

## BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

### **Capital Planning & Budget Committee**

By WebEx Videoconference

Thursday, April 8, 2021

10:30 a.m.

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the February 4, 2021 Meeting of the Capital Planning and Budget Committee
- D. UW-Madison: Authority to Extend a Lease of Space for a Research Laboratory
- 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
- F. UW System: Authority to Construct Minor Facilities Renewal Projects
- G. UW System: Authority to Construct an All Agency Maintenance and Repair Projects
- H. Regent Policy Document Review: "Oversight of Facilities Constructed for University Purposes"
- I. UW-Stout Presentation: "Planning and Building for the Future (Covid-19 & Beyond)"
- J. Report of the Senior Associate Vice President
  - a. Building Commission Actions
  - b. 2021-23 Capital Budget Update

**AUTHORITY TO EXTEND A LEASE OF SPACE FOR  
A RESEARCH LABORATORY, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution D., granting authority to extend a lease of space for a research laboratory at UW-Madison.

**Resolution D.** That, upon the recommendation of the UW-Madison Chancellor and the President of the UW System, the UW System Board of Regents grants authority for UW-Madison to extend the term of an existing lease of 19,000 GSF and provide additional tenant improvements for a research laboratory, which is occupied by the Office of the Vice Chancellor for Research and Graduate Education, the School of Veterinary Medicine, and the School of Medicine and Public Health.

**SUMMARY**

UW-Madison has leased laboratory space to house the AIDS Vaccine Research Laboratory (AVRL), located at 555-585 Science Drive, in the University Research Park since 2004. There are no lease renewals left on this lease and as such, a request to extend the lease with a new five-year term is requested. The base lease rate will be \$15 per square foot. Operating expenses are estimated to be an additional \$15 per square foot and will be reconciled annually. The commencement date would be June 1, 2021.

The continuation of the lease at 555-585 Science Drive will support sensitive grant-funded research taking advantage of the existing BSL-2 and BSL-3 capable laboratories that exist in the facility.

**Presenter**

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

## BACKGROUND

AVRL first occupied the facility in 2005. The space was originally constructed at a biosafety level-3 (BSL-3) to provide a high level of containment and security. Comparable BSL-3 space is still not available on campus to accommodate this research. As part of the new lease, additional tenant improvements will be constructed to add a bulk nitrogen storage tank and potential BioBubble for the lab as well as complete general finish repairs. Tenant improvements will be paid for through grant funds. A BioBubble is a flexible plastic enclosure equipped with a self-contained air flow and filtering system which is mounted over a single lab bench to upgrade BSL-2 space to allow BSL-3 research.

University Function	Office of Vice Chancellor for Research and Graduate Education, the School of Veterinary Medicine, and the School of Medicine and Public Health	
Lease Location	555-585 Science Drive, Madison, WI	
Type of Negotiation or Selection Process	Negotiated	
Lessor	University Research Park	
Anticipated Occupancy Date	June 1, 2021	
Lease Term	5 years	
Escalation Rate	3% annually on net rental rate	
Operating Expenses	Estimated \$15 per square foot; Reconciled annually	
Renewal Options	Three 5-year renewal options	
Purchase Option	None	
Space Type	Laboratory	
Square Feet	19,000	
Total Reconciled Cost Per Square Foot, year 1, without tenant improvements	\$30.00/GSF	
Initial Lease Term Total Projected Cost	Gross rent	\$570,000
	Tenant Improvements	<u>\$350,000</u>
	Total	\$920,000
Funding Source	Grant	

