BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget Committee

Via WebEx Videoconference

Thursday, February 4, 2020
8:45 a.m. – 10:00 a.m.

A. Calling of the Roll

B. Declaration of Conflicts

C. Approval of the Minutes of the December 10, 2020 Meeting of the Capital Planning and Budget Committee

D. UW-Eau Claire: Authority to Enter Into a Space Rental Agreement for the Flesch Family Welcome Center

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

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

G. UW System: Authority to Complete the Design and Construct the UW-Managed Engineering Hall Sprinkler Piping and Gas Distribution Piping Phase I Project

H. UW-Madison Presentation: "Critical Building & Infrastructure Priorities"

I. Report of the Senior Associate Vice President
    a. Recent Real Estate Activities
    b. Other Updates

Capital Planning & Budget Committee **Item D.**
February 4, 2021

AUTHORITY TO ENTER INTO A SPACE RENTAL AGREEMENT FOR THE FLESCH FAMILY WELCOME CENTER, UW-EAU CLAIRE

REQUESTED ACTION

Adoption of Resolution D., granting authority to enter into a space rental agreement with the University of Wisconsin-Eau Claire Foundation for office space located in the Flesch Family Welcome Center.

Resolution D. That, upon the recommendation of the UW-Eau Claire Chancellor and the President of the UW System, the UW System Board of Regents grants authority for UW-Eau Claire to enter into a lease of 2,152 GSF of space located in the Flesch Family Welcome Center to provide office space for the UW-Eau Claire Foundation.

SUMMARY

UW-Eau Claire Foundation raised funds and donated $5.5 million towards the construction of a new welcome center, recently named the Flesch Family Welcome Center. Now that the building is near completion, the Foundation wishes to move its offices into the new building.

Presenter

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

BACKGROUND

UW-Eau Claire Foundation has operated out of Schofield Hall since the Foundation was founded 60 years ago. With the development and construction of the Flesch Family Welcome Center, the Foundation desires to have a more visible presence in the main entry point as parents and students visit the campus. As soon as construction is complete and the building is certified for occupancy, the Foundation can move its offices into the new building. The Foundation will occupy space in this new location under the same terms as its current location in Schofield Hall.

