BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget Committee

Thursday, October 10, 2019 10:45 a.m. – 12:15 p.m. UW-Superior Yellowjacket Union Room 204 1605 Catlin Avenue Superior, Wisconsin

- A. Approval of the Minutes of the July 11, 2019 Meeting of the Capital Planning and Budget Committee
- B. UW-Superior Presentation: Small but Mighty: Facilities Support Student Success
- C. UW-La Crosse: Authority to Sell Two Parcels of Improved Land
- D. UW-La Crosse: Authority to Enter Into a Facility Use Agreement for Development of a Shared Tennis Facility
- E. UW-Parkside: Authority to Execute a Ground Lease with We Energies
- F. UW-Eau Claire: Authority to Construct the Governors Hall Addition and Renovation Project
- G. UW-Madison: Authority to Construct the Camp Randall Stadium Renovation/Field House Repairs Project
- H. UW System: Authority to Construct a Utility Improvement Project
- I. UW System: Authority to Construct 2017-19 Classroom Renovation/Instructional Technology Improvement Program Projects
- J. UW System: Authority to Construct All Agency Maintenance and Repair Projects
- K. UW-Madison: Authority to Complete Design, Increase the Budget, and Construct Phase II of the UW-Managed Educational Sciences, Wisconsin Center for Education Research Renovation Project
- L. UW-Eau Claire Presentation: A Partnership with Eau Claire Community Complex Inc.
- M. Report of the Senior Associate Vice President
 - 1. State Building Commission Actions
 - 2. Update on the Gift of a Research Vessel to UW-Milwaukee

AUTHORITY TO SELL TWO PARCELS OF IMPROVED LAND, UW-LA CROSSE

REQUESTED ACTION

Adoption of Resolution C., granting authority to sell two parcels of improved land.

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 grants authority to sell two 0.126-acre parcels of land with improvements, located at 2319 and 2323 Madison Road, La Crosse, Wisconsin.

SUMMARY

The Board of Regents owns two parcels of land, each 0.126-acre and improved with identical 2,192 square foot single family houses. The houses were deeded to the university in 1967 by the U.S. Department of Health, Education, and Welfare after being declared surplus. The deed contained a covenant that stated the houses were to be used for public educational purposes for a term of 30 years. The houses originally shared a single parcel of land but have since been subdivided by UW-La Crosse. The houses are located approximately one mile from campus and are not included within the campus boundary. Initially, UW-La Crosse offered the houses as temporary residences for visiting faculty. Over time, faculty chose to live elsewhere and the houses were leased to students. The houses were last occupied approximately five years ago.

Presenter

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

BACKGROUND

The houses were constructed in the early 1900s. Much of the woodwork and plumbing fixtures are original and both houses still have knob-and-tube electrical service. The roofs were recently replaced, and the kitchens were modestly updated approximately 20 years ago. However, without additional significant investment, the houses are not as desirable for

temporary faculty housing or competitive for the rental property market. UW-La Crosse has no further use for the properties. The houses were listed for sale in 'as-is' condition at \$140,000 each, even though recent appraisals determined the market value to be \$130,000 per house. An offer was received to purchase both houses for \$290,000, or each \$5,000 over the list price. The offer did not include any financing or inspection contingencies.

Related Policies

Regent Policy Document 13-2, <u>"Real Property Contracts: Signature Authority and Approval"</u>

ATTACHMENTS

A) UW-La Crosse: Proposed Land Sale Map

Capital Planning & Budget Committee Item C.

Attachment A





AUTHORITY TO ENTER INTO A FACILITY USE AGREEMENT FOR DEVELOPMENT OF A SHARED TENNIS FACILITY, UW-LA CROSSE

REQUESTED ACTION

Adoption of Resolution D., granting authority to enter into a 20-year facility use agreement to develop a shared tennis facility.

Resolution D. That, upon the recommendation of the Chancellor of UW-La Crosse and the President of the UW System, the UW System Board of Regents grants authority to enter into a 20-year facility use agreement to develop a shared tennis facility with the city of La Crosse and the Coulee Region Tennis Association for \$250,000 Cash.

SUMMARY

The University of Wisconsin–La Crosse would like to enter into a facility use agreement with the City of La Crosse and the Coulee Region Tennis Association to develop a shared tennis facility in Green Island Park, a city-owned park. The proposal is to develop 10 tennis courts and an expanded parking lot. Six additional tennis courts, which would be located under a permanent dome, are planned for the future.

Presenter

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

BACKGROUND

UW-La Crosse has 16 tennis courts on campus. Over the years, the maintenance and repair costs have increased to the point where it exceeds the cost to construct new courts. A decision was made to close the tennis courts in 2019 due to the continued deterioration of the courts and risk of personal injury to players. For the 2019-20 fall and spring seasons, both the men's and women's teams are holding their practices and tournaments at La Crosse Central High School. At the same time UW-La Crosse decided not to use their tennis courts, the Coulee Region Tennis Association was also exploring the possibility of constructing new tennis courts. The individual parties, in concert with the City of La Crosse, subsequently

decided to partner and develop a new tennis facility in Green Island Park. The new tennis courts will be located approximately 2.5 miles from campus.