## Previous Action

February 11, 2005  
Resolution 8973

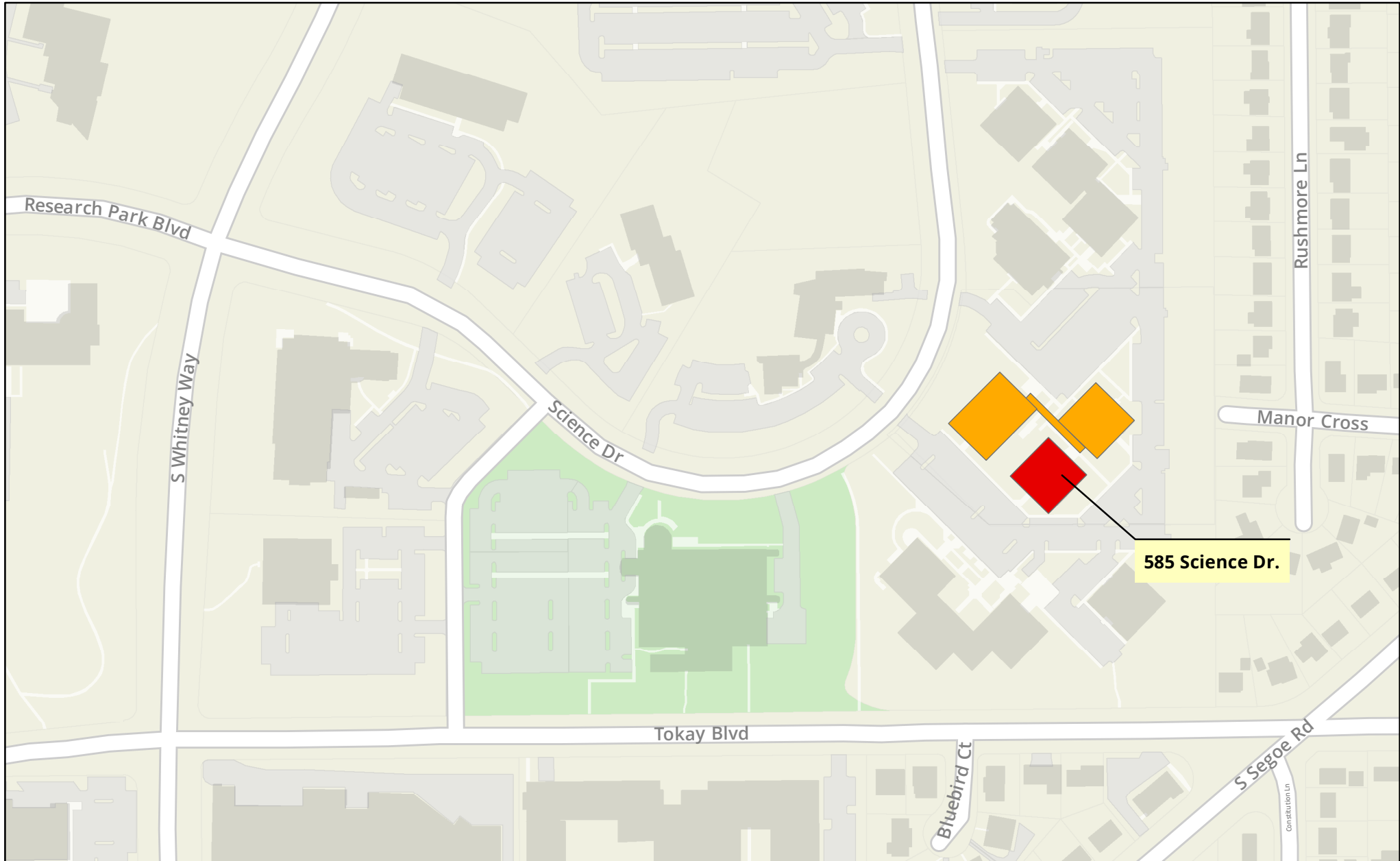
Granted authority to execute a lease of 19,000 square feet of space at 555-585 Science Drive in Madison, Wisconsin, on behalf of UW-Madison's Graduate School.

## **Related Policies**

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

## **ATTACHMENT**

A) UW-Madison: Research Laboratory Lease Extension



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

This map is for reference purposes only.

## UW-Madison: Research Laboratory Lease Extension

- Proposed Lease Renewal
- Existing UW-Madison Lease
- UW Property

0 100 200 Feet



**AUTHORITY TO TRANSFER LAND AND IMPROVEMENTS AND  
CONSTRUCT THE UW-MANAGED DEPARTMENT OF INFORMATION  
TEHCNOLOGY (DoIT) DIGITAL PUBLISHING & PRINTING SERVICES  
RELOCATION AND THE FACILITIES PLANNING & MANAGEMENT  
PHYSICAL PLANT RELOCATION PROJECTS, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution E., authorizing the transfer of 1.91 acres of land and improvements and the completion of design and construction of two relocation projects.

- 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:
- a. the transfer of 1.91 acres of land and improvements from the Department of Public Instruction to the Board of Regents for an estimated total cost of \$6,645 Program Revenue-Cash; and
  - b. the completion of design, and construction of the UW-Managed DoIT Digital Publishing & Printing Services Relocation project for an estimated total cost of \$2,212,000 Grant Funds.
  - c. the completion of design and construction of the UW-Managed Facilities Planning & Management, Physical Plant Relocation project for an estimated total cost of \$9,000,000 Grant Funds

**SUMMARY**

The first part of this request seeks approval to transfer of ownership of 1.91 acres of land improved with a 25,200 GSF building from the Department of Public Instruction (DPI) to the Board of Regents. The building, located at 2109 South Stoughton Road, Madison houses the DPI Reference Library which will be vacated by the end of April 2021.

The second part of this request seeks approval to complete the design and construct the DoIT Digital Publishing & Printing Services (DPPS) Relocation project to move the DPPS unit from the Environmental Health and Safety (EHS) Building located at 30 East Campus Mall to the former DPI building. The project completes reconfiguration and renovation of the former DPI building to accommodate DoIT by creating an open shop for printing

equipment, staff offices, conference rooms, break areas, and storage space. The various pieces of printing equipment and materials used by DPPS may require specialized ventilation, temperature, and humidity controls; therefore, improvements will be made to the security (card access & cameras), mechanical, electrical, plumbing and fire protection systems to accommodate these needs. Additionally, any remaining space will be reconfigured to accommodate both storage and officing as needed for other campus business units.

