are planned for eventual demolition due to their poor functional and physical condition assessments.

Ottensman Hall does not have adequate structural bay spacing or floor-to-ceiling clearance to house modern STEM disciplines. Renovating this building for more infrastructure intensive laboratory needs would compromise ceiling heights; inhibit future flexibility; create the need for excessive fittings that would result in higher pressure drops and fan energy consumption; force service access of piping and terminal units to be located directly over laboratory spaces; and cause extremely congested use of additional vertical shafts. The added vertical shafts would be expensive to create and would reduce usable square footage and lower the building's efficiency to an unacceptable level.

This facility also does not have enough physical space to accommodate the modern, specialized laboratory needs of the industrial, mechanical, civil and environmental engineering programs. Intensive space use is further amplified by the unique specialized equipment and machinery used in the spaces. There is a limit to the number of students who can safely and functionally access the rapid prototyping machines, three-dimensional printers, metal shop machinery, and industrial/advanced manufacturing simulation units. The mechanical, electrical, telecommunications, and plumbing systems are all obsolete and nearing the end of their useful lives. Some of the specialized equipment critical to teaching is housed in basement spaces that do not comply with current codes for occupancy, due to the lack of ventilation and proper emergency egress.

The proposed building was originally enumerated as a standalone building. The decision to construct it adjacent to the existing Engineering Hall was based upon the ability to capitalize on existing building systems that were designed to accommodate future expansion, increase pedestrian safety and occupant efficiency by keeping both buildings on the same side of the street, and preserve an existing 116-stall parking lot.

Budget

Construction	\$40,659,000
Design	3,448,000
DFDM Mgt.	1,811,200
Contingency	4,618,800
Equipment	3,422,000
Other Fees	1,230,000
TOTAL	\$55,189,000

Previous Action

August 18, 2016
Resolution 10745

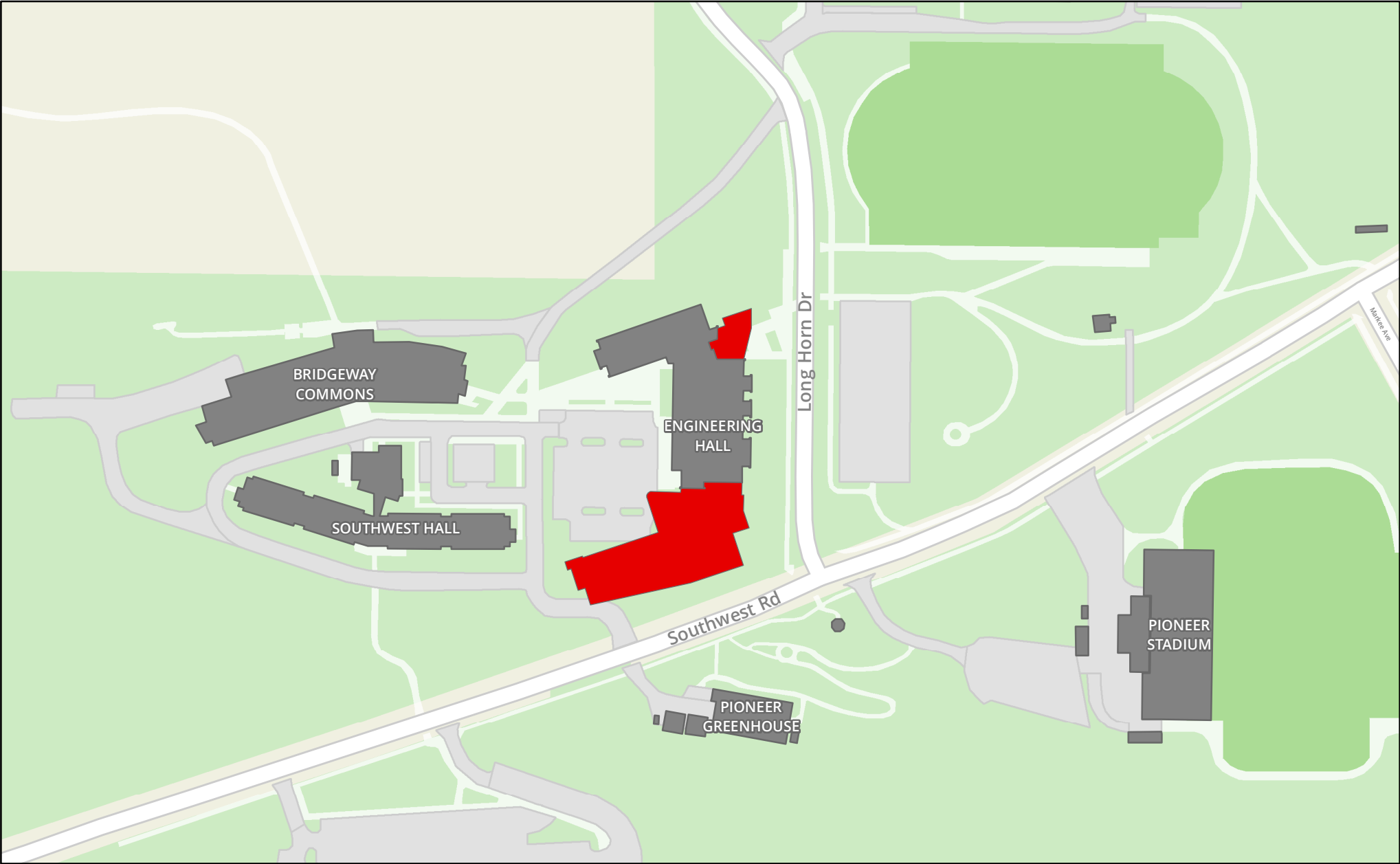
Recommended that the New Sesquicentennial Hall project for an estimated total cost of \$55,189,000 (\$54,602,000 General Fund Supported Borrowing and \$587,000 Program Revenue Supported Borrowing) be submitted to the Department of Administration and the State Building Commission for enumeration as part of the UW System 2017-19 Capital Budget Request.

Related Policies

- Regent Policy Document 19-8, "Funding of University Facilities Capital Costs"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

ATTACHMENT





A) UW-Platteville: Sesquicentennial Hall



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

This map is for reference purposes only.

UW-Platteville: Sesquicentennial Hall

- | | |
|--|---|
|  Proposed Development |  Campus Building |
|  UW Property |  Parking Area |

0 100 200 Feet



AUTHORITY TO CONSTRUCT ALL AGENCY MAINTENANCE AND REPAIR PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution H., authorizing construction of various maintenance and repair projects.

Resolution H. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct various maintenance and repair projects at an estimated total cost of \$19,895,600 (\$11,498,600 General Fund Supported Borrowing; \$4,563,600 Program Revenue Supported Borrowing; and \$3,833,400 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	19B2D	White Hall Renovation		\$994,900	\$2,000,000		\$2,994,900
FMR SUBTOTALS			\$0	\$994,900	\$2,000,000	\$0	\$2,994,900

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	19B2C	Badger Street Mall Renovation	\$0	\$0	\$895,100	\$0	\$895,100
MIL	18E3E	Campus IT Infrastructure Renovation	\$3,742,400	\$1,055,600	\$0	\$0	\$4,798,000
MIL	19B2E	Heating Plant Stack Replacements	\$410,300		\$115,700		\$526,000
PKS	18I2R	Campus Underground Utility Dist Renv	\$4,014,700		\$822,600		\$4,837,300
WTW	19J3K	Chilled Water Loop & Steam Pit Repairs	\$2,850,000	\$2,150,000	\$0	\$0	\$5,000,000
WTW	19B2I	Heating Plant Boiler No. 6 Upgrade	\$290,900	\$219,500	\$0	\$0	\$510,400
WTW	16L1S	Williams Center Ped Bridge Repl (Increase)	\$190,300	\$143,600			\$333,900
URR SUBTOTALS			\$11,498,600	\$3,568,700	\$1,833,400	\$0	\$16,900,700

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
DECEMBER 2019 TOTALS	\$11,498,600	\$4,563,600	\$3,833,400	\$0	\$19,895,600

Presenter

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

BACKGROUND

UW-La Crosse - White Hall Renovation:

This project renovates White Hall to improve life/safety systems and ADA accessibility. Project work includes installation of a new fire alarm and smoke detection system and a new fire suppression system, including an extension of the domestic water main. New electrical circuits will be extended to all resident rooms and the building electrical transformer and switchgear will be replaced to provide upgraded circuits. New high-speed data cabling and access points will be installed. One fully accessible shower and restroom will be constructed on each of the four residential floors. The showers and restrooms on all four residential floors will be reconfigured. The single-user toilet room in the basement will be relocated and expanded to provide full accessibility. Building mechanical alterations include new exhaust fans and branch ductwork within the renovated areas.

