BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget Committee

Via WebEx Videoconference

Thursday, December 10, 2020
10:45 a.m. – 12:00 p.m.

A. Calling of the Roll

B. Declaration of Conflicts

C. Approval of the Minutes of the October 8, 2020 Meeting of the Capital Planning and Budget Committee

D. UW-Madison: Authority to Construct the Bascom Hill/Lathrop Drive Utility Replacement, Phase II Project

E. UW-Madison: Authority to Construct the Veterinary Medicine Addition and Renovation Project

F. UW-Milwaukee: Authority to Construct the Chemistry Building/Central Utilities Extension Project

G. UW-Milwaukee: Authority to Construct the Student Union Renovation Project

H. UW-Platteville: Authority to Increase the Budget for the Boebel Hall Addition and Renovation–Phase II Project

I. UW System: Authority to Construct 2019-21 Classroom Renovation/Instructional Technology Improvement Program Projects

J. UW-Madison: Authority to Complete the Design and Construct the UW-Managed Memorial Union Addition and Repairs Project

K. UW System: Authority to Construct All Agency Maintenance and Repair Projects

L. UW System: Authority to Construct Minor Facilities Renewal Projects

M. UW System: Authority to Modify the 2021-23 Capital Budget to Add the UW-Stevens Point Albertson Hall Replacement Project Request in lieu of the UW-Stevens Point Albertson Hall Entry Addition and Renovation Project

N. UW System: Semi-Annual Status Report on Leasing

O. UW System: Semi-Annual Status Report on UW Solely Managed Capital Projects

P. Report of the Senior Associate Vice President
    a. Status Update on the 2021-23 Capital Budget
    b. Update on recent Capital Project Initiatives

Capital Planning and Budget Committee **Item D.**
December 10, 2020

AUTHORITY TO CONSTRUCT THE BASCOM HILL/LATHROP DRIVE UTILITY REPLACEMENT, PHASE II PROJECT, UW-MADISON

REQUESTED ACTION

Adoption of Resolution D., authorizing construction of the Bascom Hill/Lathrop Drive Utility Replacement, Phase II project.

Resolution D. 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 Bascom Hill/Lathrop Drive Utility Replacement, Phase II project for an estimated total cost of $20,076,000 ($14,660,000 General Fund Supported Borrowing and $5,416,000 Program Revenue Supported Borrowing).

SUMMARY

This project continues the underground utility renovation and replacements that began under Phase I (enumerated in 2017-19 biennium) and creates a new multi-discipline (civil, electrical, and mechanical) east-west central utility corridor from Chamberlain Hall and Sterling Hall to Park Street along Lathrop Drive. Civil utilities, including domestic water, sanitary sewer, and storm water piping will be replaced. Electrical utilities, including primary electrical power and telecommunications ductbank, cabling, and access pits will be replaced. These electric utilities will be located from Sterling Hall and Chamberlin Hall on the west to Chadbourne Hall on the east. All buildings along the corridor will either be reconnected to existing branch ductbanks or be provided with new ductbanks. Mechanical utilities will be installed in a newly constructed utility tunnel or concrete box conduit enclosure, including chilled water supply and return main lines, high-pressure and low-pressure steam supply and pumped condensate return piping, and compressed air. The steam tunnel replacement will be located from Lathrop Hall to Central Kitchen and the steam box conduit replacement will be located from Chadbourne Hall to North Park Street. Branch chilled water piping to University Avenue, the Law Building, Sterling Hall, and Van Vleck Hall will be replaced. Site restoration of all disturbed project areas is included in this project, including roadways, gutters, pedestrian walkways, landscaping features, and site structures. Modifications to Lathrop Drive will separate and accommodate both vehicular and pedestrian traffic.

Presenter

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

BACKGROUND

Campus utilities are essential in supporting the instructional and research missions of the university. In 2005 UW-Madison completed a Utility Master Plan which recommended a comprehensive north campus utility improvements project and indicated that the utility systems should be replaced and/or relocated due to age, condition, and location. This request, in addition to the previous Phase I project, focuses on upgrades required to maintain support of current underground utility functions and supply thermal, electric/ communications, and civil utilities for facilities currently in construction or design.

The project site is one of the oldest and most historic areas on campus with many of the utilities approaching the end of their expected service life. The reliability of the utilities in the proposed project area is suspect. As a result, this utility improvement project was developed in order to increase utility reliability, decrease operational costs, and rebuild the site utilities to be viable for the next 50 years. The piping will be increased in size where necessary to support current and future facilities and to provide additional system redundancy.

Budget

Construction	$14,844,000
Design	$1,600,000
DFDM Mgt	$708,000
Contingency	$2,857,000
Equipment	$0
Other Fees	$67,000
TOTAL	$20,076,000

Previous Action

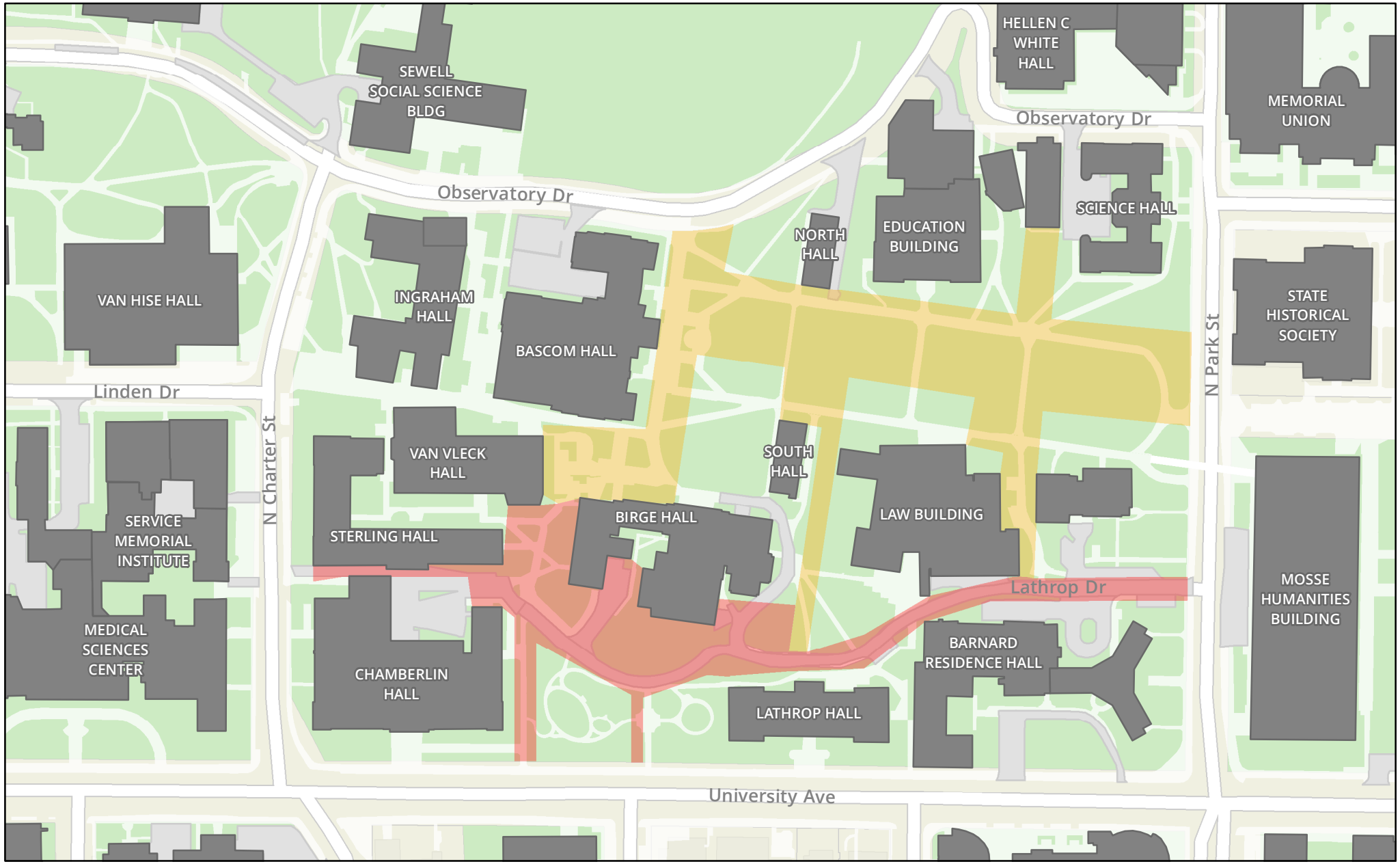
August 24, 2018 Resolution 11079	Recommended that the Bascom Hill/Lathrop Drive Utility Replacement, Phase II project at an estimated total cost of $20,076,000 ($14,660,000 General Fund Supported Borrowing and $5,416,000 Program Revenue Supported Borrowing) be submitted to the Department of Administration 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"

ATTACHMENTS

A) UW-Madison: Bascom Hill/Lathrop Drive Utilities Phase II Map



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

This map is for reference purposes only.