The third part of this request seeks approval to complete the design and authority to construct the Facilities Planning & Management (FP&M) Physical Plant Relocation project. The project relocates the Physical Plant shops and administrative staff, as well as other smaller FP&M business units from the Service Building and Service Annex Building on University Avenue to the 30 North Mills Street, 45 North Charter Street, and 30 East Campus Mall buildings and completes reconfiguration and renovation of approximately 115,310 GSF on multiple floors within those facilities to accommodate the university's needs. The project will reconfigure existing shops and create new ones for units such as plumbing, electrical, mechanical, paint, and carpentry etc., as well as reconfigure and create new office, conference rooms, open work spaces and break areas for Physical Plant and other FP&M and campus business units that may need to shift within the buildings to accommodate the new units that are to be added. Renovations will include modifications to electrical, mechanical, plumbing and fire protection systems for each building to accommodate new service functions and ensure the safe operations of the shops. Additionally, a Traffic Impact Analysis of the building sites and surrounding areas will be completed to address and implement mitigation measures necessary to resolve potential congestion due to an increase in service vehicle traffic.

### **Presenter**

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

### **BACKGROUND**

As delineated in the 2015 Campus Master plan, the university parcel bounded by University Drive, West Johnson Street, and Charter Street, adjacent to the Wisconsin Institute for Discovery will be redeveloped for a new building. To facilitate new development on the site, two buildings occupied by Facilities Planning and Management need to be demolished and their occupants relocated to new buildings. The projects described here are sequential, interdependent, and are the initial enabling phases of this larger reconfiguration. Other phases associated with the scope of work will be brought to the Board independently, while others will fall below the threshold of Board approval.

## Parts One and Two:

The DoIT Digital Publishing & Printing Services unit currently occupies approximately 19,400 GSF on the first and second floors of the Environmental Health and Safety (EHS) Building located at 30 East Campus Mall. This space must be vacated to create space for the FP&M Physical Plant operations in the EHS Building, and that relocation (described below). This project enables that relocation by renovating space for DPPS and potentially other campus units requiring storage and or office space in the former DPI Reference Library. The DPI building is currently owned by the State of Wisconsin. The Department of Administration and DPI have agreed to transfer the building to the Board of Regents upon its and the State Building Commission's approval. UW-Madison will satisfy the outstanding DPI General Fund Supported Borrowing debt of \$6,645 with Program Revenue-Cash. UW-Madison is working with DOA and DPI to enable design and construction while approvals are sought to transfer the property.

## Part Three:

Facilities Planning & Management, Physical Plant currently occupies the Service Building and the Service Annex Building located on University Avenue. These buildings need to be vacated to prepare the site for a future building project as defined in the campus master plan. FP&M is analyzing how best to consolidate, co-locate, and strategically re-think space utilization across campus to increase operational efficiencies and incorporate a new model of remote/hybrid work in a post-pandemic world. This project is a first step in that process, which begins a temporary consolidation of FP&M units to the south end of campus, while allowing FP&M to vacate the space necessary to support the campus master plan.

### DPI Building Transfer Cost

Acquisition	\$6,645
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BOR Approval	Apr 2021
SBC Approval	May 2021

### DoIT Publishing Relocation

Construction	\$1,383,000
Design	\$237,000
Contingency	\$332,000
Equipment	\$200,000
Other Fees	\$60,000
TOTAL	\$2,212,000

BOR Approval	Apr 2021
Bid Posting	July 2021
Bid Opening	Aug 2021
Start Construction	Sep 2021
Substantial Completion	Feb 2022



**FP&M Physical Plant Relocation**

Construction	\$5,823,000
Design	\$885,000
Contingency	\$1,165,000
Equipment	\$882,000
Other Fees	\$245,000
TOTAL	\$9,000,000