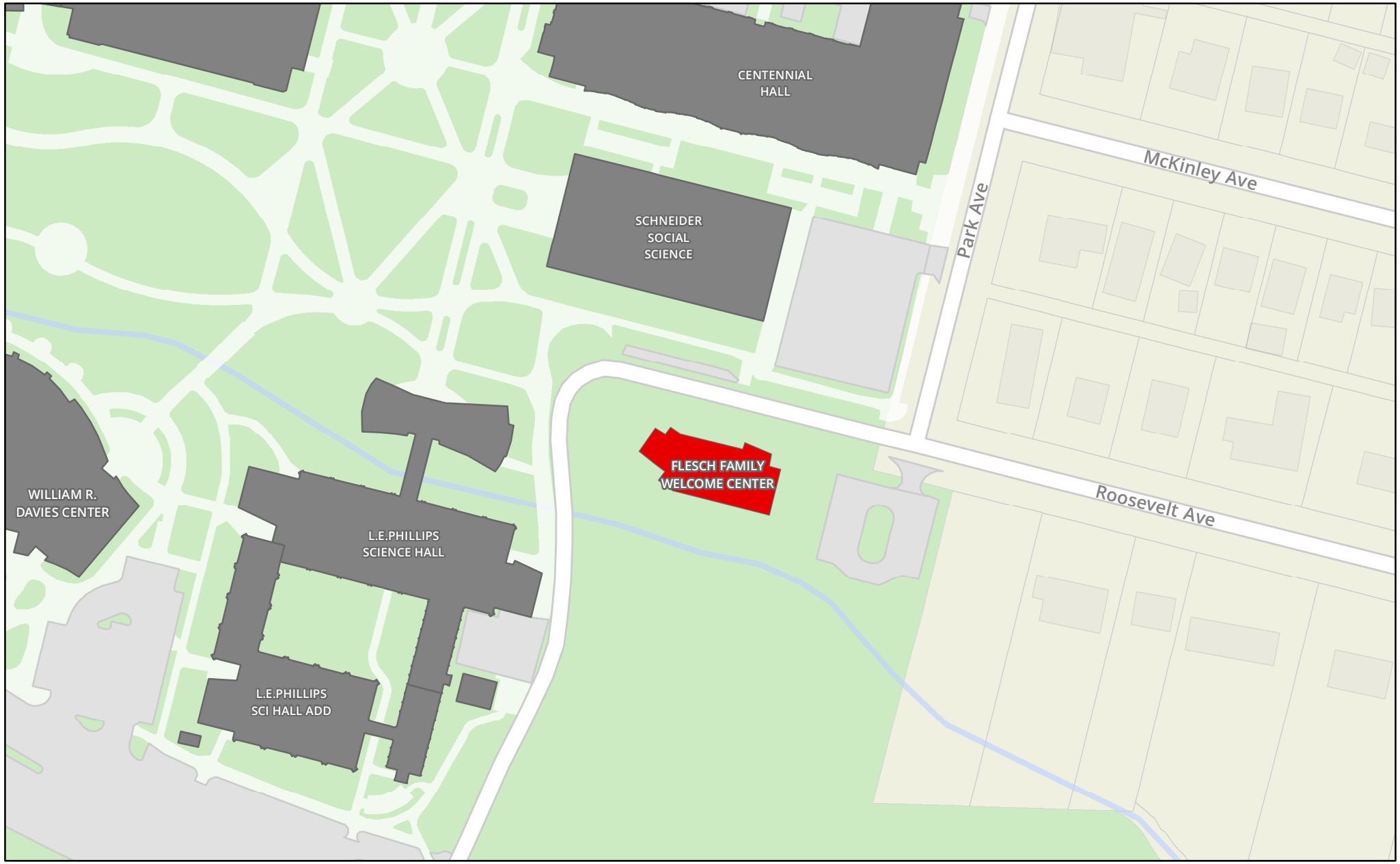
University Function	University of Wisconsin-Eau Claire Foundation
Lease Location	Flesch Family Welcome Center
Lessor	Board of Regents of the University of Wisconsin System
Anticipated Occupancy Date	July 1, 2021
Lease Term	25 years
Initial Term Cost	$0.00
Renewal Option(s)	One 5-year renewal option
Purchase Option	None
Space Type	Office
Square Feet	2,152

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

ATTACHMENT

A) UW-Eau Claire Foundation: Future Office Location Map



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

This map is for reference purposes only.

UW-Eau Claire: Foundation Future Office Location

- Flesch Family Welcome Center
- UW Property
- Campus Building
- Campus Parking Area

Feet
0 50 100

N

Document Path: G:\CPB\GIS\Projects\Map_Requests\EAU\Welcome_Center\EAU_Welcome_Center_Reference_20210112.mxd

Capital Planning and Budget Committee **Item E.**
February 4, 2021

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

REQUESTED ACTION

Adoption of Resolution E., authorizing construction of 2019-21 Classroom Renovation/ Instructional Technology Improvement Program projects.

Resolution E. 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 $10,039,900 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	Total
OSH	Multi-Building, Music Practice Rooms & Anthropology Lab Renovations	$3,291,500	$3,291,500
EAU	Haas Fine Arts Music Laboratories Renovation	$6,748,400	$6,748,400
	Total	$10,039,900	$10,039,900

Presenter

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

BACKGROUND

UW-Oshkosh – Multi-Building, Music Practice Rooms & Anthropology Lab Renovations

Music Practice Rooms, Arts and Communications Center
This project renovates 6,867 GSF of music practice rooms to meet the National Association of Schools of Music (NASM) acoustical standards. The overall count of practice rooms will be reduced, and the room proportions and finishes will be constructed to enhance the acoustic environment within the rooms. The practice room ceilings and walls will isolate sound transfer between rooms.

The Music Department was deferred for re-accreditation by NASM in summer 2015 during its scheduled review. Specifically, the NASM report cited concerns with the facilities and required better sound isolation between rooms and a reduction of excessive noise levels within rooms. Architect Group Ltd and Talaske (the acoustic consultant) were hired by DFD and UW-Oshkosh to complete an acoustic review of the music facilities in September 2017. This project implements the architect's recommendations to achieve contemporary acoustical standards and meet the NASM requirements.