UW-Madison: Bascom Hill/Lathrop Drive Utilities Phase II

Phase I Area

Phase II Area

Campus Building

Campus Parking Area

Feet

0 100 200

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Capital Planning and Budget Committee **Item E.**
December 10, 2020

AUTHORITY TO CONSTRUCT THE VETERINARY MEDICINE ADDITION AND RENOVATION PROJECT, UW-MADISON

REQUESTED ACTION

Adoption of Resolution E., authorizing construction of the Veterinary Medicine Addition and Renovation project.

Resolution E. 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 Veterinary Medicine Addition and Renovation project for an estimated total cost of $128,103,000 ($90,103,000 General Fund Supported Borrowing and $38,000,000 Gift Funds).

SUMMARY

This project constructs a new three-story building on the Lot 62 site, just north of the School of Veterinary Medicine (SVM) between Observatory and Linden Drives. The new facility will provide space for the small animal clinic and connect it to the existing clinic; construct new research, animal biosafety level 3, and biosafety level 2 and 3 laboratories; and include new offices, conference rooms, and shared collaboration/interaction spaces to support the teaching hospital. The clinical space will be expanded to increase access to the small and large animal isolation suites that are required to meet accreditation standards, increase the quantity of specialized surgery environments and equipment, provide imaging space for horses and cattle, and separate patient access to medical oncology services. This project will also renovate portions of the animal hospital and raze three buildings (Veterinary Diagnostics Laboratory, Farm House, and Storage Building I) at the School of Veterinary Medicine Charmany site.

Presenter

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

BACKGROUND

The School of Veterinary Medicine facility (144,330 ASF/248,850 GSF) was constructed in 1983 and an 8,100 GSF addition was constructed in 2009 to house a tomography unit and associated

clinical space. The School also occupies the SVM-Hanson Biosciences Building and has a large animal instructional facility located on Mineral Point Road. More SVM faculty research programs are scattered around campus in a variety of buildings, including the Biotron Laboratory and the Waisman Center. These facilities collectively house a veterinary medical teaching hospital, UW Veterinary Care, and instructional and research space.

The curriculum provides a broad education in veterinary medicine with learning experiences in food animal medicine and other specialty areas including human vaccinations for rare viruses such as Ebola, Zika, and other newly emerging diseases. Faculty in the school's four academic departments train 87 students each year in a four-year program leading to a Doctor of Veterinary Medicine (DVM) degree. In addition, the school provides exceptional graduate research training in core areas of animal and human health through its Comparative Biomedical Sciences Graduate Degree Program. Students may also choose from a variety of dual degree options. The program has earned a reputation as one of the country's leading schools for veterinary medicine.

The small animal hospital was originally designed for ~12,000 cases annually, but now handles ~25,000 cases per year. To meet the current and projected demands of the clinical research program, instructional program, and public demand for specialty services, the case load is projected to increase even further and exceed the capacity of the current facilities. Veterinary medicine practice has evolved considerably since the original facility was designed, requiring more dedicated and specialized spaces. New facilities are required to implement the new diagnostic, treatment, and instructional methods available. The current facilities support an expanding array of extramurally funded research activity, which has grown from $2.6 million in 1991 to $28.6 million today. Consequently, research programs have outgrown existing space, and faculty are constrained by space, rather than by the ability to secure additional funding. New research space is essential for faculty retention and recruitment, to decompress and co-locate research programs, to allow existing programs to grow, and to foster new initiatives.

Budget

Construction	$99,000,000
Design	$9,922,800
DFDM Mgt	$4,447,100
Contingency	$12,177,000
Equipment	$1,000,000
Other Fees	$1,556,100
TOTAL	$128,103,000

Previous Action

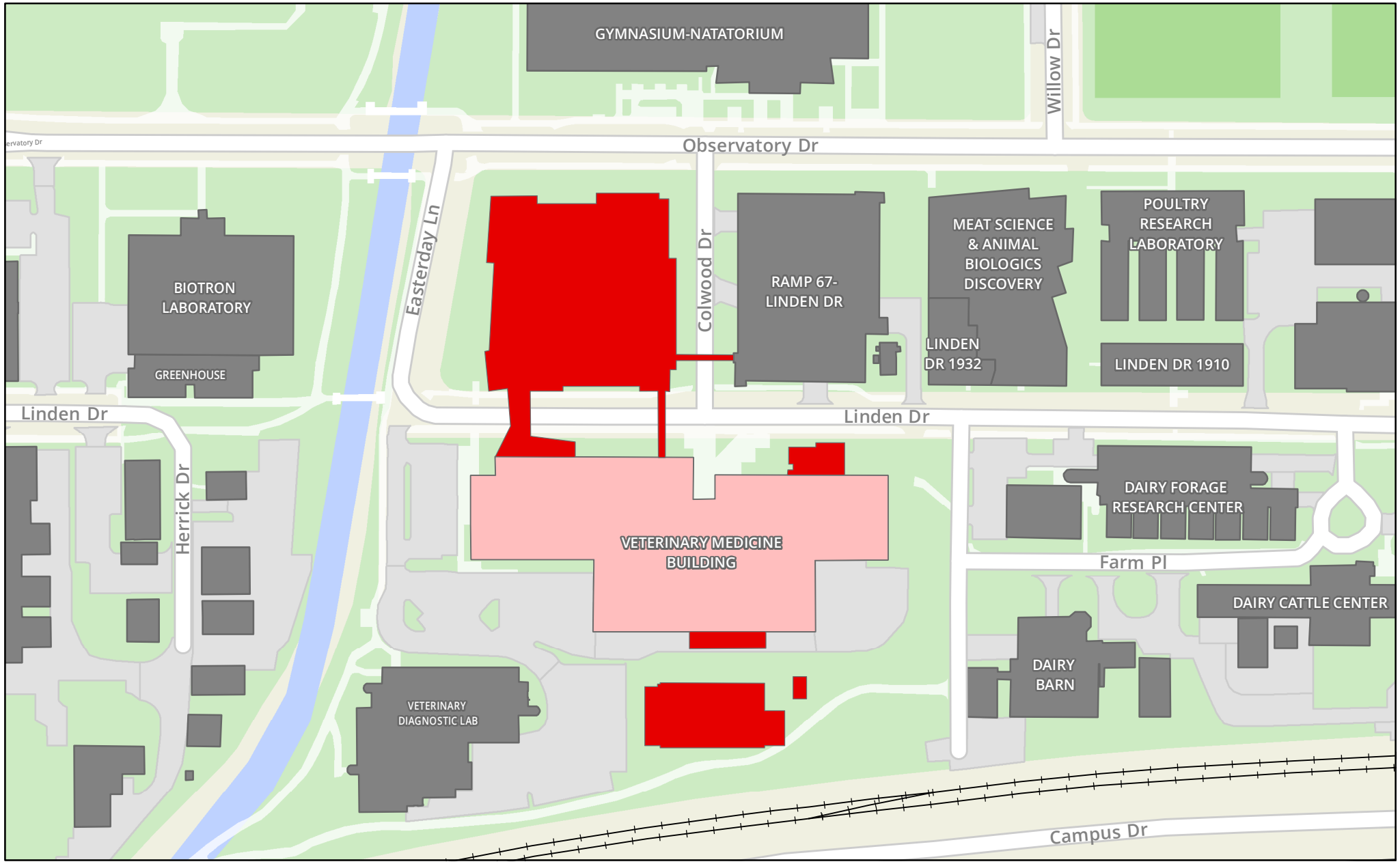
August 24, 2018 Resolution 11079	Recommended that the Veterinary Medicine Addition and Renovation project at an estimated total cost of $128,103,000 ($88,656,000 General Fund Supported Borrowing, $38,000,000Gifts/Grants, and $1,447,000 Building Trust Funds) be submitted to the Department of Administration 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"

ATTACHMENTS

A) UW-Madison: Veterinary Medicine Addition and Renovation Map



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

This map is for reference purposes only.

UW-Madison: Veterinary Medicine Addition & Renovation

Proposed Addition
Campus Building
Proposed Renovation
UW Property

Feet
0 100 200

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Capital Planning and Budget Committee **Item F.**
December 10, 2020

AUTHORITY TO CONSTRUCT THE CHEMISTRY BUILDING/CENTRAL UTILITIES EXTENSION PROJECT, UW-MILWAUKEE

REQUESTED ACTION

Adoption of Resolution F., authorizing construction of the Chemistry Building/Central Utilities Extension project.

Resolution F. That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the UW System, the UW System Board of Regents authorizes construction of the Chemistry Building/Central Utilities Extension project for a total project cost of $129,535,000 General Fund Supported Borrowing.