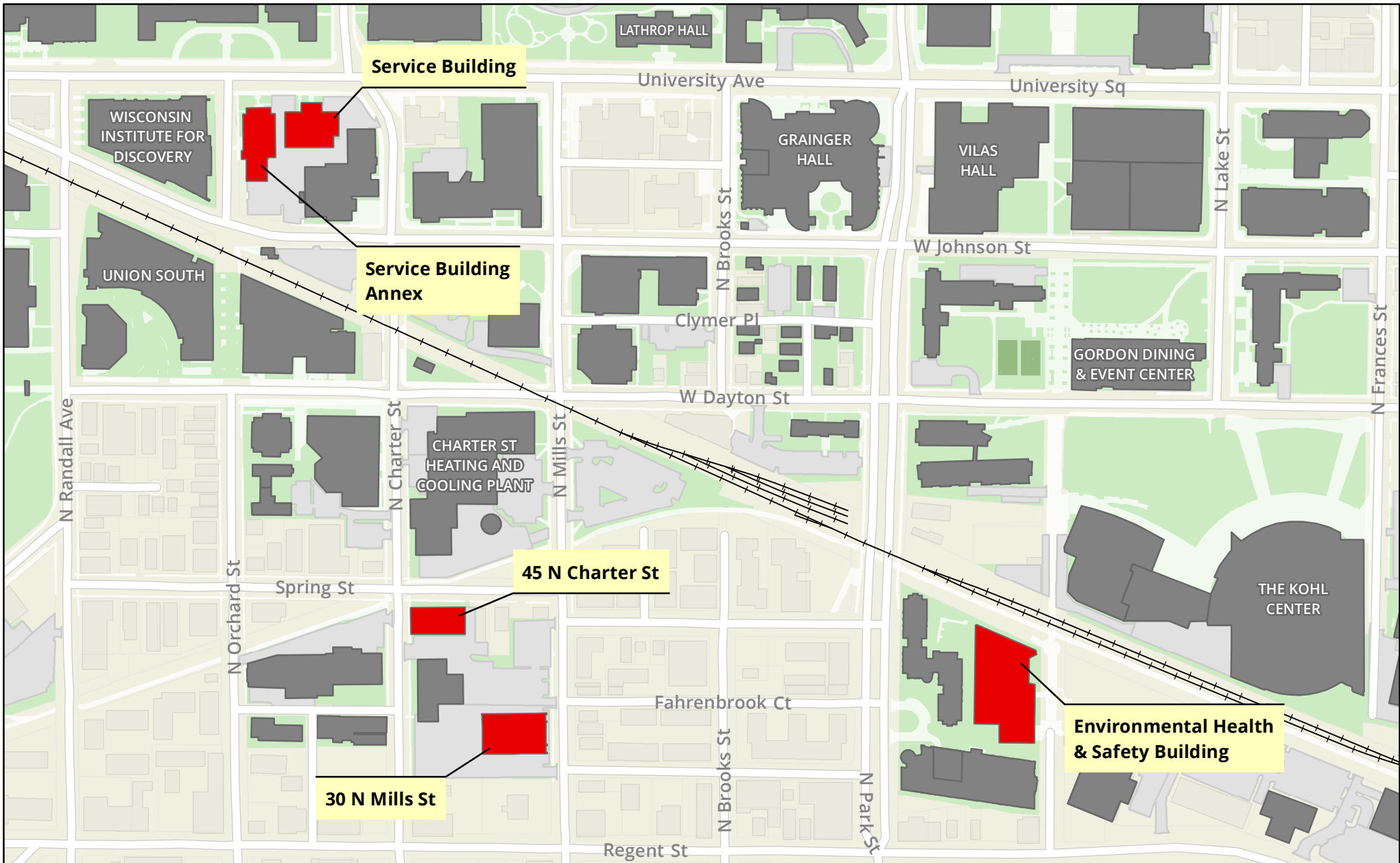
BOR Approval	Apr 2021
Bid Posting	Sep 2021
Bid Opening	Oct 2021
Start Construction	Dec 2021
Substantial Completion	Apr 2022

**Related Policies**

- Regent Policy Document 13-2, "[Real Property Contracts: Signature Authority and Approval](#)"
- Regent Policy Document 19-8, "[Funding of University Facilities Capital Costs](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

**ATTACHMENT**

- A) UW-Madison: FP&M Physical Plant Relocation Projects
- B) UW-Madison: DPI Transfer of Land and Improvements



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

This map is for reference purposes only.

## UW-Madison: FP&M Physical Plant Relocation Projects

- Project Facilities
- Campus Parking Area
- Campus Buildings
- UW Property

0 100 200 Feet





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

This map is for reference purposes only.

## UW-Madison: DPI Transfer of Land and Improvements

Proposed Acquisition  UW Property

Document Path: G:\CPB\GIS\Projects\BORSBC\_Maps\MSN\DoIT\_DPPS\_Stoughton\_Rd\MSN\_DoIT\_Stoughton\_Rd\_Acquisition\_20210317.mxd

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# Capital Planning and Budget Committee

April 8, 2021

## Item F.

### AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS, UW SYSTEM

#### REQUESTED ACTION

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

**Resolution F.** 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 \$9,941,500 General Fund Supported Borrowing.

#### SUMMARY

##### MINOR FACILITIES RENEWAL, GROUP 2

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MIL	19G2G	Mitchell Hall Exterior Envelope Repair & Exterior Window Replacement	\$6,941,500	\$0	\$0	\$0	\$6,941,500
MFR, GROUP 2 SUBTOTALS			\$6,941,500	\$0	\$0	\$0	\$6,941,500

##### MINOR FACILITIES RENEWAL, GROUP 3

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
WTW	19G2M	McGraw Hall Exterior Entrance Repair	\$3,000,000	\$0	\$0	\$0	\$3,000,000
MFR, GROUP 3 SUBTOTALS			\$3,000,000	\$0	\$0	\$0	\$3,000,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
APRIL 2021 TOTALS	\$9,941,500	\$0	\$0	\$0	\$9,941,500

#### Presenter

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

#### BACKGROUND

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

This project repairs the exterior masonry, limestone, sandstone, and metal facade elements; and replaces the exterior windows, screens, and storm window units. Mitchell

Hall is included in the Wisconsin Historical Society Architecture and History Inventory. The design solution and scope of work will comply with mitigation as negotiated with the Wisconsin Historical Society. Exterior envelope work includes reconstructing the brick parapets on all four (east, west, north, and south) facades; tuckpointing parapet areas that do not require reconstruction and masonry joints on all facades where required; flashing replacement on the parapets; replacement of masonry units, limestone, and sandstone crack sealants; sandstone material patching and repair for spalled and failed previously patched areas; masonry, limestone, and sandstone surface cleaning and repair and refinishing of the galvanized iron sheet metal coping and cornice elements, steel lintels, guard railings, and loading dock painting. Significant repair and restoration work at five entrances, including tuckpointing and repair of masonry walls; patching and repairing spalled sandstone elements; replacing concrete landings, steps, and pavement; installation of new hand railings and refinishing existing hand railings will also be completed.