White Hall is a four-story residence with 223 beds and was constructed in 1962. There have been no significant renovations or upgrades since its 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 2020 semesters, providing an eight-month construction window.

UW-La Crosse - Badger Street Mall Renovation:

This project renovates the vacated Badger Street corridor from the northeast corner of Murphy Library to the southeast corner of the Whitney Center by extending the 20-linear foot-wide pedestrian walkway to create a safe and functional pedestrian circulation path. Project work includes replacement of the street pavement and installation of new pedestrian walkways, landscaping, lighting, storm water management features, bicycle racks, and seating in accordance with the concept plan created in September 2015.

Construction of the New Student Center and the New Science Labs Building have created an extremely busy pedestrian corridor on what was a municipal street. Badger Street has been vacated from the intersection of East Avenue to the intersection of 14th Street. This creates an opportunity to create a functional, safe, and aesthetically attractive pedestrian corridor. The Badger Street Pedestrian Mall concept was conceived in the 2005 campus master plan and development began as part of the New Student Center and the New Science Labs Building projects. Additional planning of the pedestrian connections is occurring under the Prairie Springs Science Center, Phase II study. The campus master plan relies on this critical pedestrian mall with the future renovation of the Whitney Dining Center and the construction of a new residence hall on 14th Street. Critical to the development of this pedestrian mall are the easterly vistas of the Roger Harring Stadium

and Granddad's Bluff. A concept plan was completed in 2015 to match what has already been designed and installed under the New Student Union and the New Science Labs Building projects.

UW-Milwaukee - Campus IT Infrastructure Renovation:

This project upgrades the campus-wide Information Technology (IT) network infrastructure by installing a new fiber optic backbone to provide additional capacity and improved functionality for the campus network to support modern applications used in instruction and research such as video streaming, distance learning and collaborative research visioning. The project will also deliver a campus network topology that greatly enhances reliability, security, and redundancy for select critical facilities. Project work includes removal and replacement of the aged single connected multimode and single-mode fiber optic cable that is limiting present IT services and communication speeds. New high capacity, high speed (100-Gigabit Ethernet) OS2-type singlemode fiber optic cabling will be installed campus-wide, largely through existing pathways. This project will replace cabling between core buildings acting as central networking nodes (Enderis Hall, Engineering and Mathematical Sciences, Golda Meir Library, and Northwest Quadrant) to create a fully meshed base configuration and then install cabling to each building from the closest core building by campus quadrant. Project work also includes redundant cabling to critical instructional and research buildings needing improved reliability from the second-closest core building. Underground ductbank work includes removal of abandoned and outdated cabling; repairs to existing signal vaults; modification of existing duct bank configurations to remove in-building distribution routes, and new duct bank sections to improve campus pathway connectivity and reliability.

This project delivers information technology modernization for the main campus serving nearly 28,000 students with connected service to 5.5M GSF of buildings in support of collaborative research and educational access, serving the regional populace of over 2 million and 5.6 million statewide. UW-Milwaukee provides instruction and research in development of talent and a workforce that is vital to the State economy, including eight Fortune 500 companies, six within the southeast region of the State. Information Technology is a critical elemental necessity for modern instruction and research across the campus. Some examples of Information Technology-dependent campus enterprises include: networking support for Laser Interferometer Gravitational-Wave Observatory (LIGO) international research/studies needing greater capacity than the present 10 Gigabit Ethernet, active learning classrooms utilizing multimedia methods of instruction, server hub interconnections requiring 40 and 100 Gigabit Ethernet speeds to deliver standard higher education services, public-private research visioning and collaboration, expansion of cloud-based campus-wide communication and data delivery services and applications, increased usage of voice over internet protocol (VoIP) and video conferencing to heighten educational efficiencies and services, and high resolution and frame rate improvements for close circuit television and security systems.

The IT network fiber optic infrastructure is primarily comprised of single-connected, multimode and single mode fiber optic cabling. The single-connected nature of buildings results in a single point of failure for services to most buildings; the multimode fiber does not support modern, high-speed networking connections; and the single mode fiber is mostly unterminated, brittle and difficult to successfully terminate. These fiber cables have limited the ability to scale the network backbone speeds beyond Gigabit Ethernet speeds, contributing to conditions which negatively impact networking speed and reliability and prevent the system from being upgraded to a modern networking infrastructure. New fiber optic cabling capable of supporting speeds up to 100 Gigabit Ethernet is needed to allow the campus network to service current needs. The increased speed will support modern applications, such as high definition video streams associated with distance/active learning and "research visioning" applications already in use by peer higher education institutions. The new cabling will also support an updated campus network topology, with future pathway planning for select buildings needing redundant network connections to achieve the level of reliability that is expected for critical facilities. Additionally, a network assessment found code violations, noting entrance facility and main cross-connect rooms that would have difficulty accommodating standard fiber cable installations. Code issues will be further studied in the design process to define corrective actions.

UW-Milwaukee – Heating Plant Stack Replacements:

This project replaces four steel boiler stacks (4-5 foot diameter each) on the central heating plant. Only the exposed boiler stack portion will be replaced, from the roof line to the top of the flue gas exhaust point. Project work includes field measurements, surveys, crane mobilization and lifts, scaffolding erection and mobilization, torch cutting and welding, work site safety and traffic control measures, phasing work to allow continuous plant operation, roof and building envelope protection, and site restoration.

The central Heating and Chilling Plant was constructed in 1969. Boilers 1-3 are original equipment and Boiler 4 was installed in 1981. The flue gas economizers were installed in 1979. The exhaust stacks for Boilers 1-3 are 5 feet in diameter and 50 vertical feet high, originally constructed from 3/8-inch Corten steel. The exhaust stack for Boiler 4 is 4 feet in diameter and 50 vertical feet high, also originally constructed from 3/8-inch Corten steel. Due to increasing evidence in and around the central heating plant of stack degradation (rust flakes, metal material, gunite material), testing and a condition assessment of the stacks was completed in November 2018. The findings of the inspection and testing company confirmed that there is significant loss of stack material thickness, especially above the area protected by the gunite material installed in 1986 (the gunite material ends approximately 6 feet above roof line). The stack material thickness loss increases progressively from the bottom to the top of each stack. The report documents a sampling of ultra-sonic thickness testing results as well as commentary noting visible stack

perforations and flexing near the top of the stacks where thinning has greatly diminished structural integrity. The recommendation of the inspection company is to replace the stack for Boiler 3 as soon as possible, the stack for Boiler 2 within 2 years, and the remaining two stacks within 3 years.

UW-Parkside – Campus Underground Utility Distribution Renovation:

This project replaces the 600 linear feet of underground packaged steam and condensate utility lines (4-inch steam, 3-inch condensate return) supplying Tallent Hall and completes the waterproofing and repairs to the main underground utility tunnel begun under a previous project. Temporary heat or steam to Tallent Hall may be required, depending on the season of construction. Project work also includes site restoration for all disturbed project areas including natural turf, landscaping, and paved surfaces (asphalt and concrete).

This project also repairs leaks in the main, underground central utility distribution tunnel, including spalling concrete enclosure surfaces; and the adjacent utility distribution piping, valves, and valve boxes. Project work also includes waterproofing of the Level D2 utilidors between Greenquist Hall, Wyllie Hall, and the Rita Tallent Picken Regional Center for the Arts and Humanities. The tunnel enclosure will be excavated in specified locations to waterproof ~1,650 linear feet. In addition, ~150 locations with small scale leaks will be filled with waterproofing compound, and ~10 locations with spalled concrete surfaces will be repaired with mortar patches. Adjacent utility distribution system piping, valves, and valve boxes will be excavated, valves replaced, and valves boxes straightened. Drain tile will be installed alongside the entire tunnel. Sanitary sewer elevations will be evaluated for adaptability to using gravity for contaminated water removal from tunnel versus pump removal. Trees in the utility tunnel defined access area will be removed.