UW-La Crosse will contribute towards the \$5,000 annual maintenance of the Green Island tennis facility to be performed by the city. There are no projected additional capital expenses during the term of the agreement.

Budget

City of La Crosse	\$750,000
UW-La Crosse	\$250,000
Coulee Tennis Association	\$250,000
Total	\$1,250,000

Related Policies

Regent Policy Document 13-2, <u>"Real Property Contracts: Signature Authority and Approval"</u>

ATTACHMENTS

A) UW-La Crosse: Shared Tennis Agreement Map

Capital Planning & Budget Committee Item D.

Attachment A



AUTHORITY TO EXECUTE A GROUND LEASE WITH WE ENERGIES, UW-PARKSIDE

REQUESTED ACTION

Adoption of Resolution E., authorizing the execution of a ground lease between the UW System Board of Regents and We Energies.

Resolution E. That, upon the recommendation of the President of the UW System, the UW System Board of Regents authorizes the execution of a 30-year ground lease for approximately 12.0 acres of land between the Board of Regents and We Energies to host a solar photovoltaic array on the main campus.

SUMMARY

This ground lease will grant We Energies the ability to design, construct, operate, maintain, and repair a 2.25 megawatt solar photovoltaic array adjacent to the abandoned East Parking Lot, located along the eastern edge of the main campus. The installation includes the solar panel array and all associated connector equipment (cabling, wires, conduit, piping, inverters, mounting apparatus, trackers, controls, and associated equipment).

The solar photovoltaic hosting pilot program offered by We Energies, titled "Solar Now", is limited to providing up to 2.25 megawatts of solar power per customer within the We Energies service area and it requires no capital investment by the customer. These installations do not replace any existing customer energy supply requirements. The installation will feed directly into the electric grid for energy output and provide a capacity offset for We Energies. At the end of the 30-year lease term, the photovoltaic array will either be sold to the Board of Regents for fair market value or decommissioned, removed, and the site restored by We Energies.

Presenter

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

BACKGROUND

The university works toward the development and implementation of sustainable practices as an active member with a consortium of higher education and government entities in the Kenosha and Racine communities and as a member of the Racine Sustainable Business Network. This opportunity to partner with We Energies will provide a solar photovoltaic site for research and study, and increase the visibility of renewable energy efforts in southeast Wisconsin. Studies will be conducted by the College of Natural and Health Sciences, Center for Environmental Studies to analyze solar array effectiveness and efficiency. The site will be studied to determine the long-term effect of solar panels on the surrounding ecology. The annual lease payments will be reinvested in university funded sustainable initiatives.

The University of Wisconsin-Parkside is one of the few UW institutions that can dedicate a significant amount of undeveloped main campus land to hosting a solar panel array. The property east of Wood Road (137.4 acres), especially east of the Tallent Hall Parking Lot, is largely undeveloped with the exception of the East Parking Lot (8.4 acres) and its access roads to the north and west. The original parking lot, constructed in 1968, is not active and has not received a capital investment for maintenance, repair, resurfacing, or reconstruction in more than 30 years.

University Function(s)	 College of Natural and Health Sciences, Center for Environmental Studies Facilities Management
Lease Location	900 Wood Road, Somers, WI
Type of Negotiation or Selection Process	Sole source.
Lessor	Board of Regents of the University of Wisconsin System.
Lessee	We Energies
Anticipated Occupancy Date	September 2020
Lease Term	30 years.
Lease Rate or Rent Payments	Annual rent due and payable shall be equal to the value of the Midcontinent Independent System Operator ("MISO") accredited capacity of the photovoltaic array multiplied by the value of the capacity installed and paid in twelve equal payments. For the duration of the lease, annual payments are anticipated to average between ~\$75,000 to \$84,000 for a total estimated worth of between ~\$2,250,000 to \$2,520,000.

Value of/Accredited Capacity	Based on the Midcontinent Independent System Operator ("MISO") Zone 2 cost of new entry ("CONE") and capacity accredited is subject to change annually.
Renewal Option(s)	None.
Purchase Option	None.
Space Туре	Undeveloped land.
Square Feet	520,000

Related Policies

Regent Policy Document 13-2, <u>"Real Property Contracts: Signature Authority and Approval"</u>

ATTACHMENTS

A) UW-Parkside: Proposed Land Lease Map

Capital Planning & Budget Committee Item E.

Attachment A





AUTHORITY TO CONSTRUCT THE GOVERNORS HALL ADDITION AND RENOVATION PROJECT, UW-EAU CLAIRE

REQUESTED ACTION

Adoption of Resolution F., authorizing construction of the Governors Hall Addition and Renovation project.

Resolution F. That, upon the recommendation of the Chancellor of UW-Eau Claire and the President of the UW System, the UW System Board of Regents authorizes construction of the Governors Hall Addition and Renovation project at an estimated total cost of \$19,307,000 Program Revenue Supported Borrowing.