Exterior windows replacement work includes removing the wooden windows and replacing them with prefinished, thermally broken, operable, and fixed aluminum windows that closely replicate the original window sightlines and exterior brick mold profiles. The interior trim will be standard prefinished snap trim. The replacement windows will provide improved thermal and air infiltration characteristics as well as reduction of solar heat gain. All wooden windows, aluminum storm windows and trim, bird impact deterrent systems, and grade level security screens will be replaced. The window air conditioning units and the window treatments will be removed and salvaged for reinstallation. The new replacement windows will be prefinished to match the original wood window paint color. The exterior brick mold and mullion cover panning will be custom extruded aluminum to match the original wood profiles. The windows will be factory glazed with clear, low-e insulating glass. Grade level windows will have laminated glass to reduce breakage potential. Existing interior plaster and gypsum board wall finish (jambs and heads) and window stools and chair rail stool casing will remain in place to the greatest extent possible, and only minimal patching is anticipated.

The masonry parapets on all facades have significant deterioration and a combination of complete reconstruction and face wythe repairs is required as soon as possible to avoid continued degradation and failure. Sandstone material on the facades has significant deterioration including erosion, cracks, spalls, delamination and deteriorated mortar joints. The previous sandstone spall repairs require additional patching and repair work. The sandstone elements at the entryways have extensive deterioration/erosion due to the use of de-icing salts. The red brick of the 1909 building facades and the 1912 east facade, and the gray brick of the 1912 west and north facades require tuckpointing where mortar is loose or eroded and the sealant at cracked areas needs to be replaced. The limestone elements require crack sealing, mortar joint tuckpointing between limestone pieces and at the masonry interface, as well as some spall patching. The entryways show evidence of concrete cracks and spalls, have missing or deteriorated handrails, concrete steps and pavement that have settled, failed paving sealant, parge coating detachment (south entrance of east facade only), and missing or loose limestone mortar joints. The paint

finish on the galvanized iron sheet metal coping and cornices has peeled off and needs to be replaced to improve its appearance and extend its life. The hand railings at area wells and steel window lintels need to be repainted to preserve remaining life. The west loading dock roof deck and soffit are rusting and need paint to prolong longevity as well.

The original single pane, single sash exterior wooden window systems are significantly compromised due to age and constant exposure to weather. Though periodic maintenance and re-painting have enabled the systems to endure more than a hundred years, to repair the present deterioration would be cost prohibitive and a repair approach would not address the current issues of energy inefficiency or maintenance burden. Installation of new weather stripping could reduce energy losses, but the age and design have inherent inefficiencies that are not correctable without replacement. Some interior sill and frame components may need to be replaced as well due to rot and sun damage, but those components can be replaced as needed during interior framing inspection and sill re-finishing work. Exterior operable aluminum storm windows were installed at the east, south, partial west, and partial north facades of the 1909 building during a 1976 remodeling project, but they are beyond their useful life and are in poor condition. It is assumed that much of the existing exterior brick molding used between the windows and brick wall openings will need to be replaced due to water damage.

#### **UW-Whitewater – McGraw Hall Exterior Entrance Repair:**

The project repairs the south entrances of McGraw Hall and improves ADA accessibility connections with the adjacent pedestrian routes. Project work includes demolishing the partially below-grade building connector between Andersen Library and McGraw Hall and modifying the remaining building envelope of both buildings along with the affected HVAC distribution, electrical, fire alarm, and telecommunication systems. This project also repairs the concrete plaza deck, planters, stairs, and associated waterproofing, pedestrian walkways, and hand railings; reconstructs and refinishes selected sections of interior partition walls and suspended acoustical ceiling; waterproofs and installs new joint sealant in all construction joints; repairs or replaces selected interior hand railings; and repairs or replaces all landscaping and turf disturbed or damaged by project work.

McGraw Hall was constructed in 1987 and houses several instructional spaces, student computer labs, a lecture hall, and the main data center. It is located north of Andersen Library and south of the University Center, on the east side of Wyman Mall. It has grade access on the east side at the first floor and second floor access on the west side by an accessible ramp and stairs from the pedestrian mall. As part of the original construction, a connecting tunnel between the first floors of Andersen and McGraw was built. Due to east-west underground utilities that were not relocated, the tunnel has several ramps that traverse up and over the utility bank and down to the first-floor level in McGraw. The tunnel is partially below grade on the west (mall) side and does not provide access between the buildings at the second-floor level (grade access on the mall side).

For the past decade, the tunnel between Andersen Library and McGraw Hall has experienced severe moisture issues, resulting in metal wall studs that are rusting and mold growth in the interior partition walls. Mold areas have been removed but insulation and drywall are no longer replaced, since the mold continues to grow due to the excessive water infiltration in the tunnel. The exterior concrete stairs on the west side of the building as well as those that travel over the tunnel have deteriorated at an exponential rate, similar to conditions found at the Williams Center Pedestrian Bridge. A previous assessment of the conditions provided recommendations for repairs, which were completed, but failed to resolve the issues. The stairs continue to fail and one set has been permanently closed for safety reasons. The longer east stair may also need to be closed since the nosings continue to crumble, creating a trip and fall hazard.