SUMMARY

This project constructs a 92,877/162,723 ASF/GSF academic and research chemistry and bio-chemistry facility, south of the existing Chemistry Building that it is replacing, to provide instructional laboratories and associated support spaces, research laboratories and associated support spaces, offices, and shared collaboration/informal learning space. This project will also extend and connect the required central campus utility services to the new building site. It is anticipated that the new facility will be connected to the Kenwood Interdisciplinary Research Center (KIRC) for shared utilities service and support. Design accommodations will be made to allow the future connection of a replacement engineering facility and complete a service and support loop for the campus STEM facilities.

The facility design will include a structural system capable of flexible floor configurations that will also facilitate future maintenance, repair, and renovation activities. It is anticipated the floor-to-floor height will be 16 feet and a 24-foot high penthouse level will be constructed to accommodate the use of an enthalpy wheel for heat recovery and to maximize energy performance. The exterior envelope and mechanical, electrical, and plumbing systems will be designed for energy efficiency and have the capacity for intensive instructional and research activities. Instructional spaces are planned to be smaller than the existing labs to improve safety and promote high utilization. They will be located on the lowest floors and research spaces on the highest levels to create a natural barrier of security and privacy. The facility design will also locate instructional spaces proximate to research spaces to allow shared specialized equipment and operational oversight and to

facilitate the growing trend of an increased role of undergraduate research in STEM education.

The central utility extensions will construct ~570 LF of new north/south, ~250 LF of new east/west mains, and ~1,070 LF of branch services. The new mains include 12-inch high-pressure steam and 4-inch pumped condensate return, 24-inch chilled water supply and return, and 2-inch compressed air lines from the utility tunnel northwest of the Chemistry Building and extended south to this proposed site. These utility services will be sized to accommodate all planned future development in the southwest quadrant of campus. The new branch services include 6-inch high-pressure steam, 3-inch pumped condensate return, and 10-inch chilled water supply and return. The branch services connecting the new facility to KIRC will be partially enclosed in an underground, navigable utility tunnel and service passageway, and the remainder will be routed through the basement of KIRC.

Presenter

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

BACKGROUND

A thorough building condition analysis was completed to evaluate reuse of the existing building. The analysis determined the cost to renovate it is approximately seventy-five percent of the cost to construct new space. Intense renovation work is required to completely replace almost all the building's mechanical, electrical, and plumbing systems. The existing facility could not be occupied during that renovation, and there is no adequate surge facility available within a reasonable distance from campus that would be within a reasonable cost. A new building will ensure continuity of chemistry instruction and research, which is a core component for STEM higher education.

The existing Chemistry Building (149,596 GSF) is a high-rise, eight-story, above-ground facility constructed in 1972 and a majority of the building infrastructure systems are original to the facility. It does not have a fire suppression system, nor proper fire compartmentalization control areas, such as pressurized stairwell towers and entry/egress vestibules. The building's structural system is designed to support a live load of only 50 pounds per square foot compared to the current building code requirement of 100 pounds per square foot for this type of space. It is financially infeasible to augment the building's structural system to accommodate the new code requirements, so the existing building cannot be comprehensively renovated to serve its original purpose. The Chemistry Building does not meet current building code life safety requirements for hazardous chemical storage or safe egress. The quantity of chemicals stored in the facility has expanded beyond current safe storage capacities and capabilities. Safe chemical storage is both a building code and accreditation requirement. There is limited solvent storage capacity for

this high-rise facility, insufficient venting and exhaust for chemical storage and transfer areas, and inadequate separation of incompatible substances in storage. The lack of dedicated and specialized instrumentation rooms requires that computing equipment and sensitive instruments are located within the instructional laboratories, which results in premature failure of equipment and poor data results as this equipment is constantly exposed to harsh chemicals and fumes and must be continually relocated or repositioned to accommodate the daily instructional activities.

Budget

Construction	$90,106,400
Design	$7,768,800
DFDM Mgt	$4,345,500
Contingency	$18,529,600
Equipment	$7,678,000
Other Fees	$1,106,700
TOTAL	$129,535,000

Previous Action

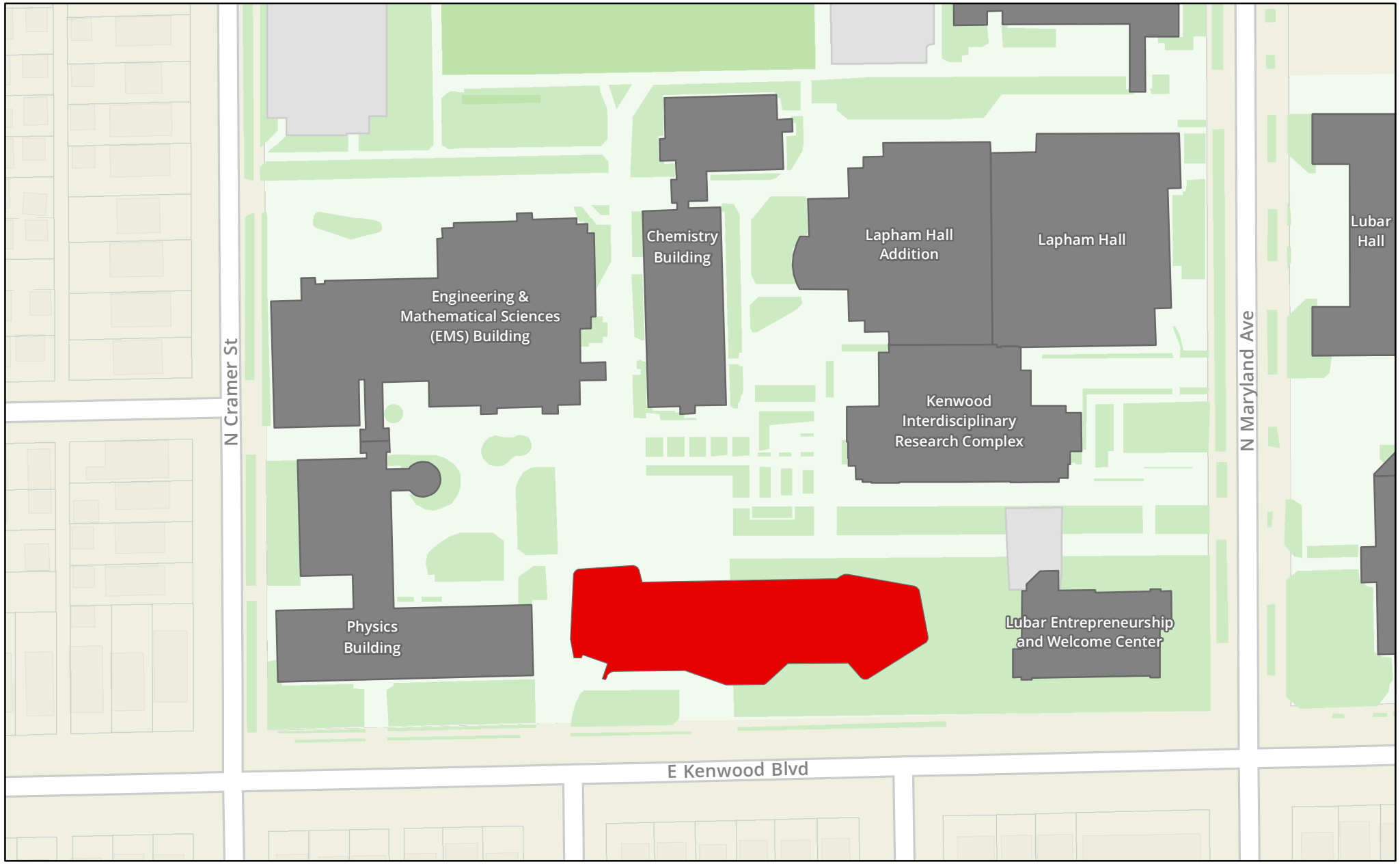
August 24, 2018 Resolution 11079	Recommended that the Chemistry Building/Central Utilities Extension project at an estimated total cost of $129,535,000 General Fund Supported Borrowing be submitted to the Department of Administration as part of the UW System 2019-21 Capital Budget Request.

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"

ATTACHMENTS

A) UW-Madison: Chemistry Building/Central Utilities Extension Map



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

This map is for reference purposes only.

UW-Milwaukee: Chemistry Building

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

0 100 200 Feet

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Capital Planning and Budget Committee **Item G.**
December 10, 2020

AUTHORITY TO CONSTRUCT THE STUDENT UNION RENOVATION PROJECT, UW-MILWAUKEE

REQUESTED ACTION

Adoption of Resolution G., authorizing construction of the Student Union Renovation project.

Resolution F. That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the UW System, the UW System Board of Regents authorizes construction of the Student Union Renovation project for a total project cost of $40,723,000 ($35,000,000 Program Revenue Supported Borrowing and $5,723,000 Program Revenue-Cash.

