

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
Capital Planning and Budget Committee Minutes
Thursday, April 8, 2021

The April 8, 2021, meeting of the Capital Planning and Budget Committee was held via WebEx Videoconferencing and was called to order at 10:30 a.m. by Committee Chair Regent Jones.

A. Calling of the Roll

Present: Regents Scott Beightol, Mike Jones, Tracey Klein, Edmund Manydeeds, Corey Saffold, and Carolyn Stanford Taylor

B. Declaration of Conflicts

Before considering any items on the agenda, Committee Chairman Jones asked if any Board members wished to declare any conflicts of interest as per Regent Policy Document 2-4, "Ethics and Conflict of Interest Policy for the UW System Board of Regents." Regent Stanford Taylor declared a conflict with agenda item E. and recused herself from discussing and voting on UW-Madison's request for authority to transfer land and improvements and construct the UW-managed Department of Information Technology (DoIT) Digital Publishing and Printing Services Relocation and the Facilities Planning & Management Physical Plant Relocation projects.

C. Approval of the Minutes of the February 4, 2021 Meeting of the Capital Planning and Budget Committee

After receipt of a motion and second, the minutes of the February 4, 2021, meeting of the Capital Planning and Budget Committee were approved as presented.

D. UW-Madison: Authority to Extend a Lease of Space for a Research Laboratory

SAVP Alex Roe provided an overview of the request by saying that UW-Madison has leased space at the Research Park to house the AIDS Vaccine Research Laboratory since early 2000, since there was no available space on campus. The university would like to enter into a new five-year lease with three, five-year renewals, a total of twenty years, to continue to use its existing space. Relocation to new space would require construction of BSL labs, space which would be both costly and take some time. To keep up with advancements of technology, some renovation of the space they use would need to occur, such as the addition of Biobubbles.

Resolution D. was moved by Regent Klein, seconded by Regent Saffold, and adopted on a voice vote.

E. UW-Madison: Authority to Transfer Land and Improvements and Construct the UW-Managed Department of Information Technology (DoIT) Digital Publishing and Printing Services Relocation and the Facilities Planning & Management Physical Plant Relocation Projects

SAVP Roe began by her overview of the project by saying this is a three-part request. The Department of Public Instruction has offered the availability of 1.91 acres of land improved with a 25,200 GSF former library building to be used. UW-Madison would like to take that property for its use and the cost to the university will be \$6,645, which is necessary to pay the property's outstanding debt.

The second part of this request seeks approval to renovate the DPI space to accommodate printing and digital activity at UW-Madison. The activities of the DoIT Digital Publishing and Printing Services group would be relocated into this building after undertaking the necessary renovations to accommodate their equipment and all other associated needs.

The third part of this request seeks approval to vacate the service building and service annex building and relocate the Physical Plant administrative staff and other units into three other sites on the UW-Madison campus. This project is estimated to cost about 9 million dollars. The first project of 2.21 million dollars is estimated to take about six months to construct and the second project of approximately 9 million dollars should take about a year to complete.

Resolution E. was moved by Regent Saffold, seconded by Regent Klein, and adopted on a voice vote. (Regent Stanford Taylor abstained from voting on Resolution E.)

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

UW-Milwaukee – Mitchell Hall Exterior Envelope Repair & Window Replacement:

SAVP Roe explained that this project repairs the exterior masonry, limestone, sandstone, and metal facade elements including significant repair at five main entrances. New exterior windows, screens, and storm units will replace the existing wood and reparation of interior finishes around each of those windows. The project is expected to be completed by December 2022.

UW-Whitewater – McGraw Hall Exterior Entrance Repair:

The project repairs the south entrances of McGraw Hall and improves ADA accessibility. A partially underground tunnel that connected the library to McGraw Hall is failing and will be demolished. The site will be improved as well as all building's entrances and the water and mold problems that have resulted from the leaking tunnel will finally be remediated.

Regent Stanford Taylor asked whether there is a plan to immediately address the situation of deteriorated building envelopes and SAVP Roe responded that there are multiple exterior envelope projects in progress at our institutions and that conversations are taking place with our institutions and DOA to ensure that our buildings' exterior envelopes are being

evaluated. She added that, because of what happened at Van Hise Hall, UW-Madison will be looking at assessment activities across the campus, especially regarding the connectors between pre-cast panels and exterior slabs.