Tallent Hall (26,102 ASF/45,839 GSF constructed in 1969) is supplied steam from a branch extension of the central utility tunnel by a packaged pipe installation. The tattletale vent has intermittently exhibited leaking steam that is believed to be caused by a perforated pipe conduit and not by a leaking steam supply or condensate return piping. It is likely that ground water or rainwater is infiltrating the conduit and flashing to steam once it contacts the steam supply piping. It is anticipated that the packaged pipe system will continue to operate for the current heating season, but extended service and operation beyond one additional season are uncertain. Continued exposure to ground water or rainwater will be detrimental to the condensate and steam supply piping.

The main campus utility tunnel and associated piping was constructed during 1971 and 1972. Groundwater infiltration and piping vapor barrier failure has caused accelerated deterioration of the utility piping, anchors and supports, and insulation. Some of these sections were previously repaired. While groundwater infiltration remediation was addressed in those projects, additional waterproofing and repair efforts are required.

Concrete surfaces are spalling, exposing the reinforcing materials. The tunnel construction joints show evidence of severe water penetration. Numerous valves and valve boxes, and utility distribution piping deeply buried adjacent to the tunnel, are deteriorated due to age and service.

UW-Whitewater - Chilled Water Loop and Steam Pit Repairs:

This project completes the planned upgrades to the underground central utility systems, rebuilds or replaces failing steam pits, and provides a new chilled water loop to support existing and proposed campus development. Project work includes rebuilding or replacing steam pits, rerouting the steam and condensate distribution lines to better serve the adjacent facilities, providing a campus utility loop, and extending the chilled water lines to create a new utility loop to aid in circulation during the winter months for year round biocide control to eliminate harmful bacteria.

The steam pits are more than 50 years old and are structurally failing. This poses a safety hazard for pedestrians and well as a potential operational constraint for the heating system, if they should fail completely. The proposed new chilled water loop will control the microbiologic corrosion of the entire distribution loop, allow more efficient pumping, and provide a new chilled water loop to allow continued cooling for portions of campus in the event of an outage or planned construction. Looped utilities are common among large distribution systems serving many buildings. This will provide more operational flexibility and can reduce or eliminate future costs of temporary cooling.

UW-Whitewater - Heating Plant Boiler No. 6 Upgrade:

This project will implement boiler modification to meet EPA emission guidelines. Project work includes designing and implementing needed boiler modifications to meet the EPA emission guidelines to allow campus to run the boiler at capacity when needed to meet the campus demand and loads. The modifications include boiler equipment changes, tube re-configuration and control modifications. In addition, new boiler tuning and recertification of the boilers output will be completed after the modifications are made.

Due to the contract with LS Power ending to provide high pressure steam to campus, some boiler improvements are required to ensure that the heating plant can reliably generate steam for campus. Boiler No. 6 is currently limited by EPA emissions to 876 hours of operation annually for 100% fire capacity, which is not sufficient to meet campus heating demand. This project will make the necessary modifications and equipment upgrades required to allow a full 8,760 operation hours annually to meet campus heating demand.

UW-Whitewater – Williams Center Pedestrian Bridge Replacement (Increase):

This request increases the project budget by \$333,900 (\$190,300 General Fund Supported

Borrowing and \$143,600 Program Revenue Supported Borrowing) to match recent bid results for a new budget of \$1,030,600 (\$587,400 General Fund Supported Borrowing and \$443,200 Program Revenue Supported Borrowing). The budget increase is needed to complete the originally approved project scope and intent. This project replaces a main egress point and associated pedestrian bridge for the men's and women's basketball competition gymnasium.

Previous Action

June 8, 2018 Resolution 11067	Granted authority to construct the UW-Whitewater Williams Center Pedestrian Bridge Replacement project at an estimated total cost of \$696,700 (\$397,100 General Fund Supported Borrowing and \$299,600 Program Revenue Supported Borrowing).
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Related Policies

- Regent Policy Document 19-8, "[Funding of University Facilities Capital Costs](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

December 5, 2019

**AUTHORITY TO INCREASE THE BUDGET OF THE PRIMATE CENTER
BACKUP GENERATOR PROJECT, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution I., authorizing a budget increase for the Primate Center Backup Generator project.

Resolution I. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes a budget increase of \$700,000 Gift Funds for the Primate Center Backup Generator project for a revised estimated total project cost of \$1,900,000 Gift Funds.

SUMMARY

The project seeks to provide standby, backup power for the Wisconsin Primate Center at 1223 Capitol Court and the 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, backup power is essential to continue its operation 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 façade of the new addition that will house the backup generator 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 refuel the generator sub-base tanks from Coyne Court.

Presenter

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

BACKGROUND

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. Bids received in April 2019 were higher than the estimated amount, and there was a low number of bidder responses. After review of the bids, it was decided to re-bid the project in the winter of 2020, with the hope of an improved bidding climate.

Budget

	Dec 2018	Dec 2019	Second BOR Approval	Dec 2019
Construction	\$943,000	\$1,475,000	A/E Selection	Jan 2018
Design	126,000	139,000	Design Report	Nov 2018
Contingency	95,000	226,000	Bid Opening	Feb 2020
Equipment	0	0	Start Construction	Mar 2020
Other Fees	36,000	60,000	Substantial Completion	Aug 2020
TOTAL	\$1,200,000	\$1,900,000	Final Completion	Oct 2020

Previous Action

December 7, 2018
Resolution 11147

Granted 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 Funds.

Related Policies

- Regent Policy Document 19-8, "[Funding of University Facilities Capital Costs](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

**REGENT POLICY DOCUMENT REVIEW:
RPD 19-14, "NAMING OF UNIVERSITY FACILITIES AND LAND"**

REQUESTED ACTION

Adoption of Resolution J, which amends RPD 19-14, "Naming of University Facilities and Land," to incorporate provisions related to naming UW buildings, facilities, and land for corporations or other legal entities.

Resolution J. That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents approves the amendment of Regent Policy Document 19-14, "Naming of University Facilities and Land," to establish standards and guidelines for naming UW facilities and land for corporations or other legal entities.

The Education Committee will consider a separate proposal to amend RPD 4-19, "Naming of University Academic Units," related to naming academic units for corporations or other legal entities.

SUMMARY

This proposal requests that the Capital Planning and Budget Committee consider amending RPD 19-14, "Naming of Facilities and Land," to establish standards, criteria, and procedures for naming UW buildings, facilities and land for corporations or other legal entities. The Education Committee is considering a separate proposal to amend RPD 4-19, "Naming of University Academic Units," to establish standards for naming academic units for corporations or other legal entities.

Both RPD 4-19 and RPD 19-14 address situations where UW institutions choose to name academic units, buildings, facilities or parcels of land to recognize the scholarship, service, or financial contributions of individuals. However, there is a growing national trend toward naming university facilities after corporate or other legal entities, usually in exchange for a financial contribution to the institution. Adoption of this proposal revises RPD 19-14 to include considerations for naming university buildings, facilities and land for a corporation or other legal entity rather than an individual. Corporations or other legal entities include for-profit businesses, non-profit organizations, foundations, trusts, or any similar non-university organization.

Presenter

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

BACKGROUND

One of the first actions taken by the newly formed UW System Board of Regents in December 1971 was the adoption of Resolution 53, codified as Regent Policy Document (RPD) 71-6, authorizing institutions to name university facilities and requiring the Board's Physical Planning and Development Committee to review proposals to name a building or facility after a person. Since then, the Board has modified the policy several times, most recently as part of the Board's Regent Policy Document review process in June 2016. At that time, the Board clarified the chancellor's authority to name parcels of land and outlined criteria the Board and chancellors should consider when naming UW buildings, facilities or lands. The policy was renumbered and renamed to RPD 19-14, "Naming of University Facilities and Land," and was reformatted to meet the standards for a Regent Policy Document. A copy of RPD 19-14 is included as Attachment A.

In December 2016, the Board also adopted a new policy, RPD 4-19, "Naming of University Academic Units." The policy requires Board approval before an institution names a college or school at a UW System institution and delegates authority to UW Chancellors to name departments, programs, and centers or other academic units. Similar to RPD 19-14, the policy also establishes criteria for the Board and UW Chancellors to consider when naming UW System academic units.

Corporate Naming Policies

A review of governing board and administrative policies from other university systems found that policies vary significantly in terms of whether, and the extent to which, the policies identify procedures for naming a university facility for a corporate or other legal entity. For example, the University of Minnesota Board of Regents policy indicates that the university may name "significant University assets" after individuals or "non-University entities." Similarly, the University of Missouri's policy allows institutions to name university buildings, exterior areas, landmarks, and interior spaces after individuals or "organizations," that include foundations, trusts, not-for-profit entities, corporations or other legal entities. The University of Georgia System's Board policy allows "places, colleges, or schools," to be named in honor of an "individual, corporation, foundation, or organization." SUNY allows for naming assets on behalf of an individual or "legal entity."