SUMMARY

This project renovates 120,000 ASF of the 350,000 GSF Student Union. It will focus on select portions of the facility's architectural configuration, exterior envelope, mechanical, electrical, and plumbing infrastructure. The project will include, exterior envelope restoration and cleaning, minor site upgrades, selective roof replacement, installing exterior building canopies at the Spaights Plaza, and west Kenwood entries, selective interior upgrades to the street level, campus level, second and third floors, as well as major building system upgrades and additions to the existing mechanical, electrical, and fire alarm systems including the expansion of the existing penthouse as well as construction of a new mechanical penthouse. This project will also integrate new fire protection into the building in areas of level two or greater alteration. As a result of the penthouse upgrades and additions, as well as the newly added canopies, there is structural reinforcement anticipated to the existing system, foundations, and columns. The interior upgrades include finish and fit out, as well as lighting, audio, visual, and technology upgrades and furniture.

Presenter

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

BACKGROUND

The Student Union is located on the southern edge of the Kenwood campus, and consists of an original building and three major additions. The original 25,671 GSF Union building, located at the west end of the current building, was completed in 1954 to serve a campus of 6,000 students. It was enlarged and remodeled in 1962, adding 97,290 GSF to serve 10,000 students. An addition to the east was completed in 1969, enlarging the Union by 207,173 GSF to serve 23,000 students. It added student space, meeting rooms, a bookstore, and a two-level, 461-stall parking structure. The parking structure located beneath the east end of the addition also forms the base of Spaights Plaza, north of the Union. The north enclosure, built in 1986, was the last addition to the facility and added 21,498 GSF of space for retail and a food court to expand for a student population that had grown to over 25,000 students.

Significant building infrastructure deficiencies have already been identified in the Student Union Feasibility Study as areas of concern to be addressed. These include a path of egress that does not lead directly to the outside of the building, inadequate egress widths and signage, lack of fire suppression in some areas of the building, and an inability to repair the emergency generator due to the unavailability of replacement parts.

The Student Union facility suffers from inadequate and obsolete building systems, poor functionality and wayfinding, and inefficient space allocation. The majority of building infrastructure in each section of the complex is original construction and is failing, energy inefficient, and does not meet current building codes or standards (including life and safety building systems). The deteriorated exterior envelope has substandard thermal performance, is no longer weathertight, and is not energy efficient. Maintenance and repair of the building infrastructure is extremely challenging due to the minimal floor-to-floor heights of the structural system and the density of distribution ductwork, conduits, cables, wiring, and piping throughout the facility.

The construction of multiple additions has resulted in confusing circulation patterns and dead ends, poor wayfinding, and a lack of visual access to emergency exits. Building entryways and circulation paths have inadequate widths and the interfaces between building additions have resulted in incongruent structures and enclosures that are prone to poor maintenance performance. Accessibility is limited since there is only one passenger elevator that connects all floor levels, and the freight elevator is inadequate in size and loading capacity for the facility's delivery demands. The loading dock is too small, poorly configured, and is functionally inadequate. The Student Union cannot meet the space demands or needs for several space types: student study and lounge space, dining support and seating areas, and open informal interconnected spaces. The available spaces for these uses are inflexible and too small.

Budget

Construction	$28,515,400
Design	$2,485,000
DFDM Mgt	$1,318,600
Contingency	$4,449,000
Equipment	$3,750,000
Other Fees	$205,000
TOTAL	$40,723,000

Previous Action

August 24, 2018 Resolution 11079	Recommended that Student Union Renovation project at an estimated total cost of $40,723,000 ($35,000,000 Program Revenue Supported Borrowing and $5,723,000 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 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

ATTACHMENTS

A) UW-Madison: Student Union Renovation Map

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

This map is for reference purposes only.

UW-Milwaukee: Student Union

- Proposed Renovation
- UW Property
- Campus Building
- Parking Area

Feet
0 100 200

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\MIL\Student_Union\MIL_Student_Union_20201026.mxd

Capital Planning and Budget Committee **Item H.**
December 10, 2020

AUTHORITY TO INCREASE THE BUDGET FOR THE BOEBEL HALL ADDITION AND RENOVATION-PHASE II PROJECT, UW-PLATTEVILLE

REQUESTED ACTION

Adoption of Resolution H., authorizing an increase to the budget for the Boebel Hall Addition and Renovation–Phase II project.

Resolution H. That, upon the recommendation of the Chancellor of UW-Platteville and the President of the UW System, the UW System Board of Regents authorizes an increase to the budget for the Boebel Hall Addition and Renovation–Phase II project by $1,700,000 Existing General Fund Supported Borrowing for a revised estimated total cost of $25,472,000 ($23,772,000 General Fund Supported Borrowing and $1,700,000 Existing General Fund Supported Borrowing).

SUMMARY

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

Presenter

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

BACKGROUND

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

Construction estimates prior to bidding came in higher than expected. Project scope was removed to keep the bids within the enumerated budget. When bids were opened in November 2019, the results were more than the estimated budget. The decision was made to proceed, maintain a 10% project contingency, and reduce the equipment line from $1,797,000 to $355,700.

All four STEM disciplines (biology, chemistry, geography, and geology) require modern instructional laboratories outfitted with instructional technology, furnishings, and equipment designed for active learning and modern pedagogy and space layouts that promote safety and accessibility. To accomplish this, additional funding that was not included in the original project request or enumeration is necessary.

Budget

Construction	$18,900,000
Design	$1,798,000
DFDM Mgt	$831,500
Contingency	$2,145,500
Equipment	$1,797,000
Other Fees	$0
TOTAL	$25,472,000

Previous Action

August 18, 2016 Resolution 10745	Recommended that the Boebel Hall Addition and Renovation-Phase II project at an estimated total cost of $23,772,000 General Fund Supported Borrowing be submitted to the Department of Administration as part of the UW System 2017-19 Capital Budget Request.
December 7, 2018 Resolution 11141	Granted authority to construct the Boebel Hall Addition and Renovation–Phase II project for an estimated total cost of $23,772,000 General Fund Supported Borrowing.

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"

Capital Planning and Budget Committee **Item I.**
December 10, 2020

AUTHORITY TO CONSTRUCT 2019-21 CLASSROOM RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT PROGRAM PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution I., authorizing construction of 2019-21 Classroom Renovation/ Instructional Technology Improvement 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 2019-21 Classroom Renovation/Instructional Technology Improvement Program funds; authorizes construction of the related projects at an estimated total cost of $3,669,000 General Fund Supported Borrowing of the originally enumerated $31,689,000 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
WTW	Arts Sculpture Laboratory Renovation	$3,001,000	0	$3,001,000
MIL	Holton Hall G80 Active Learning Classroom Renovation	$668,000	0	$668,000
	Total	$3,669,000	0	$3,669,000

Presenter

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

BACKGROUND

UW-Whitewater – Arts Sculpture Laboratory Renovation:

The project will reconfigure the Arts Sculpture Lab (CA1036) to meet current safety, health and ventilation requirements for sculpture and metal fabrication, coating, etching, and other standard related techniques. Relocating the foundry to an adjacent unconditioned 865 SF addition and renovating of the 3,235 SF Sculpture Lab provides separated process areas per accreditation, ASHREA, OSHA, and EPA requirements. Improved lighting and technology will better meet current and future programmatic needs.

Budget

Construction	$2,022,500
Design	$206,500
DFDM Mgt	$90,700
Contingency	$242,600
Equipment	$436,000
Other Fees	$2,700
TOTAL	$3,001,000

UW-Milwaukee – Holton Hall G80 Active Learning Classroom Renovation:

The intent of this project is to take three existing classrooms and turn them into a single state-of-the-art Active Learning Classroom. This will be done by removing two demising walls to open the space. Two unneeded doors will be removed to clean up the side wall of the room. The project will install a new ceiling, new carpeting, and new lighting throughout the renovated space. The existing ceiling mounted chilled beam HVAC system will remain. Additional baseboard radiators will be installed under the existing windows.

Computer systems will be installed to meet the university's standards. Monitors will be rigidly mounted to the walls with an architectural feature surround to contain speakers, volume controls, lighting controls, and power ports. All furniture is to be free standing and mobile.

Budget

Construction	$468,200
Design	$67,600
DFDM Mgt	$21,500
Contingency	$60,000
Equipment	$49,500
Other Fees	$1,200
TOTAL	$668,000

Previous Action

August 24, 2018 Resolution 11079	Recommended that the UW System Instructional Space Projects Program Funding request of $38,000,000 General Fund Supported Borrowing be submitted to the Department of Administration and the State Building Commission as part of the UW System 2019-21 Capital Budget Request.
October 8, 2020	Approved the allocation of 2019-21 Classroom Renovation/Instructional Technology Improvement Program funds; authorized construction of the related project at an estimated total cost of $5,763,500 General Fund Supported Borrowing of the originally enumerated $31,689,000 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.