SUMMARY

Governors Hall has two four-story tower wings that share a common first floor main entrance and lobby. This project redesigns and reconstructs the lower level (including footings and foundation) to accommodate a new elevator and make the first floor entrance ADA accessible. Above the reconstructed lower level and first floor, the two wings will be joined on every subsequent floor with an elevator lobby. Restrooms on all floors will be relocated and expanded to accommodate ADA access. The space vacated by the existing restroom facilities will be converted into resident rooms, and new rooms will be added adjacent to the new lobbies on floors two, three, and four. This will result in an additional 46 beds to the total building inventory.

The project renews the facility by replacing all mechanical, electrical, and plumbing systems and associated fixtures. A new fire sprinkler system and air conditioning will be installed. The roofing system and all exterior windows will be replaced. Selective tuck-pointing and repairs will be made to the exterior brick walls, and flashing and joints will be resealed.

Additional mechanical ventilation was added to the project during the design phase to control relative humidity and mitigate air quality issues experienced at similar residence halls. The area of the originally proposed addition was reduced to accommodate the additional mechanical ventilation within the project budget.

Presenter

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

BACKGROUND

A comprehensive building condition assessment determined that all systems are well beyond their useful lives and need replacement. Mechanical and plumbing systems are in danger of catastrophic failure. The steam heat and pneumatic controls are original to the building and require replacement. The HVAC system is inefficient and temperature control is extremely difficult to maintain. Electrical and telecommunications systems do not meet the current demands nor do they have adequate capacity for expansion.

The building does not meet current ADA/code regulations: it has no elevators; stairwells are non-compliant; it has no fire suppression system; and restroom/occupant fixture count does not meet current code requirements.

The expansion of restroom facilities will provide more privacy for residents and allow for the installation of additional fixtures to accommodate ADA requirements. The addition of an elevator and redesign of the building's main entrance will provide ADA accessibility to the entire building. Construction of a common core will increase circulation throughout the entire building.

Construction	\$15,570,000
Design	\$1,494,000
DFDM Mgt.	\$685,000
Contingency	\$1,557,000
Equipment	\$0
Other Fees	\$0
Total	\$19,307,000

Budget

Previous Action

August 18, 2016Recommended that the Governors Hall Addition andResolution 10745Renovation project 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, <u>"Funding of University Facilities Capital Costs"</u>
- Regent Policy Document 19-16, <u>"Building Program Planning and Approval"</u>

AUTHORITY TO CONSTRUCT THE CAMP RANDALL STADIUM RENOVATION/FIELD HOUSE REPAIRS PROJECT, UW-MADISON

REQUESTED ACTION

Adoption of Resolution G., authorizing construction of the Camp Randall Stadium Renovation/Field House Repairs Project.

Resolution G. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes construction of the Camp Randall Stadium and Fieldhouse Renovation project at an estimated total project cost of \$77,646,000 (\$68,046,000 PRSB, \$6,600,000 Cash and \$3,000,000 Gift Funds).

SUMMARY

This project replaces approximately half of the bleacher seating available in the south end zone with 11,000 SF of field-level club space; 7,500 SF of loge level premium club space; and 7,000 SF of exterior terrace club space. The precast concrete tread and riser structure, seating, and railing systems will be demolished, replaced, and augmented as required to support the new seating options; new mechanical, electrical/telecommunications and plumbing systems will be installed; and associated roofing, waterproofing, and temporary facility protections and support structures will be provided.

Work includes reconstruction of a new premium-style seating system above the existing concourse, visiting team locker room, and media center. Each of the three new premium club spaces will be outfitted with food preparation and serving areas, associated storage, and new restrooms. Given the fall football schedule, the work is expected to be undertaken in a compressed time frame to avoid impacting scheduled games. The field level underground civil, electrical/telecommunications, and mechanical utility infrastructure will be upgraded, augmented, and replaced as necessary to provide adequate capacity to the new premium seating areas. The field turf in Camp Randall Stadium will be replaced to facilitate the necessary underground utility work, and to achieve cost efficiencies, the field turf in the McClain Center will also be replaced.

The north façade of the Field House will be restored, including the exterior windows, masonry walls, and structural shoring, if required. The west side press box will be renovated to provide new interior finishes, technology, and audio/visual equipment.

Presenter

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

BACKGROUND

Camp Randall Stadium doesn't have the ability to provide premium seating in the main bowl, although those types of seats are in high demand. The proposed addition of new seating options will provide amenities and opportunities for additional revenue as well as create an enhanced fan experience for those visiting the stadium. Locating these new seats in the south end zone was determined to be the most economical approach, and it allows a more prominent view of the historic and iconic Field House gable end windows for those inside of the stadium seating bowl. A recent market study concluded these proposed premium seating additions are economically viable and in demand. Although the standard bleacher seating in the south end zone will be reduced by half, the premium seating options are anticipated to increase overall net annual revenue.

Based on a recent survey of donors, season ticket holders, premium seat holders, single game purchasers, merchandise purchasers, and corporate partners, more than 45% of respondents expressed an interest in purchasing new club seating options. This sentiment is further supported by the waiting list for current club seating options and the fact that the waiting list grows at a pace of approximately 35 seats per year. Estimates for total annual revenue generated (including seat donations, ticket sales, and concessions) after project completion are approximately \$6 million with a net annual revenue of approximately \$2.2 million to help support all 23 sports in the intercollegiate athletics department.