The University of Washington's Board rules allow buildings or outdoor spaces to be named for a corporation or organization in only "rare, exceptional situations" where the entity has made a gift representing a "substantial contribution" toward the cost of a project. The

University of Illinois' campus administrative policy states that the name of a facility in honor of a commercial enterprise will be determined on a case-by-case basis.

The review also identified specific provisions, summarized as follows, outlining special considerations related to approving a corporate or other organizational name for a facility or academic unit. Each of these provisions were considered in the proposed revision of RPD 4-19 and RPD 19-14.

Due Diligence

Several policies state that proposed names of university facilities or academic units for corporate or other legal entities requires "additional due diligence" beyond that required for naming a facility or administrative unit for individuals. The Board of Regents State of Iowa policy, the University of Nebraska, Ohio State University, and the University of Texas System Board all include provisions requiring "additional due diligence" before approving names for corporate or other legal entities. The policies further describe additional due diligence as follows:

1. A review to ensure there are no potential conflicts of interest or no appearance of commercial influence (Iowa, Nebraska, Ohio State, and Texas).
2. A review of the potential impact upon the academic and research autonomy of the institution (Iowa and Nebraska).
3. Evaluation of the impact on future giving by the donor or others (Iowa and Nebraska).
4. Consultation with general counsel (Iowa, Nebraska, Ohio State, and Texas).
5. Consultation with the Board's bond counsel to determine whether the naming could impact existing or future tax-exempt bonds (Iowa, Nebraska, and Texas).

The University of Texas policy also requires the Offices of the Board of Regents and Business Affairs to ensure there are no conflicts or legal issues with a proposed naming. The Iowa Board policy also requires consultation, when appropriate, with the applicable fundraising arm of the institution to ensure compliance with applicable laws and regulations.

Logos and Branding

Two policies reviewed included provisions intended to prevent the appearance of commercial influence when naming facilities for corporations or other legal entities.

- The University of Nebraska's policy states that a name that includes a commercial enterprise may be assigned to a facility only if the use of the name will not result in the impermissible commercial endorsement or advertising benefitting the commercial enterprise.

- The University of North Carolina's policy includes a provision stating that signage reflecting a corporate or organizational naming of a facility must conform to all University signage guidelines and may not include the organization logo or other components of branding.

Duration of Facility Names

While policies often state that facility names generally remain for the life of the building, area, or space, some policies include notable exceptions for facilities named for corporate or other legal entities.

- The University of Nebraska's policy states that naming a facility in honor of a commercial enterprise will have a set number of years attached to the naming, which will be determined on a case-by-case basis and included in a signed gift agreement associated with the naming of the facility. The duration of a commercial naming should not exceed 25 years.
- The University of Texas System policy states that corporate namings for athletics facilities, arts facilities, and museums, conference centers, and non-academic and non-health facilities may receive consideration with preference given to term limits for corporate namings.
- The University of Washington's administrative policy limits the number of years it will name a building for a corporation or organization to a period not exceeding 25 years. The University of Washington also created a separate policy provision for temporary naming rights for intercollegiate athletic facilities and playing fields, which limits naming rights for a fixed term of between five and ten years. The duration depends on the amount of the contribution received for the rights.

Naming for Donor Recognition

The Board of Higher Education (BHE) in Massachusetts established donor thresholds for approving naming rights. Under the policy, the Board considers approving the naming rights for a new building with a minimum donation of \$2,000,000, for renovated or repurposed buildings at \$1,500,000, and unnamed buildings for donations of \$1,000,000. The policy recognizes that individual institutions vary in size and naming rights are allowed for donations under the established thresholds if approved by the BHE. The policy requires the foundation of the institution to receive the donation.

Name Changes

Several policies also include provisions related to renaming university facilities, spaces, and academic units. In general, these provisions state that the university reserves the right to rename any facility.

- Pennsylvania State's administrative policy states that if the name of a corporation changes after an institution names a facility for the corporation, the name of the facility would remain the same, unless the Facilities Naming Committee recommends a change.
- The University of Nebraska's Board of Regents policy states that, "Once established, a commercial enterprise name assigned to a facility shall normally remain the same notwithstanding future changes in the commercial enterprise name." However, "in the event of a name change in the commercial enterprise, the Board of Regents may in the exercise of its sole discretion elect to remove the established commercial enterprise name from the Facility or to rename the Facility, if either such action is determined to be in the best interest of the University."
- The University of Washington's policy requires that a clause in any agreement with a corporation or organization stating that any name changes during the contract period will be at the University's sole discretion, subject to approval by the Board.

Name Removal

Many policies include a provision authorizing the removal of an approved name in extraordinary circumstances, most commonly in instances where the naming would damage the reputation of the university or when a benefactor fails to satisfy the financial commitment associated with the naming. Some examples include:

- The University of Georgia System's policy state that it is the Board's sole discretion, in consultation with the Chancellor, to remove a name "if warranted."
- Iowa's policy allows for reconsideration of the naming in extraordinary circumstances if the prior approved naming may be damaging to the reputation of the Board or the institution, or contradictory to applicable law or the policies, procedures or strategic objectives of the institution.
- The University of Minnesota's Board policy states that the Board may revoke a naming if for any reason it presents risk or harm to the reputation of the University, or if the intent of a gift or terms of a sponsorship cannot be fulfilled.

The president or a delegate has the authority to remove a name for namings not approved by the Board.

- Indiana University's policy states that the University reserves the right to withdraw a name under extraordinary circumstances in cases where the continued use of a name compromises the public trust and reflects adversely upon the University or in cases where a benefactor fails to satisfy a financial commitment.

Facilities Financed with Governmental Tax-Exempt Bonds

State and local governmental units, including public universities, often finance the construction of buildings with use of tax-exempt governmental bonds. Universities must use particular care when naming such facilities to ensure they properly assess, monitor, and manage the facility's use so as not to jeopardize the university's tax-exempt status.

To maintain tax-exempt status, governmental bonds must comply with federal requirements, which include limits on arrangements that "actually, or are reasonably expected to, transfer benefits of tax-exempt financing to a nongovernmental person."¹ A "nongovernmental person" is any person or entity other than a state or local government, and includes federal agencies, as well as private entities.

Bonds lose their qualification as a governmental bond issue if they exceed certain limits of the "private business use test" and "private security or payment test" at any time while the bonds are outstanding. In general, the private business use test monitors to ensure that an institution uses no more than 10 percent of the proceeds of a bond issue for any private business use. Examples of the types of activities and arrangements that can result in private business use include management and service contracts, federal or corporate sponsored research agreements, leases, or any arrangement that gives a nongovernmental person or entity special legal entitlements with respect to the financed facility.

The process for assessing the level of private business use in any given tax-exempt financed facility is legally complex and varies on a case-by-case basis. To address this issue, Iowa, Nebraska and Texas's policies require consultation with the Board's bond counsel as part of the review for naming a facility financed with tax-exempt bonds. Some institutions also require namings associated with tax-exempt facilities to be reviewed by legal counsel.

¹ "Publication 4079, Tax-Exempt Governmental Bonds," Office of Tax Exempt Bonds, IRS, <https://www.irs.gov/pub/irs-pdf/p4079.pdf>, page 5.

Both the UW System Office of General Counsel (OGC) and the Office of Capital Planning and Budget are resources for institutions in assessing and monitoring private business use in buildings financed in tax-exempt financed buildings. In Wisconsin, the Department of Administration (DOA) has bonding authority for the University of Wisconsin System. The UW System Administration's Office of Capital Planning and Budget coordinates capital budgeting issues between the Board of Regents, UW System institutions and with the State of Wisconsin Building Commission. The Office of Capital Planning and Budget is the primary contact between DOA's Capital Finance Office regarding the issue of private business use in tax-exempt funded university facilities.

In its review of contracts and agreements, OGC will assess whether any proposed naming for a non-governmental entity might likely result in private business use in buildings financed with tax-exempt government bonds. If so, OGC will work with the Office of Capital Planning and Budget to refer the case to DOA as required. DOA makes a final determination about private business use in state and university facilities.

Naming Academic Units

While many universities have named certain types of university buildings, such as stadiums and event centers, after private businesses, the use of a corporate or other legal entity name for academic buildings and academic units is more complex. In addition to the issues related to any naming, naming an academic building or unit after a corporate or other legal entity has the potential to create perceived or actual conflicts regarding the academic and research autonomy of the institution.