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"

Capital Planning and Budget Committee **Item J.**
December 10, 2020

AUTHORITY TO CONSTRUCT THE MEMORIAL UNION ADDITION AND REPAIRS PROJECT, UW-MADISON

REQUESTED ACTION

Adoption of Resolution J., authorizing the completion of design and construction of the Memorial Union Addition and Repairs project.

Resolution J. 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 Memorial Union Addition and Repairs project for an estimated total cost of $5,000,000 Gift Funds.

SUMMARY

This project affects three separate spaces within the Memorial Union. The first scope of work will construct an approximately 1,500 GSF addition/renovation on the fifth floor of the Memorial Union for the Wisconsin Union Directorate. This addition will also add collaborative spaces for student organizations. The second scope of work will repair approximately 7,000 GSF of the Tripp and Union Theater exterior roof decks that are currently leaking. This portion of the project will also address egress and structural issues on these occupied roof decks that are used for outdoor programming and events. The third scope of work will replace a nonfunctional Union Terrace lift with a freight elevator. The freight elevator will remedy current issues related to the moving of trash bins and event equipment by staff from the underground loading dock to the Terrace.

Presenter

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

BACKGROUND

The program needs for the fifth floor of the Memorial Union were defined and a schematic design was completed in the original Memorial Union Renovation project in 2012 but was removed due to budget constraints. This addition will mirror the in-fill project that was

completed in 2014 on the west end of the fifth floor as part of the prior renovation project.

The Union Theater deck was built in the 1930s, and Tripp Deck in the 1950s. Limited major repairs have occurred throughout the years, despite the various leaking issues the Wisconsin Union has experienced. This project will address these issues and improve the condition of these revenue generating outdoor event spaces.

The current service lift, installed as part of the Memorial Union Renovation Project, provides service support between the underground loading dock and the Memorial Union Terrace level outside. The lift is slow and cumbersome, is not durable enough to withstand its heavy use, and is in constant need of repair. This project will replace the lift with a larger, heavy-duty service elevator to support the need.

Budget/Schedule

Construction	$3,853,611
Design	$385,000
Contingency	$557,630
Equipment	$0
Other Fees	$203,759
TOTAL	$5,000,000

BOR Approval	Dec 2020
Bid Posting	Apr 2021
Bid Opening	May 2021
Start Construction	July 2021
Substantial Completion	Dec 2021

Previous Action

- None.

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"

Capital Planning and Budget Committee **Item K.**
December 10, 2020

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

REQUESTED ACTION

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

Resolution K. 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 $4,447,900 ($1,485,800 General Fund Supported Borrowing; $900,000 Program Revenue Supported Borrowing; $1,374,100 Cash; and $688,000 Gifts/Grants).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
PKS	19I2K	Sports & Activity Center Bleacher Replacement			$300,000	$688,000	**$988,000**
		FMR SUBTOTALS	**$0**	**$0**	**$300,000**	**$688,000**	**$988,000**

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	18A1Y	Charter St. Chilled Water Valves Replacement	$1,380,800		$485,100		**$1,865,900**
WTW	19F2W	Parking Lot 17 Reconstruction	$105,000		$510,000		**$615,000**
WTW	20A3D	Perkins Stadium Turf Replacement		$900,000	$79,000		**$979,000**
		URR SUBTOTALS	**$1,485,800**	**$900,000**	**$1,074,100**	**$0**	**$3,459,900**

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
DECEMBER 2020 TOTALS	**$1,485,800**	**$900,000**	**$1,374,100**	**$688,000**	**$4,447,900**

Presenter

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

BACKGROUND

UW-Parkside – Sports & Activity Center Bleacher Replacement:

This project replaces the original telescoping, motorized wood bleachers with new code compliant units and renovates adjacent space to create replacement seating and lounge areas to offset seating capacity lost by the required bleacher code upgrades. Project work includes removal and proper disposal of the existing telescoping and motorized wooden bleacher system, which consists of two equal-sized banks of bleachers, 20 rows high and 86 LF, with a total seating capacity of 2,040. Removal includes, but is not limited to the understructure, fasteners, drive mechanism, controls, railings, wheels. Disposal will be handled off campus.

Project work also includes furnishing and installing two new powered platform seating systems with seat backs to accommodate a reduced seating capacity of 1,676. The new seating systems will include new controls, self-storing railings, side curtains, with an ability to accommodate a media platform. The new bleachers will conform to all current standards and codes. This project will also require an extension or modification of the electrical power supply for seating system controls and drive mechanisms and may also require modifications to the existing floor transition between the masonry and finished wooden gym floor. This project also renovates an adjacent, underutilized conference room (175 ASF) on the second floor and adjacent storage space (750 ASF) on the ground floor to recapture up to 67 of the 364 lost seating capacity with new elevated and courtside VIP seating.

The telescoping wooden bleachers are original to the facility, which was constructed in 1972. Annually, there are boards that need to be removed and replaced due to warping and cracking. The existing structure does not meet current egress codes and it is not economically practical to upgrade these original units. The gymnasium hosts bi-annual commencement ceremonies for both UW-Parkside and Gateway Technical College. The current bleachers do not enhance the game day experience for spectators in the gymnasium as they do not have seat backs, have a narrow seating profile, and lack simple amenities such as cup holders. The current bleachers also detract from the recruitment profile for sports utilizing the gymnasium, as local high school gymnasiums have more modern seating than is available at UW-Parkside.

UW-Madison – Charter Street Chilled Water Valves Replacement:

This project replaces two sets of chilled water isolation valves at the intersection of North Charter Street and Johnson Street and installs one new set of chilled water isolation valves on West Dayton Street. Project work includes replacing underground, manual isolation valves in the 30-inch chilled water supply and return mains located at the northeast and southeast corners of the North Charter Street and Johnson Street intersection. New

underground, manual isolation valves will be installed in the 24-inch chilled water supply and return mains that head east along West Dayton Street, between North Charter Street and North Mills Street.

The construction of this project will be conducted in two phases. The first phase will excavate the chilled water supply and return pipes at each valve location to determine the required pipe lengths, joint types, closure pieces, etc. for each pipe section or segment and provide temporary pavement or other means of traversing the excavation sites. The second phase will re-excavate the same sites and install the new piping and valves. Upon completion of the valve replacements and installations, each disturbed site will be fully restored including roadways, curbs, gutters, terrace areas, trees, sidewalks, landscaping features, and site structures.

The failed isolation valves can no longer provide a positive shutoff of the campus chilled water system. As a result of these failures, the entire eastern half of the campus chilled water system can no longer be isolated. In the event of a failure of any of the piping east of Charter Street, there will not be a means to isolate that half of the system and the only way to provide isolation would be to shut down the Charter Street cooling operations. Timing of this project is critical as the most opportune time to perform this work is during the winter months when the campus chilled water demand is at its lowest. Some buildings will still require alternative temporary cooling while these valves are being installed.

UW-Whitewater – Parking Lot 17 Reconstruction:

This project reconstructs Lot 17, including the access drive along Fischer Hall, and replaces the associated underground domestic water, sanitary sewer, and storm sewer lines. Project work includes milling or removing the asphalt with additional base course installed as necessary, removing all soft spots and bridging them with a 3-inch breaker run. The storm sewer running the length of the parking lot will be upsized to handle the increased storm water flow from recent projects. The sanitary sewer was recently televised and found to be full of rock. The cast iron watermain was recently uncovered and found to be rusted and pitted. This project will provide services to repair or replace the sanitary line and the domestic watermain. Other work includes replacing any damaged curb and gutter and replacing any block catch manholes with a pre-cast option.

Parking Lot 17 is in extremely poor condition and is the parking lot in the worst shape on campus. This project was delayed so any recent construction traffic from the new residence hall and Heating Plant expansion did not damage a new lot. Damage and deterioration to the lot surface (thermal and mat seam cracks, potholes) are beyond repair and a full reconstruction is required. The underground utilities under this lot have both capacity and integrity issues that need to be resolved and replaced before failure occurs.

UW-Whitewater – Perkins Stadium Turf Replacement:

This project replaces the synthetic turf at Perkins Stadium. Project work includes replacing the synthetic turf playing surface and augmenting and modifying the subsurface base as required to accept the replacement material. The new playing surface will include all football, center logo, and endzone markings. The concrete and synthetic walkways around the field will be partially removed and replaced with the field playing surface.

Artificial football field turf needs to be replaced approximately every seven to ten years. Common issues experienced include loose inlays that pose tripping hazards, splitting and shedding turf fibers, worn field appearance and colors, excessive infill displacement, and uneven wear between the inlays and main field turf area. Safety features of the field also decrease with age and use, including infill displacement and compaction, resulting in less cushion and producing an associated higher risk of concussions.

Previous Action

None

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"

Capital Planning and Budget Committee **Item L.**
December 10, 2020

AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution L., authorizing construction of two minor facilities renewal projects.