Anthropology Classroom and Lab, Swart Hall
This project renovates 3,083 SF of Swart Hall to provide additional classroom and lab space for the Anthropology program. In addition to space reconfiguration, mechanical, and electrical work, the technology infrastructure will be upgraded, and flexible format furniture will be installed to support interactive group learning.

This project provides dedicated instructional lab and classroom space for teaching methods and analytical techniques of forensic anthropology. Topics covered include the stages of soft tissue decomposition, estimation of the post-mortem interval, forensic entomology, the use of skeletal elements to estimate demographic information, forensic odontology, skeletal trauma, and determination of the cause of death. Students analyze simulated forensic cases using real human skeletons and learn to construct case reports for law enforcement agencies. Adjacent, exterior space outside the classroom provides a location for crime scene mockup to provide the students with hands-on experience in a simulated setting.

Budget

Construction	$2,227,600
Design	$204,000
DFD Mgt	$97,800
Contingency	$217,200
Equipment	$542,500
Other Fees	$2,400
TOTAL	$3,291,500

UW-Eau Claire – Haas Fine Arts Music Laboratories Renovation

Project work includes remodeling of existing rehearsal and selected classroom spaces to improve sound isolation and acoustics. Additional improvements include installation of new audio/visual infrastructure and equipment in rehearsal rooms and recording control room, and replacement of existing HVAC systems to lower background noise, reduce sound transfer, increase efficiency, and reduce utility costs for the building. Construction of a new entry vestibule at the existing loading area on the first floor will control exterior environmental effects on interior cooling, heating, and humidity conditions. Some asbestos abatement will also be necessary.

Due to poor acoustic conditions of existing spaces, the practice and rehearsal rooms cannot be used for portions of the day without disruption of adjacent activities. This leaves the rooms underutilized and creates a lack of appropriate rehearsal/practice space for the students.

Budget

Construction	$5,200,000
Design	$510,000
DFD Mgt	$228,400
Contingency	$510,000
Equipment	$300,000
TOTAL	$6,748,400

Previous Actions

August 23, 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.

August 20, 2020 Resolution 11491	Approved the allocation of the first 2019-21 Classroom Renovation/Instructional Technology Improvement Program funds; authorized construction of the related project at an estimated total cost of $3,019,000 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.
October 8, 2020 Resolution 11503	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.
December 10, 2020 Resolution 11538	Approved the allocation of 2019-21 Classroom Renovation/Instructional Technology Improvement Program funds; authorized 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.

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 F.**
February 4, 2021

AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution F., authorizing construction of two minor facilities renewal 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 $12,193,000 ($10,259,000 General Fund Supported Borrowing and $1,934,000 Program Revenue Supported Borrowing).

SUMMARY

MINOR FACILITIES RENEWAL, GROUP 1

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	19E3M	Mult-Bldg Fire Alarm Sys Repl & Renv, Ph. 8	$5,955,000	$0	$0	$0	**$5,955,000**
		MFR, GROUP 1 SUBTOTALS	**$5,955,000**	**$0**	**$0**	**$0**	**$5,955,000**

MINOR FACILITIES RENEWAL, GROUP 2

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	19G2C	Site Utility Steam Dist Pits 4/13-79/12 Repl	$4,304,000	$1,934,000	$0	$0	**$6,238,000**
		MFR, GROUP 2 SUBTOTALS	**$4,304,000**	**$1,934,000**	**$0**	**$0**	**$6,238,000**

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
JANUARY 2021 TOTALS	**$10,259,000**	**$1,934,000**	**$0**	**$0**	**$12,193,000**

Presenter

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

BACKGROUND

UW-Madison – Multi-Building Fire Alarm System Replacement and Renovation, Phases 8-9:

This project replaces the fire alarm and smoke detection systems in eight buildings (Capital Court 1220, Charter Street 45 North, Chamberlin Hall, East Campus Mall 30, Extension Building, Law Building, Nutritional Sciences, and Wisconsin Alumni Research Foundation Office Building) totaling 1,031,633 GSF. Project work includes replacing and installing new pull stations, heat and smoke detectors, audio-visual signal devices, and annunciator panels to meet current code requirements. Signal devices will be installed in all public areas such as classrooms and labs to meet the latest ADA requirements. All building fire alarm panels will be connected to a central campus reporting system to report all trouble and alarm signals to the campus security office. All construction will proceed without need for the fire watch. Existing fire alarm systems will remain operational until new systems are installed, tested, and functional. Demolition of old fire alarm systems will proceed only after new systems are installed, tested, and accepted by the City of Madison Fire Department. Distributed Antenna System (DAS) will be provided as applicable.