For example, in 2007, the health insurance company Wellmark Blue Cross and Blue Shield offered the University of Iowa a \$15 million donation in exchange for possible naming rights of its College of Public Health. The proposal raised concerns that the arrangement could compromise the actual or perceived academic independence of the college. The university ultimately rejected the proposal and the gift was rescinded.²

While many policies do not distinguish between procedures for naming academic units from procedures for naming other university facilities, some university system policies expressly prohibit naming an academic unit for a corporate or other organizational entity.

² "Iowa State Seeks to Name First Buildings after Businesses," The Gazette, April 05, 2018. Retrieved on July 9, 2019 from <https://www.thegazette.com/subject/news/education/iowa-state-seeks-to-name-first-buildings-after-businesses-20180405>

- Indiana University's university policy states that, "major academic facilities and major academic organizations should be permanently named for individuals and not for corporate entities."
- The University of Texas Board Policy prohibits corporate namings for academic and health buildings, colleges and schools, and academic departments "with the exception of rare and special circumstances."
- Pennsylvania State University administrative policy also prohibits the use of corporate names for academic units.

Proposed Revisions to RPD 4-19 and 19-14

The proposed revisions to RPD 4-19 and 19-14 recognize the need for additional due diligence when naming a university facility, parcel of land, or an academic unit for a corporate or other legal entity.

The policies are updated throughout to include references to naming for corporations and other legal entities, in addition to individuals. The policies define other legal entities to include for-profit businesses, non-profit organizations, foundations or trusts or any similar non-university organization.

The proposed policies continue to delegate authority to UW chancellors for naming academic units other than colleges and schools, for naming portions of buildings, and for naming land for individuals as currently allowed under RPD 4-19 and 19-14. However, because naming an academic unit or facility for a corporate or other legal entity creates specific concerns about potential conflicts of interest, academic and research autonomy, and tax finance issues, the policies require that such namings be subject to approval by the Board of Regents. The policies further require that OGC review any naming agreement with a corporate or other legal entity.

Although some university systems prohibit the use of the name of a corporation or other legal entity for academic units, RPD 4-19 would allow such names to be used in rare and exceptional circumstances, upon approval of the Board.

While UW institutions may name an academic unit or building for a variety of reasons, the policy includes a provision creating an expectation that institutions negotiate naming rights as one facet of a development strategy to leverage private support for the benefit of the university. The policy also allows UW institutions to consider the level of donor support as one factor when establishing a timeframe for a naming for a corporate or legal entity.

The policies include new provisions intended to ensure that naming agreements do not create a perception of commercial influence. The policies prohibit individuals, corporations or other legal entities with UW naming agreements from using the UW System or any UW institution's name, logo, or similar branding for commercial endorsement or advertising. The policy further prohibits UW signs from including a corporation or other legal entity's logo or other components of branding.

Both policies recognize that a name generally will remain for the life of a building, area, or space, but requires that a naming for a corporation or other legal entity to be for an established time period, which is to be determined on a case-by-case basis.

The policies each include a provision allowing the Board to maintain, change, or remove the name of a facility, parcel of land, or academic unit in cases where the name of a corporation or other legal entity changes during the term of the agreement with the UW System.

The policies include provisions retaining authority for the Board, or UW Chancellors in cases where chancellors have been delegated authority to approve the naming, to remove a name under certain exceptional circumstances. These circumstances may arise when continued use of the name could damage the reputation of the UW System or a UW System institution, when a donor or sponsor has not met the financial terms in a naming agreement, or for any other reason of similar severity as determined by the Board or the chancellor.

The policy requires any agreement with a corporation or legal entity to include provisions establishing time limits on the naming rights and explaining the Board or UW chancellor's authority to rename or remove the name of corporation or other legal entity.

Related Regent Policy Documents and Applicable Laws

- Regent Policy Document 4-19, "Naming of University Academic Units"

ATTACHMENTS

- A) RPD 19-14, "Naming of University Facilities and Land"– Current
- B) RPD 19-14, "Naming of University Facilities and Land" – Proposed Changes
- C) Proposed changes to RPD 4-19, "Naming of University Academic Units" under consideration by the Education Committee

ATTACHMENT A: CURRENT POLICY

RPD 19-14, "Naming of University Facilities and Lands" (Current Policy)

Scope

This policy applies to the naming of facilities, buildings, and land owned or otherwise controlled by the University of Wisconsin System Board of Regents.

Purpose

The purpose of this policy is to protect the assets and reputation of the UW System by providing criteria to be applied when naming a building, a facility that constitutes less than a building, and land within the campus boundaries. In addition, the policy clarifies expectations as related to the continued recognition for previously named buildings, facilities, and land.

Policy Statement

It is the preference of the Board of Regents to commemorate individuals' contributions to academic excellence through the naming of scholarships, programs, professorships, and other similar actions. However, the Board recognizes that, from time to time, there may be a desire to name university facilities or portions of the university's buildings or land after an individual or individuals.

Naming of an entire building is subject to prior approval by the Board of Regents. A request to name or dedicate a building shall be made by the chancellor of the institution. A chancellor shall submit support for such a request, demonstrating consideration of the factors below, to the UW System Office of Capital Planning and Budget for review. Any proposed naming agreement shall also be reviewed by the UW System Office of General Counsel.

The chancellor of each institution is delegated the authority to name:

- facilities, when the naming involves less than an entire building, such as rooms, wings, or exterior amenities; and
- parcels of land.

For all namings under this policy, the following factors shall be considered:

1. Whether the individual has promoted the purpose and mission of the UW System as expressed in s. 36.01, Wis. Stats.;
2. Whether the reputation of the individual may reflect negatively or adversely upon the UW System or a UW System institution;

3. Whether the individual is in compliance with all agreements with the UW System or a particular UW System institution;
4. Whether any existing agreements prohibit changing or adding a facility name;
5. Whether there is a plan for continued recognition of the individual for whom a building, facility, or land was previously named. A plan for continued recognition is required unless an institution can demonstrate why such recognition is no longer needed. Examples of continued recognition include such methods as a plaque, an appropriately placed monument, or incorporation of a cornerstone; and
6. Whether the individual was employed by the UW System or has served as an elected or appointed public official. Normally, a waiting period of at least five years must have elapsed from the time the individual's UW employment ended or the individual left public office. Exceptions may be considered under certain circumstances, including when:
 - a. The individual is no longer living; or
 - b. A gift requests the naming.

Oversight, Roles, and Responsibilities

The Board of Regents is responsible for the physical assets of the UW System and for considering requests to name an entire building.

The UW System Office of Capital Planning and Budget shall ensure all of the requirements of this policy are met prior to a chancellor's submitting a request to name a building to the Board of Regents.

Related Regent Policies and Applicable Laws

Regent Policy Document 19-5, Authorization to Remove Unneeded Structures

History: Res. 53, adopted 12/17/1971, created Regent Policy Document 71-6; Res. 674, adopted 02/08/1974, created Regent Policy Document 74-1; Res. 2112, adopted 03/07/1980, revised Regent Policy Document 71-6 and created Regent Policy Document 80-1; Res. 5205, adopted 04/07/1989, amended Regent Policy Document 80-1; Res. 5415, adopted 02/02/1990, rescinded Regent Policy Documents 74-1 and 80-1, and created Regent Policy Document 90-1; Res. 7166, adopted 03/08/1996, rescinded Regent Policy Document 90-1 and created Regent Policy Document 96-1; subsequently renumbered 19-14; Res. 9154, adopted 03/10/2006, amended Regent Policy Document 19-14; Res. 10686, adopted 06/10/2016, amended and renamed Regent Policy Document 19-14, "Naming of University Facilities and Lands."

ATTACHMENT B: PROPOSED CHANGES TO RPD 19-14

19-14 NAMING OF UNIVERSITY FACILITIES AND LANDS**Scope**

This policy applies to the naming of facilities, buildings, and land owned or otherwise controlled by the University of Wisconsin System Board of Regents.

Purpose

The purpose of this policy is to protect the assets and reputation of the UW System by providing criteria to be applied when naming a building, a facility that constitutes less than a building, and land within the campus boundaries. In addition, the policy clarifies expectations as related to the continued recognition for previously named buildings, facilities, and land.