The Big Ten Conference peers are constructing new facilities for student athletes at an average cost of \$130 million per project, and a feasibility study concluded in 2017 that UW-Madison is falling behind its competition in regard to the quality of its athletics physical plant. Intercollegiate Athletics must consistently maintain and upgrade its facilities to help attract and retain high-quality coaching staff, student-athletes, and its ticket-buying fanbase.

Budget

Construction	\$59,912,000
Design	\$4,793,000
DFDM Mgt.	\$2,756,000
Contingency	\$8,987,000
Equipment	\$1,198,000
Total	\$77,646,000

Previous Action

August 24, 2018	Recommended that the Camp Randall Stadium and Fieldhouse
Resolution 11079	Renovation project at an estimated total cost of \$77,646,000
	(\$68,046,000 Program Revenue Supported Borrowing,
	\$6,600,000 Program Revenue-Cash and \$3,000,000 Gift/Grant
	Funds) be submitted to the Department of Administration and
	the State Building Commission for enumeration as part of the
	UW System 2019-21 Capital Budget Request.

Related Policies

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

Item H.

AUTHORITY TO CONSTRUCT A UTILITY IMPROVEMENT PROJECT, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution H., authorizing construction of the UW-Whitewater Heating Plant Boilers Fuels Retrofit project.

Resolution H. That, upon the recommendation of the President of the UW System, the UW System Board of Regents authorizes construction of the UW-Whitewater Heating Plant Boilers Fuels Retrofit project at an estimated total cost of \$6,937,000 (\$3,954,000 General Fund Supported Borrowing and \$2,983,000 Program Revenue Supported Borrowing).

SUMMARY

The UW-Whitewater – Heating Plant Boilers Fuels Retrofit project will install new fuel oil burners on boilers #1 and #2 and update the pressure vessels and gas burners to safely, reliably, and efficiently produce steam to serve the entire campus. The project also assures full redundancy of steam production in the event the steam supplied by a third-party co-generation plant is not available. Project work includes installation of new programmable logic boiler controllers; modification and renovation of the boiler feed and condensate pumps; construction of new fuel oil storage and piping; renovation of the compressed air system; and all necessary electrical service and plumbing system modifications to accommodate the new equipment. New equipment will also be installed to correct the saturated steam supply from the third party utility provider in the event that contract continues beyond its current expiration date.

Presenter

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

BACKGROUND

The steam provided on campus is purchased from a third-party utility provider with the campus central heating plant providing primary backup to the purchased steam. Due to the pending expiration of that contract in July 2021 and the unlikely potential of a cost

effective renewal, this project assures that the central heating plant is fully capable of producing the required steam to meet demand and provide full redundancy of service. Since there is minimal creative design associated with this infrastructure maintenance project, the project would forgo the traditional pre-design period and the production of a design report prior to seeking construction authority.

Buildings located on all UW System campuses are served by a variety of utilities that are critical to their operation and have a replacement value in the hundreds of millions of dollars. Repair, renovation, and replacement of these systems is a constant process requiring a substantial and consistent investment. Routine maintenance is supported by the operating budget. In addition, each biennium the UW System identifies critical repair and renovation projects to be funded through the capital budget, as well as replacements for systems beyond their expected service life and/or situations in which repairs are no longer feasible. The project proposed in this request is considered to be the most efficient, practical, and economically justifiable to meet present and future needs of the institution.

Budget

Construction	\$5,293,000
Design	\$606,000
DFDM Mgt.	\$244,000
Contingency	\$794,000
Total	\$6,937,000

Previous Action

August 14, 2018Recommended that the UW System Central Utility Repairs,
Renovations, and Replacements request at an estimated total
cost of \$54,009,000 (\$35,557,000 General Fund Supported
Borrowing and \$18,452,000 Program Revenue Supported
Borrowing be submitted to the Department of Administration
and the State Building Commission for enumeration as part of the
UW System 2019-21 Capital Budget Request. The UW-Whitewater
Heating Plant Boilers Fuel Retrofit project at an estimated total
cost of \$6,937,000 (\$5,554,000 General Fund Supported
Borrowing and \$1,219,000 Program Revenue Supported
Borrowing was one of five projects included in that request.

Related Policies

- Regent Policy Document 19-1, <u>"Prorating Costs for Heating/Chilling Plants"</u>
- Regent Policy Document 19-8, "Funding of University Facilities Capital Costs"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

AUTHORITY TO CONSTRUCT 2017-19 CLASSROOM/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT PROGRAM PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution I., authorizing construction of 2017-19 Classroom Renovation/ Instructional Technology Program projects.

Resolution I. That, upon the recommendation of the President of the UW System, the UW System Board of Regents approves the allocation of the 2017-19 Classroom Renovation/Instructional Technology Improvement Program funds; authorizes construction of the related projects at an estimated total cost of \$2,160,000 General Fund Supported Borrowing of the originally enumerated \$10,000,000 General Fund Supported Borrowing; and allows the Division of Facilities Development to transfer balances, adjust individual project budgets, and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within the authorized funding.