Resolution L. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct two minor facilities renewal projects at an estimated total cost of $11,782,200 ($9,768,200 General Fund Supported Borrowing and $2,014,000 Program Revenue Supported Borrowing).

SUMMARY

MINOR FACILITIES RENEWAL, GROUP 1

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MIL	19G2B	EMS Building MEP Infrastructure Renovation	$6,558,700				**$6,558,700**
STO	19G2A	Site Utility Steam Distribution System Replace	$3,209,500	$2,014,000			**$5,223,500**
		MFR, GROUP 1 SUBTOTALS	**$9,768,200**	**$2,014,000**	**$0**	**$0**	**$11,782,200**

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
DECEMBER 2020 TOTALS	**$9,768,200**	**$2,014,000**	**$0**	**$0**	**$11,782,200**

Presenter

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

BACKGROUND

UW-Milwaukee – Engineering & Mathematical Sciences Building Mechanical/Electrical/Plumbing Systems Infrastructure Renovation:

This project renovates 13,398 GSF on the ninth and tenth floors to create new flexible laboratory space for the School of Engineering. Project work includes demolishing the

closed, cellular laboratory spaces and constructing new open laboratories, including new partition walls, laboratory sinks and casework, fume hoods, laboratory air and gas services, supporting electrical power and telecommunication services, and architectural finishes. The mechanical and ventilation systems will be extended and reconfigured as needed to accommodate the new laboratory layouts and fume hood locations. New restrooms on each floor will also be provided.

The Engineering & Mathematical Sciences (EMS) Building (247,872 GSF) was constructed in 1968 and the majority of the building infrastructure systems are original. A campus master plan was completed in 2010 and it designated the southwest corner of the Kenwood Campus as the Science, Technology, Engineering and Health precinct. In 2015, the Southwest Quadrant (SWQ) Redevelopment Plan identified more detailed needs, conditions, growth projections, and goals for the STEM and Health related disciplines. Three priorities were included in that planning effort and advanced to a more detailed programming level and budgetary estimates. Those three priorities are a new Academic and Research Building, SWQ Steam and Chilled Water Utility Extensions, and Three Building (Chemistry, Cunningham, and Engineering & Mathematical Sciences) repair and remodeling projects. This project request completes essential repairs and enhancements to extend the safe operation of the building and laboratories in the EMS Building. The proposed new open laboratory configuration will provide a more flexible environment than the current closed cellular laboratory layout that dominates the building, allowing for higher utilization and suitability for scientifically advanced applications.

Budget

Construction	$	4,348,200
Design	$	539,500
DFDM Mgt	$	191,400
Contingency	$	434,800
Equipment	$	1,036,800
Other Fees	$	8,000
TOTAL	$	6,558,700

UW-Stout – Site Utility Steam Distribution System Replacement:

This project replaces three utility pits and approximately 1,431 LF of underground concrete box conduit, steam, and pumped condensate return lines located under State Highway 25/29 with approximately 1,900 LF of relocated direct buried lines on campus property. Project work includes replacing seven sections of underground steam and pumped condensate return ductbank and three (3) utility pits across campus (Pits 17, 22, and 24). This work will be accomplished in phases, Phase I completes the highest priority 985 LF leading from Pit 18 through Pits 17, 24, and 27 to Bowman Hall, and replaces Pits 17 and

24. Phase II completes the remaining 446 LF from the Heating Plant through Pits 19, 21, and 22 to the Communications Technology Building and replaces Pit 22.

This project will abandon the steam lines under the Broadway Avenue right-of-way in situ and replace them with new sections located on campus property. The new sections will be sized to meet current and anticipated future demand loads and create a campus steam loop to serve the north campus and the Administration Building. This project also replaces steam line sections serving the Communications Technology, Heritage Hall, and Fryklund Hall facilities. Work in all project areas disturbed includes site restoration of landscaping, turf, retaining wall, fencing, signage, site grades, pavements and pavement markings, concrete stairways and railings, and concrete curb and gutter. Project work includes traffic control along State Highway 25/29, associated electrical and utility connections within the affected buildings, surface demolition, and site restoration.

This project will improve the capacity and reliability of the central steam utility distribution system, including creating a loop system for the north campus. The sections of underground utilities included in this project range in age from 1952 to 1990. The section of duct bank underneath Broadway Avenue was installed in the right-of-way in 1990 when campus boundaries were expanded to accommodate roadway improvements. One of the utility pits has a structural column supporting the concrete ceiling and piping which is compromised due to rust deterioration. The concrete ceiling is spalling and also shows signs of failure. Pit 17 shows significant deterioration due to its location within the roadway. Pit 22 is only 4 feet deep and impossible to service when the steam system is active. Pit 24 is also located in the roadway and will be relocated to the right-of-way.

Budget

Construction	$	4,195,000
Design	$	424,400
DFDM Mgt	$	184,600
Contingency	$	419,500
TOTAL	$	5,223,500

Previous Action

None.

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"

Capital Planning and Budget Committee **Item M.**
December 10, 2020

AUTHORITY TO MODIFY THE UW-STEVENS POINT ALBERTSON HALL ENTRY ADDITION AND RENOVATION 2021-23 CAPITAL BUDGET REQUEST, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution M., approving that the UW System 2021-23 Capital Budget be modified to add the Albertson Hall Replacement project request.

Resolution M. That, upon the recommendation of the President of the UW System, the UW System Board of Regents approves that the UW System 2021-23 Capital Budget be modified to advance the Albertson Hall Replacement project request for an estimated total cost of $92,160,000 General Fund Supported Borrowing in lieu of the Albertson Hall Entry Addition and Renovation project request.

SUMMARY

This Albertson Hall Replacement project request revises the Albertson Hall Entry Addition and Renovation project request that was previously approved as part of the UW System 2021-23 Capital Budget request.

This project will provide a replacement facility by demolishing the original six-story Albertson Hall Learning Resource Center building and constructing a smaller replacement building on the same site. The new facility will provide enhanced library space with high-density shelf storage, create a learning commons and consolidate student services support offices now located in multiple buildings on campus. The project also includes the reconstruction of the Specht Forum, demolition of adjacent site structures (raised plinth, air intake, monumental stairs, access ramps) to permit the development of an ADA accessible building.

Presenter

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

BACKGROUND

Albertson Hall (202,006 GSF) is a six-story facility constructed in two phases. The first phase (128,270 GSF) was occupied in 1970 and an addition (73,736 GSF) was completed in 1985. The building and addition were intentionally designed to integrate print and multimedia learning resources including television into a consolidated learning and production environment. The facility's purpose and focus have responded to programmatic changes resulting in a wide variety of occupants and no longer include printing, multimedia, or television.

Resolving the functional and physical issues in Albertson Hall is a high priority at UW-Stevens Point due to water penetration, inefficient library stack layouts due to insufficient structural slab strength, and a mechanical systems feasibility study that concluded the entire system was beyond its useful life. In anticipation of possible project enumeration in the 2021-23 capital budget, an architectural and engineering team was selected to provide a facilities program and start developing schematic design options for renovation of the facility. As part of their early work, destructive testing of the exterior masonry system was undertaken, and it was discovered to be so deteriorated and unstable that the entire envelope of the facility needed to be replaced.

The project cost for the full renovation and new envelope was estimated at $90 million when adjusted for inflation. Preliminary estimates for new construction now range between $87 million to $92 million. The recently completed project program concluded that renovation of the existing facility would not be cost effective and the result would still be a highly compromised facility. Given that the cost of renovating the existing facility is more than 75% of the cost of constructing a new facility, and the recent programming work has indicated that a new facility can be smaller than the existing, it is recommended that a replacement facility is the preferred long term solution rather than renovation of a severely compromised building.

Budget

Construction	$71,400,000
Design	$5,941,000
DFDM Mgt	$3,142,000
Contingency	$7,140,000
Equipment	$3,570,000
Other Fees	$967,000
TOTAL	$92,160,000

Previous Action

August 20, 2020 Resolution 11493	Approved that the Albertson Hall Entry Addition and Renovation project at an estimated total cost of $80,970,000 General Fund Supported Borrowing, be submitted to the Department of Administration and the State Building Commission, as part of the UW System 2021-23 Capital Budget request.
08/18/2016 Resolution 10745	The Board of Regents approved that the proposed 2017-19 Capital Budget request, including the Albertson Learning Resources Center Renovation Planning project at an estimated total project cost of $1,878,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.

Related Policies

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

Capital Planning and Budget Committee **Item M.**
December 10, 2020

AUTHORITY TO MODIFY THE UW-STEVENS POINT ALBERTSON HALL ENTRY ADDITION AND RENOVATION 2021-23 CAPITAL BUDGET REQUEST, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution M., approving that the UW System 2021-23 Capital Budget be modified to add the Albertson Hall Replacement project request.