Policy Statement

It is the preference of the Board of Regents to commemorate ~~individuals'~~ contributions to academic excellence through the naming of scholarships, programs, professorships, and other similar actions. However, the Board recognizes that, from time to time, there may be a desire to name university facilities or portions of the university's buildings or land after an individual, corporation, or ~~individuals other legal entity.~~ It is expected that UW institutions negotiate naming rights as one facet of a development strategy to leverage private support for the benefit of the university.

Facilities, buildings, and land covered by this policy may be named for individuals, corporations, or other legal entities. For the purposes of this policy, other legal entities include any for-profit business or non-profit organization, foundation, trust, or any similar non-university organization.

Naming Entire Buildings

Naming ~~of~~an entire building is subject to prior approval by the Board of Regents. A request to name or dedicate a building shall be made by the chancellor of the institution. A chancellor shall submit support for such a request, demonstrating consideration of the factors below, to the UW System Office of Capital Planning and Budget for review.

Any proposed naming agreement shall also be reviewed by the UW System Office of General Counsel to ensure compliance with this policy and any applicable law.

Naming Portions of Buildings and Parcels of Land

The Chancellor of each institution is delegated the authority to name facilities
~~The chancellor of each institution is delegated the authority to name:~~

~~facilities, when the naming~~ involves less than an entire building, such as rooms, wings, or exterior amenities; and parcels of land, except that any agreement to name a portion of a building or a parcel of land for a corporation or other legal entity shall be subject to approval by the UW System Board of Regents. Any proposed agreement to name a portion of a building or a parcel of land for a corporation or other legal entity shall be reviewed by the UW System Office of General Counsel to ensure compliance with this policy and any applicable law.

Criteria

For all namings under this policy, the following factors shall be considered:

1. Whether the individual corporation or other legal entity has promoted the purpose and mission of the UW System as expressed in s. 36.01, Wis. Stats.;
2. Whether the reputation of the individual corporation or other legal entity may reflect negatively or adversely upon the UW System or a UW System institution;
3. Whether the individual corporation or other legal entity is in compliance with all agreements with the UW System or a particular UW System institution;
4. Whether any existing agreements prohibits changing or adding a facility name;
5. Whether there is a plan for continued recognition of the individual corporation or other legal entity for whom a building, facility, or land was previously named. A plan for continued recognition is required unless an institution can demonstrate why such recognition is no longer needed. Examples of continued recognition include such methods as a plaque, an appropriately placed monument, or incorporation of a cornerstone;
6. Whether the naming represents a potential conflict of interest, appearance of commercial influence, or could compromise the institution's academic or research autonomy; and
- 6-7. Whether the naming will occur in a building financed with tax-exempt governmental bonds. The UW System Office of General Counsel shall review all such namings for compliance with federal tax laws.

and

Further, a naming for an individual shall consider ~~Ww~~ whether the individual was employed by the UW System or has served as an elected or appointed public official. Normally, a

waiting period of at least five years must have elapsed from the time the individual's UW employment ended or the individual left public office. Exceptions may be considered under certain circumstances, including when the individual is no longer living; or [Aa](#) gift requests the naming.

of

Use of Logos and Branding

Any individual, corporation or other legal entity for which a UW facility or parcel of land is named is prohibited from using the name, logo, or other component of branding of the UW System or any UW institution as a commercial endorsement or for advertising. University signage shall not include the logo or other components of branding, with the exception of the organization's name, of a corporation or legal entity for which a UW facility or parcel of land is named.

Duration of Naming

Names will generally remain for the life of the facility or use of the parcel of land, except that facilities or parcels of land named for corporate or other legal entities shall be for a specific number of years. The term of the agreement shall be determined on a case-by-case basis, which may vary depending on the level of support received by the UW institution from a donor.

Removing or Changing a Name

In certain circumstances, it may be necessary to remove or change a name assigned to a facility, building, or parcel of land. The UW System Board of Regents retains the authority to remove or change a name of a facility, building, or parcel of land if the name presents a risk to the institution's reputation, if the donor or sponsor fails to meet the financial obligations of the naming agreement, or as otherwise deemed necessary by the Board. The Board delegates authority to the UW Chancellor of the institution to remove or change the name of a portion of a facility, building or parcel of land if the facility, building, or parcel of land was subject to approval by the UW Chancellor as allowed under this policy.

If the name of a corporation or other legal entity changes during the term of a naming agreement for a building, the Board of Regents may exercise its discretion to maintain, change, or remove the name.

Any naming agreement between the UW System and an individual, corporation, or other legal entity shall include provisions describing the Board or Chancellor's authority to remove or change a name.

Oversight, Roles, and Responsibilities

The Board of Regents is responsible for the physical assets of the UW System and for considering requests to name an entire [facility or building](#), [as well as for naming portions of facilities or buildings or parcels of land named for corporations or other legal entities.](#)

The UW System [Office of General Counsel and the](#) Office of Capital Planning and Budget shall ensure all of the requirements of this policy are met prior to ~~a chancellor's~~ submitting an [institutional](#) request ~~to name a building~~ to the [UW System](#) Board of Regents [for consideration of a name of a facility, building or parcel of land less than an entire building or a parcel of land, as delegated under this policy as required under this policy.](#)

Related Regent Policies and Applicable Laws

Regent Policy Document Regent Policy Document 4-19, "Naming of University Academic Units"

ATTACHMENT C: PROPOSED CHANGES TO RPD 4-19
(For Information Only)

THE FOLLOWING POLICY IS UNDER CONSIDERATION FOR REVISION BY THE EDUCATION COMMITTEE. THE POLICY AND PROPOSED REVISIONS ARE INCLUDED FOR INFORMATION ONLY.

4-19 NAMING OF UNIVERSITY ACADEMIC UNITS (Proposed Changes)

Scope

This policy applies to the naming of academic units at UW institutions. An academic unit for purposes of this policy is defined as considered to be a school, college, department, program, center, or similar unit within a UW institution. Naming of academic buildings shall be considered under the provisions of RPD 19-14, "Naming of University Facilities and Land."

Purpose

The purpose of this policy is to provide Board oversight of namings which that may affect the reputational interests of the UW System by providing criteria to be applied when naming academic units (for example, schools and colleges).

Policy Statement

It is the preference of the UW System Board of Regents to commemorate individuals' contributions to academic excellence through the naming of scholarships, programs, professorships, and other similar actions. However, the Board recognizes that the naming of academic units may at times be an appropriate means of recognizing the individuals' service, dedication to academic excellence, or financial contributions made by an individual, corporation, or other legal entity.

Academic units under this policy may be named for individuals or, in exceptional and rare instances, for corporations or other legal entities. For the purposes of this policy, other legal entities include any for-profit business or non-profit organization, foundation, trust, or any similar non-university organization. ~~An academic unit for purposes of this policy is considered to be a school, college, department, program, center, or similar unit within a UW institution.~~

School or College

Naming of a college or school within a UW institution is subject to prior approval by the Board of Regents. A request to name or dedicate a college or school shall be made by the

Chancellor of the institution. A Chancellor shall submit support for such a request, demonstrating consideration of the factors below, to the UW System Office for Academic and Student Affairs for review.

Any proposed naming agreement ~~for a school or college also~~ shall be reviewed by the UW System Office of General Counsel to ensure compliance with this policy and any applicable law.

Department, Program or Center

The Chancellor of each institution is delegated the authority to name departments, programs, and centers, or ~~other~~ academic units other than colleges or schools, except that any naming agreement with a corporation or other legal entity shall be subject to prior approval by the Board of Regents. Any proposed agreement to name a department, program and center or other academic units for a corporation or other legal entity shall be reviewed by the UW System Office of General Counsel to ensure compliance with this policy and any applicable law.

Criteria

For a ny naming of an academic unit ~~ll namings~~ under this policy, the following factors shall be considered:

1. Whether the individual, corporation or other legal entity has promoted the purpose and mission of the UW System as expressed in s. 36.01, Wis. Stats.;
2. Whether the reputation of the individual, corporation or other legal entity may reflect negatively or adversely upon the UW System or a UW System institution;
3. Whether the individual, corporation or other legal entity is in compliance with any agreements with the UW System or a particular UW System institution;
4. Whether any existing agreements prohibits changing or adding a name to an academic unit;
5. Whether there is a plan for continued recognition of an individual, corporation or other legal entity for whom an academic unit was previously named;
6. Whether the naming represents a potential conflict of interest, appearance of commercial influence, or could compromise the institution's academic or research autonomy; and
7. Whether the naming will occur in a building financed with tax-exempt governmental bonds. The UW System Office of General Counsel shall review all such namings for compliance with federal tax laws.