SUMMARY

Inst	Project	GFSB	Cash	Total
MIL	IS Mitchell Hall Active Learning Classroom	\$650,000	\$0	\$650,000
PLT	Science Building Instructional Space Renovation	\$1,510,000	\$0	\$1,510,000
	Total	\$2,160,000	\$0	\$2,160,000

Presenter

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

BACKGROUND

UW-Milwaukee – IS Mitchell Hall Active Learning Classroom:

This project will renovate a vacated office area (B95) in Mitchell Hall to provide a 50-seat active learning classroom for campus. Beyond finish improvements and general

Item I.

modifications to provide appropriate amenities to support an interactive learning environment, the project will provide the technology, infrastructure, and flexible format furniture to support group learning.

As the active learning format of education becomes more popular among both faculty and students at UW-Milwaukee, the campus is struggling to meeting demand via the current, limited inventory of active learning classrooms equipped with appropriate technology, flexible format furniture, and ancillary furnishings that appropriately support this pedagogy. In 2012, an academic planning group listed the creation of a cooperative learning environment as its top priority. This pedagogical practice will encourage students to collaborate with peers and increase interactions between instructors and students. The process of active learning will allow instructors to coach students during activities by assisting them in answering their own questions. Students will be able to present their results to classmates for peer review and immediate feedback. The existing stock of active learning classrooms on campus is nearing scheduling capacity as demand for interactive learning environments from both faculty and students increases. UW-Milwaukee must continue to stay abreast of this growing demand by expanding its portfolio of active learning classrooms to provide a greater variety of sizes, locations, and functionality.

Budget

Construction	\$431,900
Design	\$55,000
DFDM Mgt.	\$19,900
Contingency	\$64,000
Equipment	\$78,200
Other Fees	\$1,000
Total	\$650,000

UW-Platteville – Science Building Instructional Space Renovation:

This project calls for renovation of 4,572 SF of instructional space for an expanded Mechatronics Laboratory in Russell Hall which was originally built in 1971. Renovation is focused on improving safety and classroom accessibility while providing new instructional technology. Rooms 100/102/104 will be combined and converted into a 24-student Automation Laboratory. The improvements include new borrowed lights, new doors with card access, new flooring, new wall and ceiling finishes, new markerboards, new compressed air outlets, new hand washing sink with eyewash, new mechanical grilles, new energy efficient LED lighting, additional power receptacles, new equipment disconnect switches, new data receptacles, and a new instructor station with new audio visual equipment. Rooms 110A/110B/110C/110D/103 will be combined and converted to a 24-student Robotics Laboratory. The improvements include new borrowed lights, new doors with card access, new flooring, new wall and ceiling finishes, new markerboards, a new hand washing sink with eyewash, new compressed air outlets, new mechanical ductwork and grilles, new energy efficient LED lighting, additional power receptacles, new data receptacles, and a new instructor station with new audio visual equipment.

Advances in industrial technology and teaching pedagogy, as well as enrollment growth are driving the need for this project. As technology in industry advances, industrial education must keep up to meet the needs of employers. This project will develop dedicated space for a robotics lab, which will consist of six Fanuc robotics/automation lab stations, and an adjacent electronics lab. Currently, Industrial Studies' robotics equipment is located within inferior space in Russell Hall Room 016, which is the Agriculture Power Control Laboratory. The equipment and process in the Agriculture Power Control Laboratory focuses on agricultural mechanics and equipment, specifically tractors and hydraulic systems, and is inherently a machine-shop (dirty lab) environment. The machine-shop processes and noise, dirt/dust, engine and hydraulic oil, etc. are not physically compatible with the robotics/automation training equipment or its teaching pedagogy. Additionally, the existing electronics laboratory is not adjacent to the existing robotics/automation equipment, and is on the opposite side of the building, and on different floor levels. The need for this project is also driven by large, sustained enrollment growth in the programs of Industrial Technology Management, Technology Education, and Agricultural Education.

Construction	\$1,057,000
Design	\$80,700
DFDM Mgt.	\$48,400
Contingency	\$152,100
Equipment	\$171,800
Total	\$1,510,000

Budget

Previous Action

August 18, 2016 Resolution 10745	Recommended that the UW System Instructional Space Projects Program Funding request of \$10,000,000 General Fund Supported Borrowing be submitted to the Department of Administration and the State Building Commission as part of the UW System 2017-19 Capital Budget request. The project was subsequently enumerated as described.
June 6, 2019	Approved the allocation of the 2017-19 Classroom Renovation/
Resolution 11233	Instructional Technology Improvement Program funds and

	granted authority to construct the related projects at an estimated total cost of \$4,234,000 (\$4,116,700 General Fund Supported Borrowing and \$117,300 Institutional Funds) of the originally enumerated \$10,000,000 General Fund Supported Borrowing and allow the Division of Facilities Development to transfer balances, adjust individual project budgets, and add or substitute other high-priority Classroom Renovation/ Instructional Technology projects within the authorized funding.
July 12, 2019 Resolution 11262	Approval of the allocation of the 2017-19 Classroom Renovation/Instructional Technology Improvement Program funds and authority to construct the related projects at an estimated total cost of \$1,672,000 General Fund Supported Borrowing of the originally enumerated \$10,000,000 General Fund Supported Borrowing and allow the Division of Facilities Development to transfer balances, adjust individual project budgets, and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within the authorized funding.