Rob Cramer, Interim Associate Vice Chancellor for Facilities Planning and Management shared that because the way these buildings were engineered and the masonry approach at the time when these older facilities were built is reaching the end of its useful life and it means either spending a significant amount of money to replace much of that masonry or demolishing and replacing the buildings with something new that is more appropriate to support the program going forward.

Regent Manydeeds asked if we are facing the same shortages of materials and increases of their cost that are now affecting the construction industry and SAVP Roe answered, that recent bids have come in significantly higher than the original project estimates. She added that we are seeing escalation in the cost of materials and that inflation has exceeded what we originally anticipated.

Resolution F. was moved by Regent Beightol, seconded by Regent Manydeeds, and adopted unanimously on a voice vote.

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

The first project renovates space for archives in the Golda Meir Library. SAVP Roe explained that thanks to a generous donation, UW-Milwaukee will be able to renovate a portion of the Library to consolidate the archive collections, staff, and public services areas. An upgrade to the HVAC systems will also be required to accommodate the specific needs the archival collection.

She described the second project, which repairs an underground utility tunnel between the central Heating Plant and Swart Hall at UW-Oshkosh. The project supplies structural repairs including waterproofing and replacement of failing sections of the 1965 tunnel that supports the high-pressure steam system of the campus.

Ms. Roe described the third project, which provides a solar photovoltaic array and lighting upgrades at UW-Stevens Point, by saying it proposes four energy conservation projects that are based on a recently completed energy audit. New lighting will occur across the campus as well as the installation of a photovoltaic array on top of the new Chemistry/Biology building.

Regent Manydeeds asked how other campuses would pursue photovoltaic projects and SAVP Roe said System is working closely with DOA to determine where those projects would be appropriate. She added that System fully embraces this technology and that UW institutions want to be as sustainable as possible and move their electrical usage off the grid. Regent Jones recommended that the committee return to this topic at a subsequent Board meeting.

Resolution G. was moved by Regent Stanford-Taylor, seconded by Regent Manydeeds, and adopted unanimously on a voice vote.

- H. Regent Policy Document Review: “Oversight of Facilities Constructed for University Purposes”
This request amends Regent Policy Document 19-14, “Naming of University Facilities and Lands” to update the policy, meet the standards for a Regent Policy Document, and clarify the provisions of the policy.

SAVP Roe explained that this policy is important to ensure that the development of third party partnerships associated with our properties meet our standards and that we have the ability to review drawings and the connections they make to our utilities to determine if they are acceptable. She added that although this is a reformat and update of Regent Policy 19-14, it is considered a critical policy as we begin to look at the development of real estate opportunities for our institutions.

Regent Beightol inquired about what input was sought when updating the policy and SAVP Roe answered that many of the policy’s components are already included in legislation, so those remain. She explained that when non-governmental entities want to build on our property, it requires a different type of oversight. She continued by saying that UW System has worked very closely with third parties who have previously constructed projects on university property and has reviewed their documents. This update will ensure that we continue that type of relationship as we go forward and will allow the Board’s team to have the required oversight, so they are aware of exactly what is being built on Board property.

Regent Beightol asked about the mixed-use aspect of the University Square project and SAVP Roe explained that we own several components of that condominium project and described aspects of another project, which included a ground lease, and a gift-funded project, which constructed a facility that was eventually donated to the university.

Regent Klein if there were different components of oversight other than liability and SAVP Roe answered that this policy is written broadly and is about the facility structure itself. She added that an agreement for this sort of project is also scrutinized by System’s financial and legal teams and that other oversight would be provided by Regent policies 13-1 and 13-2.

Resolution H. was moved by Regent Saffold, seconded by Regent Stanford Taylor, and adopted unanimously on a voice vote.