~~and~~ Further, a naming for an individual shall consider Ww whether the individual was employed by the UW System or has served as an elected or appointed public official.

Normally, a waiting period of at least five years must have elapsed from the time the individual's UW employment ended or the individual left public office. Exceptions may be considered under certain circumstances, including when :

- a. ~~_____Tt~~he individual is no longer living or
- b. ~~_____Aa~~ gift requests the naming.

Use of Logos and Other Branding

Any individual, corporation or other legal entity for which an academic unit is named is prohibited from using the name, logo, or other component of branding of the UW System or any UW institution as a commercial endorsement or for advertising. University signage shall not include the logo or other components of branding, with the exception of the organization's name, of a corporation or legal entity for which an academic unit is named.

Duration of Naming

Names will generally remain for the life of the academic unit, except that academic units named for corporate or other legal entities shall be for a specific number of years. The term of the agreement shall be determined on a case-by-case basis, which may vary depending on the level of support received by the UW institution from a donor.

Removing or Changing a Name

In certain circumstances, it may be necessary to remove or change a name assigned to an academic unit. The UW System Board of Regents retains the authority to remove or change a name of a college or school if the name presents a risk to the institution's reputation, if the donor or sponsor fails to meet the financial obligations of the naming agreement, or as otherwise deemed necessary by the Board. The Board also retains the authority to remove or change a name of any academic unit named for a corporation or other legal authority. UW Chancellors retain the authority to remove or change the name of a department, program, or center, or academic unit other than a college and school in cases where the academic unit is subject to approval by a UW Chancellor as allowed under this policy.

If the name of a corporation or other legal entity changes during the term of a naming agreement with a UW institution, the UW System Board of Regents may exercise its discretion to maintain, change, or remove the name.

Any naming agreement between the UW System and an individual, corporation, or other legal entity shall include provisions describing the UW System Board of Regents or UW Chancellor's authority to remove or change a name.

Oversight, Roles, and Responsibilities

The Board of Regents is responsible for considering requests to name colleges and schools within the UW System or any academic unit named for a corporation or other legal entity.

The UW System Office for Academic and Student Affairs and the UW System Office of General Counsel shall ensure all of the requirements of this policy are met prior to ~~a chancellor's~~ submitting an institutional request to the UW System Board of Regents ~~name a college or school as required under this policy. within a UW institution to the Board of Regents.~~

Related Regent Policies and Applicable Laws

Regent Policy Document 19-14, "Naming of University Facilities and Lands"

DRAFT

**REPORT ON LEASING ACTIVITY
JUNE 1, 2019 THROUGH NOVEMBER 30, 2019**

REQUESTED ACTION

For information only.

SUMMARY

Attached is a summary report of all leases executed by the University of Wisconsin System, Office of Capital Planning and Budget and UW-Madison, including housing, from June 1, 2019, through November 30, 2019. Five leases were executed in the last six months for a variety of uses. Two leases required Board of Regents approval; two leases were terminated; and two leases were modified for changes in amount of space leased. As a result of the Restructuring Project, two UW-Extension leases were reassigned from System Administration to UW-Madison.

New Leases

- UW-Green Bay, Marinette Campus, Residence Life, 15,120 SF
- UW-Madison, Division of Information Technology, 7,744 SF (BOR approved)
- UW-Madison, School of Medicine and Public Health – Center for Community Engagement and Health Partnerships, 2,405 SF
- UW-Madison, School of Medicine and Public Health, 4,494 SF
- UW-Madison, Wisconsin IceCube Particle Astrophysics Center, 19,574 (BOR approved)

Terminated Leases

- UW-Oshkosh, Head Start, Kaukauna, 2,200 SF
- UW-Stevens Point, Aquaponics Education, 4,800 SF

Other Transactions

- UW-Madison, two leases transferred from UW-Extension to UW-Madison, Total 2,632 SF
- UW-Madison, UW Press moved from leased space back onto campus, leased space was reduced by 9,532 SF

- UW-Madison, Discovery to Product, additional space was leased for a total of 4,092 SF

Presenter

- Ellen Rosner, Real Estate Leasing Specialist

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 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.

Related Policies

- Regent Policy Document 13-2, "[Real Property Contracts: Signature Authority and Approval](#)"

ATTACHMENTS

- A) University of Wisconsin System Administration Report of Leased Activity

**University of Wisconsin System Administration
Report on Lease Activity**

New Leases Executed between June 1, 2019 through November 30, 2019								
Institution	Program or User	Location	Total Square Feet	Term in Years	Gross per Square Foot Rental Rate	Use	Funding Source	Lease Start Date
Green Bay, Marinette Campus	Residence Life	Marinette	15,120	5	\$11.98	Housing	Program Revenue	August 2019
Madison	Division of Information Technology	Madison	7,744	5	\$24.75	Office	GPR	August 2019
Madison	SMPH - Center for Community Engagement and Health Partnerships	Milwaukee	2,405	5	\$27.00	Office	Grant	January 2020
Madison	School of Medicine and Public Health	Madison	4,494	3	\$22.42	Office	Grant	June 2019
Madison	Wisconsin IceCube Particle Astrophysics Center	Madison	19,574	5	\$28.06	Office	Grant	February 2020

Terminated Leases June 1, 2019 through November 30, 2019				
Institution	Program or User	Location	Total Square Feet	Reason for Termination
Oshkosh	Head Start	Kaukauna	2,200	The landlord chose not to renew the lease.
Stevens Point	Aquaponics	Montello	4,800	The Landlord raised rental rate; decision was made to terminate lease.

Other Transactions June 1, 2019 through November 30, 2019				
Institution	Program or User	Location	Total Square Feet	Type of Transaction
Madison	Former UW Extension	Onalaska	560	This former Extension lease was transferred from UWSA to UW-Madison.
Madison	Former UW Extension	Pigeon Falls	2,072	This former Extension lease was transferred from UWSA to UW-Madison.
Madison	UW Press	Madison	9,532	Amount of leased space reduced. UW Press moved from leased space to on-campus space.
Madison	Discovery to Product (D2P)	Madison	1,025	Amount of leased space added to lease.

University of Wisconsin System Administration
Report on Lease Activity - UWSA

Leased Space by Use - System-wide (except Madison)

As of November 30, 2019

Type of Space	2016	2017	2018	2019	Change 2016 to 2019	Percent of Total
Office	140,986	133,949	144,782	143,602	2,616	10.8%
Lab	55,046	47,046	59,692	89,501	34,455	6.7%
Radio Station	21,085	21,085	21,085	21,085	0	1.6%
Daycare	19,544	37,681	30,721	38,178	18,634	2.9%
Clinic	7,396	47,415	23,479	23,479	16,083	1.8%
Classroom	5,911	15,530	26,907	26,907	20,996	2.0%
Greenhouse	4,800	4,800	4,800	0	-4,800	0.0%
Storage	0	2,613	2,613	2,613	2,613	0.2%
Retail	2,116	2,116	2,116	2,116	0	0.2%
Performance Space	0	0	74,803	74,803	74,803	5.6%
Housing	<u>649,693</u>	<u>804,065</u>	<u>891,585</u>	<u>906,705</u>	<u>257,012</u>	68.2%
Total	906,577	1,116,300	1,282,583	1,328,989	422,412	

Leased Space by Use - Madison

As of November 30, 2019

Type of Space	2016	2017	2018	2019	Change 2016 to 2019	Percent of Total
Office	208,605	220,929	225,975	236,135	27,530	54.6%
Lab	62,182	102,174	99,973	99,973	37,791	24.1%
Clinic	22,021	23,118	4,200	4,200	(17,821)	1.0%
Greenhouse	0	60,000	60,000	60,000	60,000	14.5%
Storage	<u>24,025</u>	<u>24,025</u>	<u>24,025</u>	<u>24,025</u>	<u>0</u>	5.8%
Total	316,833	430,246	414,173	424,333	125,321	

**STATUS REPORT ON UW SOLELY MANAGED CAPITAL PROJECTS
JUNE 1, 2019 THROUGH DECEMBER 1, 2019**

REQUESTED ACTION

For information only.

SUMMARY

Attached is a status report of gift and grant funded projects managed solely by the University of Wisconsin System from June 1, 2019, through December 1, 2019. Since the inception of the program in July 2015, a total of 61 projects have occurred.

The total value of the projects that are or have been part of the program has increased from \$109,601,374 to \$125,616,787.