Related Policies

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

Capital Planning and Budget Committee

October 10, 2019

Item J.

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

REQUESTED ACTION

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

Resolution J. 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 \$4,824,600 (\$2,502,600 General Fund Supported Borrowing; \$921,500 Program Revenue Supported Borrowing; and \$1,400,500 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. ID	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
WTW	18K2L	Multi-Building Elevator Renovations	\$1,405,600	\$602,400			\$2,008,000
		FMR SUBTOTALS	\$1,405,600	\$602,400	\$0	\$0	\$2,008,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. ID	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
OSH	18K1K	Halsey Sci Ctr Steam Utility Repl	\$449,100		\$431,500		\$880,600
STO	17E3B	Htg Plnt Fuel Reliability Upgr (Incr)			\$969,000		\$969,000
SUP	18I1G	Campus Fiber Optic Backbone Repl	\$647,900	\$319,100			\$967,000
			\$1 097 000	\$319 100	\$1 400 500	\$0	\$2 816 600

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
OCTOBER 2019 TOTALS	\$2,502,600	\$921,500	\$1,400,500	\$0	\$4,824,600

Presenter

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

BACKGROUND

UW-Whitewater - Multi-Building Elevator Renovations:

This project replaces and reconditions motors, controls, and elevator car assemblies for the four building elevators. This project modernizes the passenger elevator systems in Connor University Center, Drumlin Dining Hall, Hyer Hall, and Winther Hall. Project work in Drumlin Dining Hall is limited to replacing the in-ground hydraulic cylinder for the two-stop hydraulic elevator. For the other buildings in this project, work includes replacing all machine room equipment and associated controls; upgrading elevator doors and associated equipment and control stations to meet current ADA requirements; installing a new elevator monitoring system and fire fighter service operation; and improving the heating and cooling systems for the equipment rooms. A fully regenerative drive will be installed in Winther Hall.

The elevator systems and associated wiring are original to the buildings. Modernization of the elevators was deferred from the project scopes of recent renovations. The motors and drive systems are no longer made and parts are unavailable. The drives are obsolete and no longer supported by the manufacturer. The frequency of bearing, seal, drive, and circuit board failures has increased and elevator reliability is becoming a significant concern. When parts fail, maintenance staff have a difficult time finding compatible replacement parts as they are no longer manufactured, nor easily found. During past failures, cars have been inoperable for an extended time and that is an unacceptable situation considering this is one of the largest institutions serving disabled students.

UW-Oshkosh - Halsey Science Center Steam/Condensate Utility Replacement:

This project replaces one steam pit and approximately 210 LF of underground steam and condensate utility distribution lines between the Halsey Science Center and Pit A1b. Project work includes removing and reconstructing Pit A1b, replacing the underground concrete box conduit and the associated 4-inch steam and 2-inch condensate utility lines between the Halsey Science Center and Pit A1b, installing new electrical conduit parallel to the new concrete box conduit section, and electrical power for new lighting, power outlets, and a sump pump for the new steam pit. The access ladder will also be replaced. The new concrete box conduit will connect to an existing section just south of Halsey Science Center, constructed under a previous project. Temporary steam and condensate lines will be installed to allow for service to Hasley Science Center throughout the construction period.

Associated work includes traffic and pedestrian control, excavation, backfill and surface restoration.

This steam line provides heat and lab steam to the Halsey Science building, which houses faculty offices, classrooms, labs, and an animal facility. Within the 210 feet of concrete box conduit, the condensate line is deteriorated and leaking. Work has been done previously by the campus to patch the line, but all efforts have failed. During those attempted repairs it was noted that the box conduit is being infiltrated with ground water and is in poor shape. Replacement of condensate line without replacing the box conduit would not be recommended as the ground water in the box conduit will again deteriorate the piping along with the insulation on the steam and condensate lines. Steam Pit A1b is also in poor shape due to age and past flooding experiences. Its walls and ceiling are cracking and falling in. The electrical distribution does not meet current code requirements, creates an unsafe condition, and there is no permanent lighting for the space. The access ladder is rusted and unsafe.

UW-Stout - Central Heating Plant Fuel Reliability Upgrade (Increase):

This request increases the project budget to match current design consultant estimates. The recent cost estimates significantly exceed the authorized budget and this project budget increase is required to bid the project and to complete the originally approved project scope and intent. The budget increase will allow the removal of the baghouse equipment, coal conveyor, and ash removal system, as originally intended and previously approved.

UW-Superior – Campus Fiber Optic Backbone Replacement:

This project replaces the campus fiber optic backbone to meet all known current and future requirements for data, voice, video, energy management/building automation system, and fire alarm/smoke detection system reporting. Project work includes installation of new single mode (SM) fiber; removal and disposal of multiple-pair telephone trunk cable and coaxial video cable; repair, renovation, and/or replacement of underground telecommunications ductbank and utility pits; and renovation of building signal entrance facilities to accommodate the new fiber optic backbone. New SM fiber and/or network interface modules will be installed for the energy management/building automation system and fire alarm/smoke detection system panels. Miscellaneous electrical work will be performed in existing ductbanks to correct out-of-code conditions.