Resolution M. That, upon the recommendation of the President of the UW System, the UW System Board of Regents approves that the UW System 2021-23 Capital Budget be modified to advance the Albertson Hall Replacement project request for an estimated total cost of $92,160,000 General Fund Supported Borrowing in lieu of the Albertson Hall Entry Addition and Renovation project request.

SUMMARY

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This project will provide a replacement facility by demolishing the original six-story Albertson Hall Learning Resource Center building and constructing a smaller replacement building on the same site. The new facility will provide enhanced library space with high-density shelf storage, create a learning commons and consolidate student services support offices now located in multiple buildings on campus. The project also includes the reconstruction of the Specht Forum, demolition of adjacent site structures (raised plinth, air intake, monumental stairs, access ramps) to permit the development of an ADA accessible building.

Presenter

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

BACKGROUND

Albertson Hall (202,006 GSF) is a six-story facility constructed in two phases. The first phase (128,270 GSF) was occupied in 1970 and an addition (73,736 GSF) was completed in 1985. The building and addition were intentionally designed to integrate print and multimedia learning resources including television into a consolidated learning and production environment. The facility's purpose and focus have responded to programmatic changes resulting in a wide variety of occupants and no longer include printing, multimedia, or television.

Resolving the functional and physical issues in Albertson Hall is a high priority at UW-Stevens Point due to water penetration, inefficient library stack layouts due to insufficient structural slab strength, and a mechanical systems feasibility study that concluded the entire system was beyond its useful life. In anticipation of possible project enumeration in the 2021-23 capital budget, an architectural and engineering team was selected to provide a facilities program and start developing schematic design options for renovation of the facility. As part of their early work, destructive testing of the exterior masonry system was undertaken, and it was discovered to be so deteriorated and unstable that the entire envelope of the facility needed to be replaced.

The project cost for the full renovation and new envelope was estimated at $90 million when adjusted for inflation. Preliminary estimates for new construction now range between $87 million to $92 million. The recently completed project program concluded that renovation of the existing facility would not be cost effective and the result would still be a highly compromised facility. Given that the cost of renovating the existing facility is more than 75% of the cost of constructing a new facility, and the recent programming work has indicated that a new facility can be smaller than the existing, it is recommended that a replacement facility is the preferred long term solution rather than renovation of a severely compromised building.

Budget

Construction	$71,400,000
Design	$5,941,000
DFDM Mgt	$3,142,000
Contingency	$7,140,000
Equipment	$3,570,000
Other Fees	$967,000
TOTAL	$92,160,000

Previous Action

August 20, 2020 Resolution 11493	Approved that the Albertson Hall Entry Addition and Renovation project at an estimated total cost of $80,970,000 General Fund Supported Borrowing, be submitted to the Department of Administration and the State Building Commission, as part of the UW System 2021-23 Capital Budget request.
08/18/2016 Resolution 10745	The Board of Regents approved that the proposed 2017-19 Capital Budget request, including the Albertson Learning Resources Center Renovation Planning project at an estimated total project cost of $1,878,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.

Related Policies

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

Capital Planning & Budget Committee **Item N.**
December 10, 2020

REPORT ON LEASING ACTIVITY
JUNE 1, 2020 THROUGH NOVEMBER 30, 2020

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, 2020, through November 30, 2020. Five leases were executed in the last six months for a variety of uses. Only one lease required Board of Regents approval; five leases were terminated; with two of those being replaced with larger leased space.

New Leases

- UW-Eau Claire, Small Business Development Center, 1,150 SF
- UW-Madison, University Relations, Continuing Studies & Law Center, 12,902 SF
- UW-Madison, University Federal Relations, 2,184 SF
- UW-Stevens Point, Visitor Center, 8,594 SF
- UW-Superior, Ballast Water Testing facility, 9.5 acres

Terminated Leases

- UW-Madison, UW-Extension, 345 SF
- UW-Madison, University Relations, 3,015 SF
- UW-Madison, University Federal Relations, 392 SF
- UWSA, Extended Campus (former Colleges On-Line), 9,971 SF
- UW-Whitewater, Institute for Water Business, 1,046 SF

Other Transactions

- UW-Parkside, lease of 12.0 acres of BOR-owned land to WE Energies for solar panel installation.
- UW-Parkside, lease of 21,780 SF of BOR-owned land for education and research to grow hemp.
- UWSA, Madison, Renewal of Humanities Council lease for an additional three years.

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 on Leased Activity

University of Wisconsin System
Administration Report on Lease Activity

New Leases
Executed between June 1, 2020 through November 30, 2020

Institution	Program or User	Location	Total Square Feet	Term in Years	Gross per Square Foot Rental Rate	Use	Funding Source	Lease Start Date
Eau Claire	Small Business Development Center	Eau Claire	1,150	2	$10.00	Office	GPR	November 2020
Madison *	University Relations, Continuing Studies & Law Clinic	Madison	12,902	5	$17.34	Office, Classroom	GPR, PR, Gifts	July 2020
Madison	University Federal Relations	Washington DC	2,184	3	$54.00	Office	GPR	June 2020
Stevens Point	Visitor Center	Stevens Point	8,597	3	Expenses only	Office	GPR	February 2020
Superior	Ballast Water Treatment Facility	Superior	9.5 acres	3	$11,000 annual rent	Ballast water testing	Fed Funds	January 2021

Terminated Leases
June 1, 2020 through November 30, 2020

Institution	Program or User	Location	Total Square Feet	Reason for Termination
Madison	UW-Extension	La Crosse	345	Space was no longer needed.
Madison	University Relations	Madison	3,015	Lease was replaced with larger space in same building.
Madison	University Federal Relations	Washington DC	392	Lease was replaced with larger space at less cost.
UWSA	Extended Campus	Madison	9,971	Space was no longer needed.
Whitewater	Inst. for Water Business	Milwaukee	1,046	Space was no longer needed.

Other Transactions
June 1, 2020 through November 30, 2020

Institution	Program or User	Location	Total Square Feet	Type of Transaction
Parkside **	WE Energies	Parkside	12.0 acres	Lease of UW-Parkside land to WE Energies for installation of solar panels. Revenue generated projected to be between $75,000 and $84,000 based on energy credits generated.
Parkside	Beyond Organics	Parkside	21,780	Lease of UW-Parkside land for education and research on growing hemp. Annual rental income is $3,600.
UWSA	Humanities Council	Madison	2,944	Three year renewal of an existing lease.

* Board of Regents Approval
** Board and State Building Commission Approval

University of Wisconsin System Administration
Status Report on Lease Activity

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

As of November 30, 2020

Type of Space	2016	2017	2018	2019	2020	Change 2016 to 2020	Percent of Total
Office	140,986	133,949	144,782	143,602	142,332	1,346	10.7%
Lab	55,046	47,046	59,692	89,501	89,501	34,455	6.7%
Radio Station	21,085	21,085	21,085	21,085	21,085	0	1.6%
Daycare	19,544	37,681	30,721	38,178	38,178	18,634	2.9%
Clinic	7,396	47,415	23,479	23,479	23,479	16,083	1.8%
Classroom	5,911	15,530	26,907	26,907	26,907	20,996	2.0%
Greenhouse	4,800	4,800	4,800	0	0	(4,800)	0.0%
Storage	0	2,613	2,613	2,613	2,613	2,613	0.2%
Retail	2,116	2,116	2,116	2,116	2,116	0	0.2%
Performance Space	0	0	74,803	74,803	74,803	74,803	5.6%
Housing	649,693	804,065	891,585	906,705	906,705	257,012	68.3%
Total	**906,577**	**1,116,300**	**1,282,583**	**1,328,989**	**1,327,719**	**421,142**	

Leased Space by Use - Madison

As of November 30, 2020

Type of Space	2016	2017	2018	2019	2020	Change 2016 to 2020	Percent of Total
Office	208,605	220,929	225,975	236,135	276,585	83,542	54.6%
Lab	62,182	102,174	99,973	99,973	99,973	37,791	24.1%
Clinic	22,021	23,118	4,200	4,200	4,200	(17,821)	1.0%
Greenhouse	0	60,000	60,000	60,000	60,000	60,000	14.5%
Storage	24,025	24,025	24,025	24,025	34,025	10,000	5.8%
Total	**316,833**	**430,246**	**414,173**	**424,333**	**474,783**	**173,512**	

Capital Planning & Budget Committee **Item O.**
December 10, 2020

STATUS REPORT ON UW SOLELY MANAGED CAPITAL PROJECTS JUNE 1, 2020 THROUGH DECEMBER 1, 2020

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, 2020, through December 1, 2020. Since its inception in July 2015, the program has had a total of 79 projects.

The total value of the projects that are or have been part of the program has increased from $133,223,787 in June 2020 to $148,809,452.