Program Statistics:

- 22 active projects valued at \$47.3 million
- 20 projects, \$65.3 million, are completed and working on close-out activities
- \$0.3 million of the active projects are studies
- \$47.0 million of the active projects include both design and construction
- 1 project, with a value of \$2.5 million, is on hold
- Average cost of “design and construction” project: \$2.7 million
- Average number of days to complete project (initial architect interest to substantial completion): 523 days. Controlling for one outlier project (WIMR West Wedge), the average duration drops to 482 days.
- Average duration to execute a contract:
 - Architect/Engineer: 80 days. This is measured from an architect’s expression of interest (for example, submitting a qualifications letter), through selection, the kick-off with internal clients, defining and accepting a proposal, and contract execution.
 - General Prime Contractors in 2019: 29 days. This is down from the 43 days during the past three years and is measured from the GPC bid opening until contract execution.

Presenter

- Patrick Rebholz, UW-Managed Program Manager

BACKGROUND

Regent Policy Document 13-5, "Capital Projects Solely Managed by the UW System: Approval and Signature Authority" requires that the Board of Regents receive regular reports on the program. These projects are solely funded through gifts and grants, and authorized through Wisconsin State Statute Section 16.855 (12m). This report is intended to meet the regular report 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.

Related Policies

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

ATTACHMENTS

- A) Status Report on UW Solely Managed Capital Projects, December 2019

Capital Planning and Budget Committee Item L.

Attachment A.

University of Wisconsin System Status Report on UW Solely Managed Capital Projects December 2019

Projects Less than \$1 Million

Project Phase	Project Name	Campus	Project ID	Project Budget	BOR	A/E Selection	GC Bid Date	Construction Start	Construction Complete
Initiating Project	Zoology 1st Floor Wang Lab Renovation	MSN	A-19-006	\$1,136,000		11/1/2019	8/15/2020	10/15/2020	2/15/2021
Design	Primate Center Generator	MSN	A-17-033	\$1,900,000	Approved	1/24/2018	2/20/2020	3/20/2020	8/20/2020
	Red Gym Interior Remodel	MSN	A-18-007	\$2,000,000	Approved	8/2/2018	1/7/2020	2/4/2020	8/19/2020
	Upham Administrative Building Replacement	MSN	T-18-001	\$3,096,000	Approved	4/25/2018	12/17/2019	5/11/2020	12/11/2020
	Welcome Center and Adm Bldg	EAU	C-17-001	\$5,500,000	Approved	7/26/2017	1/15/2020	3/15/2020	12/15/2020
Bidding	Kinesiology Relocation	MSN	A-19-001	\$12,000,000	Approved	3/15/2019	12/11/2019	12/16/2019	8/26/2020
Construction	HC White College Library Restrooms Renovation	MSN	A-18-003	\$1,110,000	Approved	6/5/2018	1/17/2019	2/11/2019	10/15/2019
	Golda Meir Library CSI (Connected Systems Institute) Renovation	MKE	B-17-019	\$1,200,000	Approved	1/22/2018	10/2/2018	11/5/2018	12/15/2019
	MSC-Chemistry Learning Center Remodel	MSN	A-18-010	\$1,300,000	Approved	8/29/2018	8/15/2019	9/23/2019	4/20/2020
	Engineering Hall Plaza Entrance	MSN	A-18-006	\$1,425,815	Approved	8/31/2018	3/28/2019	6/1/2019	12/31/2019
	Biochemistry Loading Dock	MSN	A-17-007	\$1,650,000	Approved	7/13/2018	4/24/2019	6/17/2019	12/13/2019
	Bascom Hall Rm 165 Renovation	MSN	A-18-005	\$1,900,000	Approved	6/28/2018	9/24/2019	10/28/2019	8/3/2020
	Simpson Field Renovation	EAU	C-18-001	\$2,000,000	Approved	11/14/2018	8/1/2019	8/26/2019	12/30/2019
	Biochemistry Electron Microscopes	MSN	A-18-004	\$2,250,000	Approved	10/3/2018	5/16/2019	6/28/2019	12/13/2019
	Engineering Centers and Materials Science Lab Renovation	MSN	A-18-013	\$2,857,000	Approved	11/14/2018	9/9/2019	10/21/2019	4/18/2020
	Educational Science Interior Renovation	MSN	A-17-009	\$3,746,000	Approved	5/23/2018	7/11/2019	8/16/2019	9/4/2020
			In Process Total:	\$45,070,815					
Complete	Memorial Library Press	MSN	A-18-002	\$1,424,000	Approved	6/5/2018	1/17/2019	2/11/2019	8/20/2019
	WIMR Equip & Lab Improvements	MSN	A-17-002	\$1,614,000	Approved	3/22/2017	10/1/2017	12/1/2017	9/14/2018
	Nielsen Tennis Indoor/Outdoor Court Resurface & Additional Courts	MSN	A-16-020	\$2,000,000	Approved	1/10/2017	5/9/2018	6/8/2018	9/12/2018
	WARF Office Bldg 2nd & 4th Floor Improvements	MSN	A-17-005	\$2,000,000	Approved	8/23/2017	6/12/2018	7/13/2018	1/31/2019
	Memorial Hoofers Dock and Deck Replacement	MSN	A-17-001	\$4,900,000	Approved	3/22/2017	8/8/2018	10/1/2018	7/17/2019
	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
	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
	WIMR West Wedge	MSN	A-16-001	\$21,169,400	Approved	4/6/2016	2/13/2018	3/7/2018	9/10/2019
Hold	Agricultural Dean's Residence Renovation	MSN	A-16-003	\$2,500,000		7/12/2016			
			Completed & Hold Total:	\$61,714,930					
			Total:	\$106,785,745					

University of Wisconsin System
 Status Report on UW Solely Managed Capital Projects
 December 2019

Projects Less than \$1 Million

Project Phase	Project Name	Campus	Project ID	Project Budget	A/E Selection	GC Bid Date	Construction Start	Construction Complete
Design	Chamberlin AMP Library Study	MSN	A-19-003	\$31,105	7/15/2019			3/15/2020
	Budget Estimating Verification	MSN	A-19-005	\$100,000	9/23/2019			8/15/2020
	Art Department Feasibility Study - Art Lofts	MSN	A-18-009	\$200,000	9/18/2018			12/30/2019
	SoHE Renovation	MSN	A-18-017	\$814,000	12/10/2018	2/7/2020	3/15/2020	8/15/2020
Bidding	Chemistry 4th Floor Laser Lab	MSN	A-18-012	\$612,500	11/14/2018	11/26/2019	12/26/2019	4/15/2020
Construction	UWSP Baseball Field Renovations	STP	K-19-001	\$500,000	2/22/2019	8/29/2019	9/23/2019	11/22/2019
		In Process Total:		\$2,257,605				
Complete	IDP (Ice Drilling) Facility Study	MSN	A-19-002	\$25,000	2/15/2019			9/15/2019
	Math Institute Study	MSN	A-18-014	\$50,000	11/14/2018			2/15/2019
	Berard Gateway	STP	K-18-001	\$111,000	4/17/2018	4/30/2019	6/15/2019	10/14/2019
	Bollinger Softball Dugouts & Bleachers	EAU	C-17-014	\$165,000	1/24/2018	8/2/2018	8/24/2018	12/31/2018
	McClimon Soccer Field Resodding	MSN	A-18-008	\$350,000	9/10/2018	3/14/2019	5/6/2019	6/10/2019
	West Madison ARS Seed Storage Cold Rooms	MSN	A-17-032	\$500,000	1/24/2018	6/1/2018	7/12/2018	1/3/2019
	Sterling Hall Plasma Lab	MSN	A-17-003	\$563,000	5/24/2017	5/24/2018	7/12/2018	3/6/2019
	Chamberlin Hall 5th Floor Lab	MSN	A-17-004	\$715,000	7/5/2017	2/1/2018	6/11/2018	2/21/2019
	445 Henry Mall	MSN	A-18-001	\$810,000	3/2/2018	8/28/2018	9/26/2018	3/8/2019
	McClimon Track Resurfacing	MSN	A-16-015	\$834,300	10/26/2016	6/1/2017	7/11/2017	7/30/2018
	Water Feature	EAU	C-17-002	\$950,000	11/22/2017	7/30/2018	5/1/2019	8/29/2019
	Goodman Softball Locker Room Addition & Renovation	MSN	A-17-008	\$972,000	8/21/2017	4/1/2018	5/1/2018	1/11/2019
		Completed Total:		\$6,045,300				
		Total:		\$8,302,905				