A previously conducted study surveyed and documented existing conditions and capacity for the campus telecommunications infrastructure. This included examination of 45 signal utility pits and 15 building entrance facilities; identification of cable quantities and types; verification of the conduit fill percentage; and examination of the fiber optic network hub facilities and the telephone facilities in Old Main Hall. The campus fiber optic backbone cannot support the current demands of UW-Superior operations. Bandwidth is being limited through central network settings to ensure the backbone is not overloaded. Without balancing the system in such a manner, the campus runs the risk of critical services, such as links to HVAC controls and fire alarm panels, going offline. UW-Superior pays for 10 Gbps of service to the campus, however, the existing backbone can only support 8 Gbps of traffic.

The campus' long-range information technology plan includes increasing the speed of the data network to serve the current and ever increasing academic, administrative, and student use. The plan includes conversion of the digital PBX-based telephone system to Voice over IP; conversion of the coaxial cable-based video system to video over IP; conversion of the copper cable-based fire alarm reporting system to SM fiber optic cable; and conversion of the campus EMS system network links from multi-mode fiber to SM fiber. Adequate data and communication services cannot be provided to campus buildings because of infrastructure deficiencies. There is no spare capacity, which causes significant issues in providing basic service to new facilities on campus and providing enhanced service to existing buildings. The campus telephone system consists of a PBX switch in Old Main Hall with a multi-pair copper trunk cable distribution network serving each building. The switch and network was installed in the late 1980s and is nearing the end of its useful life. This telephone system needs to be replaced to avoid the capital cost of PBX switch replacement, cable replacement, and the operating cost billed on a per line basis by the phone company. The campus video system consists of video distribution head-end equipment in Fine Arts or McCaskill Hall, now demolished, with a coaxial cable distribution network serving each building. The bulk of the coaxial cable was installed in the early 1980s and has deteriorated, resulting in weak signals within the buildings. This system needs to be replaced to restore adequate signal levels at the buildings.

Previous Action

April 6, 2018 Resolution 11031 Granted authority to construct the UW-Stout Heating Plant Fuel Reliability Upgrade project at an estimated total cost of \$3,715,400 (\$2,912,100 General Fund Supported Borrowing and \$1,523,300 Program Revenue Supported Borrowing).

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 COMPLETE THE DESIGN, INCREASE THE BUDGET, AND CONSTRUCT PHASE II OF THE UW-MANAGED EDUCATIONAL SCIENCES, WISCONSIN CENTER FOR EDUCATION RESEARCH RENOVATION PROJECT, UW-MADISON

REQUESTED ACTION

Adoption of Resolution K., granting authority to complete the design, increase the budget, and construct Phase II of the UW-managed Educational Sciences, Wisconsin Center for Education Research Renovation project.

Resolution K. 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 (a) complete the design, (b) increase the project budget by \$1,147,000 Gift/Grant Funds, and (c) construct the UW-managed Educational Sciences, Wisconsin Center for Education Research Renovation project for a revised estimated total cost of \$3,393,000 Gift/Grant Funds.

SUMMARY

Phase II of this project renovates the fourth floor of the Educational Sciences building to create testing labs, office, and support space for the Wisconsin Center for Education Research (WCER). The project will abate and demolish all existing wall partitions, ceilings and flooring. New partitions, ceilings, flooring, fixtures, system furniture, and door access security will be installed along with upgrades to the HVAC, electrical, fire protection, plumbing and data systems. Audio visual equipment, sound masking and ergonomic furnishings will be provided throughout the space. A mix of labs, offices, and support space will be created to promote research focusing on early childhood to adult educational psychology. The research space features a mix of seven child and family study rooms, two adult study rooms and a distance learning room to support the WCER team members. This project supports WCER's mission to improve educational outcomes for diverse populations, impact education practice positively, and foster collaborations among academic disciplines and practitioners.

Presenter

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

BACKGROUND

Budget and Schedule

The WCER work space is in need of significant technology upgrades to support the evolving needs of research and education. The current office layout is inefficient and does not promote community or flexibility. The offices and support spaces are isolated and have little access to daylight. The new design intends to balance the confidentiality needs of research space with teamwork and collaboration spaces in a flexible and welcoming environment scaled to the participant needs in order to improve research outcomes.

	Phase I	Phase II	Total
Construction	\$1,410,000	\$828,000	\$2,238,000
Controls/Abatement	\$80,000	\$20,000	\$100,000
A/E Fees	\$155,000	\$99,000	\$254,000
Contingency	\$141,000	\$83,000	\$224,000
Moveable Equipment	\$406,000	\$85,000	\$491,000
Total Project Cost	\$2,246,000	\$1,147,000	\$3,393,000

	Final Review	Nov 2019
00	Bid Opening	Feb 2020
00	Start Construction	Mar 2020

Substantial Completion

Previous Action

April, 5, 2019	Granted authority to execute the remainder of the design
Resolution 11192	contract and construct the UW-managed Educational Sciences,
	Wisconsin Center for Education Research Renovation, Phase I
	project at a total project cost of \$2,246,000 Gift/Grant Funds.