Related to the deterioration of the stairs and tunnel cap failure, a section near the south entry has settled, allowing rainwater to pond and infiltrate under the door into the lobby and present a significant trip hazard. The entire storefront is beginning to rust, and mold and mildew growth are constant in this area, both inside and outside of the entry. The northwest stairwell exit is also suffering from water infiltration. This is primarily due to the fact that the single run handicap accessible concrete ramp slopes down towards the exit from the south and all rainwater and snowmelt runoff drains directly off ramp into the stairwell. The same issues with mold, mildew, and rusting infrastructure also exist here.

The ramp also poses an issue for accessibility since it must be accessed from the northern most point of the building to access the accessible entry at the southernmost point of the building. For those individuals traveling north on Wyman Mall, they must travel the entire length of the building, turn around, and travel the ramp to the south end of McGraw Hall to enter via the accessible entry. There is an opportunity to build a new ramp/stair combination at the south end of the building that would provide an additional accessible route. The concrete slabs at the remaining building entries are also starting to show signs of settling, allowing water to stand in front of the doors, posing a fall risk in winter if water freezes and begins to infiltrate under the door, rusting out the entry system.

## **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

April 8, 2021

## Item G.

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

#### REQUESTED ACTION

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

**Resolution G.** That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct these maintenance and repair projects at an estimated total cost of \$5,742,000 (\$1,704,000 General Fund Supported Borrowing; \$2,538,000 Program Revenue Supported Borrowing and \$1,500,000 Gifts).

#### SUMMARY

##### FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MIL	17I1M	Renovation for Archives at Golda Meir Library	\$1,375,000	\$0	\$0	\$1,500,000	\$2,875,000
FMR SUBTOTALS			\$1,375,000	\$0	\$0	\$1,500,000	\$2,875,000

##### UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
OSH	19D1U	UWOSH Heating Plant Steam Tunnel Repairs	\$329,000	\$316,000	\$0	\$0	\$645,000
URR SUBTOTALS			\$329,000	\$316,000	\$0	\$0	\$645,000

##### ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
STP	20I2Y	Solar Photovoltaic Array & Lighting Upgrades	\$0	\$2,222,000	\$0	\$0	\$2,222,000
EC SUBTOTALS			\$0	\$2,222,000	\$0	\$0	\$2,222,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
APRIL 2021 TOTALS	\$1,704,000	\$2,538,000	\$0	\$1,500,000	\$5,742,000

#### Presenter

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



## **BACKGROUND**

### **UW-Milwaukee – Renovation for Archives, Golda Meir Library:**

This project renovates the southwest area of the third floor of Golda Meir Library to provide a consolidated location for the archive collections, staff, and public services. New spaces will be created out of the open library area with all new finishes, flooring, ceilings, lighting, fire alarm, power, and data distribution. Existing plumbing and mechanical systems will be modified to serve the renovated spaces for staff and library patrons.

New spaces will be created out of the open library area with all new finishes, flooring, ceilings, lighting, fire alarm, power, and data distribution. Existing plumbing and mechanical systems will be modified to serve the renovated spaces.

The collections storage area will be served with a new dedicated air handling unit adjacent to the space that will maintain the design criteria of 60 to 63 degrees Fahrenheit and 30 to 50 percent relative humidity with seasonal fluctuations. UWM Libraries completed a Master Plan, for the Golda Meir Library in 2015. It provides a concept “road map” outlining a sequential process for the reorganization of the libraries to gain efficiencies and reorganize to address current and anticipated future needs.

The Golda Meir Library was constructed in three stages and has 401,346 gross square feet. The west wing was completed in 1967. The east wing was completed in 1974. It joins the two structures with passageways in the basement and on the second and third floors. The northern extensions of the east and west wings and a fourth-floor conference center facility was completed in 1987.

The Archives and Special Collections are currently in several areas of the library. Although they developed as separate departments within the UWM Libraries, they have a history of active collaboration in terms of collection development, collection management, access policies, class instruction, and recently, collection storage. The Master Plan consolidates them on the third floor to provide better access for instruction and research. It reduces duplication of similar type spaces by providing shared space for similar functions. The consolidation plans for more efficient and effective temperature and humidity control by co-locating uses with similar needs. The renovation will occur in phases.

### **UW-Oshkosh – Heating Plant Steam Tunnel Repairs:**

This project structurally repairs and applies waterproofing to the ~725 LF underground and navigable utility tunnel from the central Heating Plant that crosses under Algoma Boulevard and terminates at Swart Hall. Project work includes repairing concrete structural

walls and ceilings of the utility tunnel, removing a small retaining wall and the sidewalk wear surface, excavating along the tunnel route, and removing and replacing several sections of tunnel roof and wall structure. Waterproofing will be applied to new roofing and wall sections and repaired or restored as needed on the sections that remain. The small retaining wall and pedestrian walkway wear surface will also be replaced. Steam and condensate line support brackets and anchors will be replaced as needed. The closure and abandoning of the 150 LF branch of the tunnel in front of Nursing Education Building is also included in the project scope.