Program Statistics:

- 27 active projects valued at $41.4 million
- 24 projects, $77.7 million, are completed and working on close-out activities
- 10 of the current projects are studies, totaling $1.2 million
- 15 of the current projects include both design & construction, totaling $38.2 million
- two projects, with a budget value of $1.9 million, are on hold

As we continue to improvement our processes, we developed a database of change orders and contracts changes. While change orders are not desirable, they arise for several reasons: unknown existing field conditions that impact design solutions, Architect/Engineer errors and omissions, code official mandates, and owner/user requests. Our long-term goal is to reduce these changes as much as is feasible. Therefore, by studying our past projects, we hope to learn insights for better project management and a reduction in changes on future projects. Thus far, we have been able to analyze 30 design and construction projects and our findings indicate the following:

- There is an average of 8.6 change orders per project, with an average value of $10,600.
- Projects have averaged a total of $91,000 of change orders, with an average initial general contractor bid amount of $1.2 million. Change orders increase the general contractor contract by an average of 7.8%.
- The three types of change orders in the 7.8% include:

- Unforeseen conditions encountered in the field: 1.7%.
- Error or omission in the drawings: 1.6%.
- UW requested changes during construction: 4.5%.

This first analysis and future assessments will educate and guide our planning and management of the Gift/Grant program.

Presenter

- Patrick Rebholz, UW-Managed Assistant Director – Project Delivery

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 reporting 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 2020

University of Wisconsin System
Status Report on UW Solely Managed Capital Projects
December 2020

Projects Less than $1 Million

Project Phase	Project Name	Campus	Project ID	Project Budget	A/E Selection	GC Bid Date	Construction Start	Complete
Initiating Project	Agricultural Dean's Residence Renovation	MSN	A-19-007	$350,000	9/30/2020			2/15/2021
	Biochemical Sciences Coon Lab Renovation Advanced Planning	MSN	A-20-019	$30,000	12/15/2020			5/15/2021
	Computer, Data & Information Sciences Building Advanced Planning	MSN	A-20-013	$400,000	10/14/2020			4/1/2021
	MSC - Bardeen - BRMS Emergency Generator - Advanced Planning	MSN	A-20-017	$40,000	12/15/2020			3/30/2021
	Stovall Building - State Hygiene Lab Renovation - Advanced Planning	MSN	A-20-015	$40,000	12/15/2020			5/15/2021
	WIMR Oxygen & Carbon Supply – Advanced Planning	MSN	A-20-016	$40,000	12/15/2020			3/30/2021
Design	Engineering Hall Chemical and Biological Engineering Labs Study	MSN	A-20-010	$86,000	6/15/2020			12/15/2020
	Library Mall Redevelopment Study	MSN	A-20-006	$52,000	6/10/2020			8/15/2021
	Linden Drive Temporary Bridge Over Willow Creek	MSN	A-20-011	$400,000	6/15/2020	1/15/2021	2/15/2021	5/15/2021
	Off Site Collections and Preservation Facility Study	MSN	A-20-007	$119,000	4/20/2020			12/15/2020
	Public Media Planning Study	MSN	A-20-003	$100,000	6/15/2020			3/15/2021
	School of Business Facilities Master Plan	MSN	A-20-008	$250,000	4/23/2020			1/15/2021
Bidding	HSLC - Academic Affairs Curriculum Enhancement Project - Phase 2	MSN	A-20-004	$496,000	3/4/2020	11/17/2020	1/4/2021	3/22/2021
Hold	University Club Building Assessment and Food Service Study	MSN	A-20-002	$125,000	1/15/2020			
			In Process Total:	**$2,528,000**				
Complete	445 Henry Mall	MSN	A-18-001	$810,000	3/2/2018	8/28/2018	9/26/2018	3/8/2019
	Bollinger Softball Dugouts & Bleachers	EAU	C-17-014	$165,000	1/24/2018	8/2/2018	8/24/2018	12/31/2018
	Budget Estimating Verification	MSN	A-19-005	$100,000	9/23/2019			8/15/2020
	Chamberlin AMP Library Study	MSN	A-19-003	$151,105	7/15/2019			6/15/2020
	Chemistry 4th Floor Laser Lab	MSN	A-18-012	$612,500	11/14/2018	11/26/2019	1/6/2020	8/26/2020
	IDP (Ice Drilling) Facility Study	MSN	A-19-002	$25,000	2/15/2019			9/15/2019
	SoHE Renovation	MSN	A-18-017	$814,000	12/10/2018	1/7/2020	3/15/2020	8/4/2020
	Steenbock Active Learning Study	MSN	A-19-009	$55,000	11/1/2019			6/15/2020
	Water Feature	EAU	C-17-002	$950,000	11/22/2017	7/30/2018	5/1/2019	8/29/2019
			Completed Total:	**$3,682,605**				
			Total:	**$6,210,605**				

University of Wisconsin System

Status Report on UW Solely Managed Capital Projects

December 2020

Projects $1 Million and More

Project Phase	Project Name	Campus	Project ID	Project Budget	BOR	A/E Selection	GC Bid Date	Construction Start	Complete
Design	Biochemistry Cryo-Electron Microscopy Renovation	MSN	A-20-012	$2,400,000	Approved	6/25/2020	2/24/2021	3/24/2021	9/30/2021
	Chamberlin Hall 6th Floor Instrumentation Lab Renovation	MSN	A-20-009	$1,700,000	Approved	6/11/2020	3/15/2021	4/15/2021	9/15/2021
	Engineering Hall Sprinkler and Gas Piping - Phase 1	MSN	A-20-014	$4,239,000		6/15/2020	7/15/2021	8/15/2021	4/15/2022
	Memorial Union Additions and Repairs	MSN	A-20-018	$4,967,000		9/14/2020	5/15/2021	7/15/2021	2/15/2022
	Weeks Hall 4th Floor Dutton Lab Renovation	MSN	A-19-008	$2,190,000	Approved	12/15/2019	1/15/2021	2/15/2021	10/15/2021
	WIMR Dock and NIH Research Lab Renovation	MSN	A-20-005	$5,350,000	Approved	6/15/2020	7/15/2021	8/15/2021	9/1/2022
Hold	Primate Center Generator	MSN	A-17-033	$1,900,000	Approved	1/24/2018			
Bidding	Chemistry 2nd Floor Wang Lab Remodel	MSN	A-20-001	$1,369,000	Approved	1/15/2020	10/22/2020	12/15/2020	4/2/2021
Construction	Educational Science Interior Renovation - 4th Flr	MSN	A-17-009	$3,000,000	Approved	5/23/2018	7/16/2020	8/15/2020	12/31/2020
	Red Gym Interior Remodel	MSN	A-18-007	$2,000,000	Approved	8/2/2018	1/7/2020	2/4/2020	12/15/2020
	Upham Administrative Building Replacement	MSN	T-18-001	$3,096,000	Approved	4/25/2018	12/17/2019	4/13/2020	4/6/2021
	Welcome Center and Adm Bldg	EAU	C-17-001	$5,500,000	Approved	7/26/2017	1/15/2020	4/1/2020	5/31/2021
	Zoology 1st Floor Wang Lab Renovation	MSN	A-19-006	$1,136,000	Approved	11/1/2019	7/23/2020	8/20/2020	2/3/2021
			In Process Total:	**$38,847,000**					
Complete	Bascom Hall Rm 165 Renovation	MSN	A-18-005	$1,900,000	Approved	6/28/2018	9/24/2019	10/28/2019	10/9/2020
	Biochemistry Electron Microscopes	MSN	A-18-004	$2,250,000	Approved	10/3/2018	5/16/2019	6/28/2019	6/15/2020
	Biochemistry Loading Dock	MSN	A-17-007	$1,650,000	Approved	7/13/2018	4/24/2019	6/17/2019	2/21/2020
	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
	Engineering Hall Plaza Entrance	MSN	A-18-006	$1,425,815	Approved	8/31/2018	3/28/2019	6/1/2019	2/17/2020
	HC White College Library Restrooms Renovation	MSN	A-18-003	$1,110,000	Approved	6/5/2018	1/17/2019	2/11/2019	10/4/2019
	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
	Kinesiology Relocation	MSN	A-19-001	$12,000,000	Approved	3/15/2019	12/11/2019	12/16/2019	8/26/2020
	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
	Memorial Library Press	MSN	A-18-002	$1,424,000	Approved	6/5/2018	1/17/2019	2/11/2019	8/20/2019
	MSC-Chemistry Learning Center Remodel	MSN	A-18-010	$1,300,000	Approved	8/29/2018	8/15/2019	9/23/2019	7/23/2020
	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
	Simpson Field Renovation	EAU	C-18-001	$2,000,000	Approved	11/14/2018	8/1/2019	8/26/2019	6/15/2020
	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
	WIMR West Wedge	MSN	A-16-001	$21,169,400	Approved	4/6/2016	2/13/2018	3/7/2018	9/10/2019
			Completed & Hold Total:	**$74,011,479**					
			Total:	**$112,858,479**					