Related Policies

- Regent Policy Document 13-1, <u>"General Contract Approval, Signature Authority, and</u> <u>Reporting"</u>
- Regent Policy Document 13-2, <u>"Real Property Contracts: Signature Authority and Approval"</u>
- Regent Policy Document 13-5, <u>"Capital Projects Solely Managed by the UW System:</u> <u>Approval and Signature Authority"</u>
- Regent Policy Document 19-8, "Funding of University Facilities Capital Costs"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

Jul 2020

Capital Planning & Budget Committee

October 10, 2019

Item L.

A PARTNERSHIP WITH EAU CLAIRE COMMUNITY COMPLEX INC.

REQUESTED ACTION

For information only.

SUMMARY

The Sonnentag Event and Recreation Complex facility project is the result of a unique community partnership bringing together Mayo Clinic Health System Northwest, the Chippewa Valley YMCA, Blugold Real Estate (a wholly owned subsidiary of the UW-Eau Claire Foundation), and the University of Wisconsin-Eau Claire (UWEC). This facility will combine the athletics and recreational needs of both UWEC and the YMCA to provide a collaborative use of space benefiting the campus and community. Mayo Clinic will bring to the partnership sports medicine, athletics and human performance training expertise, rehabilitation, medical imaging, and research conducted with the UWEC Kinesiology and other appropriate academic departments. The UW-Eau Claire portion of the project is consistent with the analysis and recommendations contained in the UW-Eau Claire 2010-30 Campus Master Plan, which recommends replacement of the obsolete Zorn arena, acknowledges the lack of sufficient available land within the campus boundary on which to construct a replacement, and specifies the university should seek an off-campus site.

The approximately 30-acre site of the new complex, which is located one mile from the main campus along Menomonie Street, was gifted to Blugold Real Estate by UW-Eau Claire alumni John and Carolyn Sonnentag for the express purpose of providing a location for the construction of an event and recreation complex that would be in close proximity to the university. Construction of this multi-purpose event center will achieve UW-Eau Claire's goal of replacing the obsolete Zorn Arena and providing a new home for men's and women's basketball, as well as for university commencement ceremonies, large-scale concerts, and other special events. Once the new multi-purpose center is constructed, the Zorn Arena will be demolished.

Presenter

• James Schmidt, UW-Eau Claire Chancellor

BACKGROUND

Facility Description

The approximately 244,000 GSF Sonnentag Event and Recreation Complex is comprised of three separate, yet complementary building components – Mayo Clinic Sports Medicine and Imaging Clinic, YMCA/UWEC fitness and recreation center, and UWEC multi-purpose event center that will replace the obsolete Zorn Arena on campus.

As currently envisioned, the Sonnentag Complex will include an approximately 97,000 GSF/82,000 ASF multi-purpose event center with seating capacity of approximately 4,100; an approximately 118,000 GSF/98,000 ASF recreation complex that includes an aquatic center, fitness and group exercise facilities, and indoor track; and approximately 30,000 GSF/21,000 ASF dedicated to the Mayo Clinic Sports Medicine and Imaging facility.

The YMCA/UWEC fitness and recreation center will augment current undersized and overutilized on-campus facilities in the McPhee/Olson complex and replace the existing YMCA in downtown Eau Claire. The aquatic center will serve as the new home for UWEC men's and women's swimming and diving teams. Once the fitness and recreation center is constructed, McPhee/Olson will continue to serve as the upper campus recreation center and home for athletics teams such as wrestling, track and field, volleyball, and as the primary instructional space for the Kinesiology department.

Facility Ownership

The Sonnentag Complex project is based on the successful partnership model that led to the development of the new shared university-community arts center, the Pablo Center (the cornerstone of the Confluence Project), which has received significant support and use by UW-Eau Claire students, faculty, and staff.

The land is owned by Blugold Real Estate, which will provide the necessary site land for construction of the Sonnentag Complex to the Eau Claire Community Complex, Inc. (ECCC), a 501 (c) 3 non-stock, non-profit corporation. The ECCC board will consist of one representative from each organization (Mayo, YMCA, UWEC Foundation, UWEC), as well as three seats for community representation, of which one will be dedicated to a student body representative.

ECCC would be responsible for design, construction, and long-term maintenance and repair of the Sonnentag Complex and will be the sole owner. Mayo, the YMCA and UWEC, with Board of Regents approval, would lease appropriate space within the complex from ECCC. This arrangement mirrors the Pablo Center model, in which the Board of Regents holds a 20year lease on behalf of UW-Eau Claire, and the university makes an annual lease payment for its use of space within the Pablo Center. By working together with partners, as was the case with the Pablo Center, the costs associated with leased space within the Sonnentag Complex will be significantly less for students when compared to the traditional funding model that relies almost exclusively on student fees for design, construction, and operational costs of such a facility. As with the Pablo Center, a major funding source will be philanthropy from alumni and friends locally and around the country.

Related Policies

 Regent Policy Document 19-12, <u>"Oversight of Facilities Constructed for University</u> <u>Purposes"</u>

ATTACHMENTS

A) UW-Eau Claire Map

Capital Planning & Budget Committee Item L.

Attachment A.