This tunnel was constructed in 1965 along with the central Heating Plant. Structural repairs, lighting upgrades, and utility support repairs/replacement were conducted in 2007. This tunnel supports the high-pressure steam distribution for the campus. Its condition is deteriorating rapidly as areas of concrete wall and ceiling are falling off in chunks along with supports for the steam and condensate lines. There are several areas where the walls are caving in and will need to be replaced as well as sections that have spalling concrete with varying degrees of degradation. These areas should be reviewed to improve the water proofing in an effort to reduce the continued damage to the structure.

#### **UW-Stevens Point – Solar Photovoltaic Array & Lighting Upgrades:**

This project implements four energy conservation measures based on a recently completed investment grade energy audit of 13 residence halls (804,178 GSF), the 601 Division Street building, and three gymnasiums in Marshfield Clinic Champions Hall. Energy savings will be achieved by upgrading interior lighting systems in audited spaces to LED technology and installing a new 165-kilowatt solar photovoltaic array on the roof of the Chemistry/Biology building. UW-Stevens Point will own, operate, and maintain the solar array. All electricity production will be consumed by the university, minimizing the amount of electricity to be purchased from the local utility. Project work includes planning, design, engineering, equipment purchase, installation and commissioning of the solar photovoltaic and LED lighting systems. Resulting light levels in the gymnasiums of Marshfield Clinic Champions Hall will comply with Illuminating Engineering Society Handbook and NCAA Standard Intercollegiate Play requirements.

The Department of Administration and the University of Wisconsin System embrace high-performance green building standards and energy conservation for state facilities and operations. 2005 Wisconsin Act 141 requires each agency to develop energy cost reduction plans. Plans must include all system and equipment upgrades that will pay for themselves in energy cost reductions over their useful life. The energy savings performance contracting program provides a process for UW System to effect energy cost reductions in existing buildings and utility systems.

This project will assist UW-Stevens Point in complying with these energy reduction goals. The implementation of the energy conservation measures (ECMs) identified in this request

will result in an anticipated annual energy cost savings of approximately \$140,280 with a simple payback of 15.8 years. This is below the state energy fund simple payback requirement of 16 years or 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

**Related Policies**

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

**REGENT POLICY DOCUMENT REVIEW:  
RPD 19-12, "OVERSIGHT OF FACILITIES CONSTRUCTED FOR  
UNIVERSITY PURPOSES"**

**REQUESTED ACTION**

Adoption of Resolution H, which amends RPD 19-12, "Oversight of Facilities Constructed for University Purposes."

**Resolution H.** That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents approves the amendment of RPD 19-12, "Oversight of Facilities Constructed for University Purposes," to update the policy and meet the standards for a Regent Policy Document.

**SUMMARY**

The proposed policy reformats RPD 19-12, "Oversight of Facilities Constructed for University Purposes," to meet the standards for a Regent Policy Document as required by RPD 2-2, "Standards and Protocol for Regent Policy Documents," and to clarify the provisions of the policy.

The Capital Planning and Budget Committee is asked to approve the revision to this policy as part of the Board's ongoing analysis and revision of Regent Policy Documents. In February 2011, the President of the Board formally announced a process to review and update the Board's RPDs. Under the process, each RPD is reviewed to determine whether the policy is still relevant and whether the policy should be revised or removed. Policies that are retained are formatted to meet standards established by the Regents in RPD 2-3. The Board has revised numerous policies, repealed obsolete policies, and established new policies under this process.

**Presenter**

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

## BACKGROUND

Regent Policy Document 19-12, "Oversight of Facilities Constructed for University Purposes," establishes procedures for reviewing, approving, and providing appropriate supervision of the construction of facilities by the private sector for university purposes. The procedures are intended to ensure that facilities constructed by the private sector on behalf of UW institutions do not create an extraordinary liability for the UW System.

The provisions of the policy remain relevant. This revision retains, but reformats, the policy to meet the standards for a Regent Policy Document as required under RPD 2-2, "Standards and Protocol for Regent Policy Documents."

The statutory provisions cited in the policy remain in effect. Section 16.85 (12), Wis. Stats., authorizes the Department of Administration to, "... review and approve plans and specifications for any building or structure that is constructed for the benefit of the University of Wisconsin System or any institution thereof, and to periodically review the progress of any such building or structure during construction to assure compliance with the approved plans and specifications. This subsection does not apply to projects specified in s. [13.48 \(10\) \(c\)](#)."

Section 36.29 (7), Wis. Stats., states that the Board "... may not accept any gift, grant or bequest of a building or structure that is constructed for the benefit of the system or any institution unless acceptance is first approved by the building commission, or unless the plans and specifications for the building or structure are reviewed and approved by the department of administration and the building or structure is inspected as provided in s. 16.85 (12)."

The proposal also revises some provisions to improve clarity. For example, the policy references standards related to the use of outside funding for capital projects adopted by the Board in 1990 as Resolution 5500 and reaffirmed in 1991 as Resolution 5989.<sup>1</sup> Resolutions 5500 and 5989 established and then modified RPD 19-8, "Funding of University Facilities Capital Costs." To improve clarity, the proposed policy removes the reference to those resolutions and simply restates the principles.