- I. UW-Stout Presentation: “Planning and Building for the Future (Covid-19 & Beyond)”
Justin Utpadel, Director of Facilities Management, and Dr. Gindy Neidermyer, Interim Dean of the College of Science, Technology, Engineering, Mathematics and Management, discussed how UW-Stout is planning and building for the future. The presentation

demonstrated the urgent need for the renovation of Heritage Hall and how the university uses renovation opportunities to promote the cross-institutional collaboration that is critical to its educational experience. It also featured how UW-Stout's capital planning process supports infrastructural flexibility, resiliency, and efficiency in a post-pandemic landscape. Mr. Utpadel explained that COVID-19 helped accelerate Stout's perspective across all levels of the planning, engineering, and instructional teams and increases its preparedness for the future. He stated that the university's design priorities are student centered with a focus on flexibility, resiliency, and efficiency. He presented examples of how they are delivering those results on the campus by describing the Jarvis Hall Tech Wing 273/279 and the Fryklund Hall Third Floor Renovation projects.

Dr. Neidermyer spoke about the Fryklund Hall Third Floor Renovation project and the benefits it provides for collaborative learning across disciplines by explaining how it provides space for more tool, experts, skills, and knowledge, all in one place. Mr. Utpadel provided information about the Heritage Hall Building Renovation project, UW-Stout's number one major project request, for which it is seeking funding for planning and design in the 2021-23 Capital Budget. He showed examples of existing outdated conditions in the building and potential plan concepts from a recent feasibility study.

Regent Jones thanked the presenters for an outstanding presentation that explained why the Heritage Hall Renovation project is a priority for the Board.

J. Report of the Senior Associate Vice President

a. Building Commission Actions

Ms. Roe reported the Building Commission met on February 11th and approved items that the Board of Regents had already approved. She added that there are two new members of the State Building Commission, Senator Andre Jacque, who replaced Senator Testin on the Administrative Affairs subcommittee and Representative Wittke, who replaced Representative Born.

b. 2021-23 Capital Budget Update

SAVP Roe reported that the Higher Education Committee met on March 16th and all projects were sent on to the Building Commission with no recommendation. She stated that the full commission met on March 17 to take up the governor's recommendations and it voted 4-4 on every project, so there is no Building Commission recommendation to the Joint Finance Committee. She added that the Department of Administration sent the meeting minutes to the Joint Finance Committee and the Governor's Recommendations with no recommendation by the Building Commission.

SAVP Roe updated the committee about an RFP that was issued last fall to help identify firms that could provide financial real estate analysis for future real estate opportunities. When the process is completed, the outcome will be reported to both the Business and Finance and the Capital Planning and Budget committees.

SAVP Roe updated the committee on the Van Hise incident that recently occurred by saying that two of the precast concrete panels over the front entrance fell, fortunately no one was injured, and the use of Van Hise Hall will be limited this spring. She explained that the Department of Administration immediately provided access to a structural engineer to assess the parapet and other precast exterior panels, and that UW-Madison, UWSA, and DFD are collaborating to develop a strategy for mitigation and repair. Repairs would not be intended to restore appearance, only to mitigate this issue and ensure both the integrity of the building exterior and address life safety issues, since the facility is slated for demolition in the Campus Master Plan.

Mr. Cramer emphasized the importance of ensuring the safety of students, faculty, staff, and other visitors to the building.

Regent Klein asked if the plan was to fortify the building until the time of its demolition, and SAVP Roe responded that discussions included plans to repair it to last for a period of 15 years.

In response to a question about how building replacement projects could be accomplished sooner, Mr. Cramer responded that the university would evaluate a number of its buildings concerning the condition of their envelopes and mechanical and electrical systems to determine if there are other ways to accelerate the replacement of space and accomplish faster demolitions. He added that other opportunities for the university to provide facilities for its academic programs may occur as different ways to partner with the private sector are identified.

SAVP Roe added that demolition funds are not made available to us and that even if a building is emptied as consolidations occur, the universities need the necessary funds to demolish a facility. She added that UW System continues to work with its legislative team to inform legislators that we will need financial help to demolish our outdated facilities.

Regent Jones added that he agreed with Regent Klein that we should consider moving up demolitions and added that it is critically important that we make situations safe for our students and staff.

The Capital Planning and Budget Committee meeting adjourned at 11:35 a.m.

Respectfully submitted,

Judy Knoll