The proposed policy includes other minor revisions to improve clarity.

### Related Regent Policy Documents and Applicable Laws

Regent Policy Document 13-2, "Real Property Contracts: Signature Authority and Approval"  
Regent Policy Document 19-8, "Funding of University Facilities Capital Costs"  
Regent Policy Document 19-15, "Physical Development Principles"

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<sup>1</sup> The current policy incorrectly identifies the Resolution 5500 as Resolution 5501.

Regent Policy Document 21-9, "Institutional Relationships with Foundations"  
Section s. 13.48 (10) (c), Wis. Stats., "Long-range public building program"  
Section 16.85(12), Wis. Stats., "Department of administration; powers, duties"  
Section 36.29(7), Wis. Stats., "Gifts; golf course"

## **ATTACHMENTS**

- A) RPD 19-12, "Oversight of Facilities Constructed for University Purposes." (Proposed)
- B) RPD 19-12, "Oversight of Facilities Constructed for University Purposes." (Current)

**Regent Policy Document 19-12 (*Proposed Policy*)**  
**Oversight of Facilities Constructed for University Purposes**

**SCOPE**

This policy applies to facilities constructed by the private sector or public-private partnerships that are expected to be transferred to the University of Wisconsin System.

**PURPOSE**

The purpose of this policy is to ensure that any facility constructed by the private sector or as public-private partnership with an expectation that ownership will be transferred to the UW System will not create any extraordinary liability for the University of Wisconsin System or the State of Wisconsin.

**POLICY STATEMENT**

The Board of Regents reaffirms the following requirements related to the use of outside funds for capital projects with the exception of UW Gifts and Grants Program projects, as specified in s. [13.48 \(10\) \(c\)](#):

1. Such projects should not be initiated without an opportunity being provided for the regents to determine the appropriateness of the proposed funds and/or project(s) to System needs.
2. The need for a project that also requires a General Purpose Revenue contribution, or a project that would otherwise utilize General Purpose Revenue as a prescribed funding source, shall be evidenced by its inclusion in long-range campus plans that reflect overall needs.
3. Consistent with s. 36.29(7), Wis. Stats., all construction on behalf of the University System shall be subject to prior approval of the Building Commission.
4. Construction of such facilities shall not begin without an opportunity afforded to the UW System and the Department of Administration to review and comment on plans and specifications. The review shall take into consideration initial, ongoing, and long-term costs.
5. To ensure that the facilities are constructed according to the plans and specifications approved by UW System Administration and the Department of Administration, the Department of Administration or the University of Wisconsin System shall provide supervision of construction as allowed by s. 16.85(12), Wis. Stats. This subsection does not apply to projects specified in s. [13.48 \(10\) \(c\)](#) – UW Managed Gift/Grant Program.

## **OVERSIGHT, ROLES, AND RESPONSIBILITIES**

The Board of Regents oversees the UW System building program and determines whether facilities constructed for university purposes are affordable to the affected and impacted operational budget and funding entities for the foreseeable future, fit within the context of the published UW System capital plan(s), and adhere to the short-term and long-term physical development plans for each institution.

The UW System Office of Capital Planning and Budget shall provide guidance and assistance to UW institutions to meet the requirements of this policy.

## **RELATED REGENT POLICY DOCUMENTS AND APPLICABLE LAWS**

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

Regent Policy Document 19-8, "Funding of University Facilities Capital Costs"

Regent Policy Document 19-15, "Physical Development Principles"

Regent Policy Document 21-9, "Institutional Relationships with Foundations"

Section s. 13.48 (10) (c), Wis. Stats., "Long-range public building program"

Section 16.85(12), Wis. Stats., "Department of administration; powers, duties"

Section 36.29(7), Wis. Stats., "Gifts; golf course"

*History: Res. 6304 adopted 12/11/92*



Regent Policy Document 19-12 (formerly 92-10)

# Oversight of Facilities Constructed for University Purposes

To insure that facilities constructed by the private sector with an expectation of university ownership do not create extraordinary liabilities for the University of Wisconsin System or the State, the following parameters reflect the consensus of the Board of Regents:

1. The Board of Regents reaffirms the positions stated in Resolution 5501:
  - a. Such projects should not be initiated without an opportunity being provided for the regents to determine the appropriateness of the proposed funds and/or project(s) to System needs.
  - b. The need for a project that also requires a General Purpose Revenue contribution, or a project that would otherwise utilize General Purpose Revenue as a prescribed funding source, should be evidenced by its inclusion in long-range campus plans that reflect overall needs.
2. Consistent with Wis. Stats. § 36.29(7), all construction on behalf of the University System shall be subject to prior approval of the Building Commission.
3. Construction of such facilities shall not begin without an opportunity being afforded to the University System and the Department of Administration to review and comment on plans and specifications. Review shall take into consideration initial, ongoing, and long-term costs.
4. To assure that the facilities are constructed according to the plans and specifications and that relevant comments made by System Administration and/or the Department of Administration during the review process are incorporated, the Department of Administration shall be encouraged to provide supervision of construction as allowed by Wis. Stats. § 16.85(12).

*History: Res. 6304 adopted 12/11/92.*