The current fire alarm and smoke detection systems are more than 20 years old and obsolete, with no vendor support or replacement parts available. Technology has greatly improved by moving from mechanical pull stations and relay panels to dependable solid-state panels. Modern fire alarm systems include methods of reducing fire alarms, are energy efficient, have internal power back-up, and require little maintenance in comparison to the original systems. The new systems will provide enhanced occupant life-safety, greater security for the buildings when they are not occupied and will meet all applicable ADA requirements.

UW-Madison – Site Utility Steam Distribution Pits 4/13-79/12 Replacement:

This project replaces direct buried high-pressure steam (HPS), pumped condensate return (PCR), and compressed air (CA) utilities between two steam pits to remain and replaces four steam pits along that same path. Project work includes replacing approximately 1,150 LF of HPS, PCR, and CA piping from steam pit 4/13 at the intersection of Park Street and Dayton Street to steam pit 79/12 at the intersection of Lake Street and Johnson Street. The direct buried piping will be replaced with a concrete box conduit and 14-inch HPS, 6-inch PCR and 3-inch CA piping. Steam pits 5/13 and 74/12 will be replaced with new steam pits. Steam pit 78/12 will be

replaced by an addition made to the East Campus Mall Utility Tunnel. Steam pit 75/12 will be replaced with steam pit 75.1/12 in the Sellery Hall Addition and Renovation Project (19G3A) and demolished in this project. Steam pit 74/12 will be designed to accommodate future connections across Park Street for the future Humanities block. All areas disturbed by the project will be fully restored, including roadways and gutters, pedestrian walkways, terraces, landscaping features, and site structures. Temporary steam, condensate and compressed air will be required in order to serve connected loads while the box conduit is being constructed. Project work also includes traffic controls phasing drawings and asbestos abatement of piping insulation as required.

This section of steam distribution was installed in the early 1960s for the construction of Sellery Hall and Witte Hall. The distribution piping was installed in a steel casing pipe which has failed in locations allowing ground water to enter the conduits and steam pits. The insulating characteristics of the piping have been compromised, allowing wet steam to be distributed to surrounding buildings.

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 G.**
February 4, 2021

AUTHORITY TO CONSTRUCT THE ENGINEERING HALL SPRINKLER PIPING AND GAS DISTRIBUTION PIPING PHASE I PROJECT, UW-MADISON

REQUESTED ACTION

Adoption of Resolution G., authorizing the completion of design and construction of the Engineering Hall Sprinkler Piping and Gas Distribution Piping Phase I project.

Resolution G. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes the completion of design and construction of the Engineering Hall Sprinkler Piping and Gas Distribution Piping Phase I project for an estimated total cost of $4,726,000 Grant Funds.

SUMMARY

This project is phase I of a multi-phase project that seeks to design and construct a fire suppression system and gas distribution piping system in Engineering Hall. The first phase of this project completes advance planning and schematic design of all three phases in order to develop a sequencing plan for the installation of the systems in the east, center, and west wings of the building. Additionally, phase one completes full design and construction of the necessary infrastructure to accommodate the installation of a complete fire suppression system, and gas distribution system in the east wing of the building. The fire suppression system will include tie-ins to the existing Intelligent fire alarm system and the gas distribution system will include construction of a vault in the basement for gas canisters that serve labs in the Chemical and Biological Engineering department. Creation of the new vault and gas piping distribution system along with the new fire suppression system will bring the east section of the building into compliance with the Maximum Allowable Quantity (MAQ) flammable gas storage fire code regulations.

Presenter

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

BACKGROUND

The College of Engineering is running out of suitable lab space for incoming faculty and expanding research groups. This is due to the limitations in both the types of remodeling projects completed and types of research conducted resulting in non-compliant space with regard to the current fire code, which requires that future alterations install a fire suppression system for the entire building. A complete fire suppression system was identified as a need in the College of Engineering Facilities Master plan (Facility Condition Assessment-EH) in 2015. Additionally, the facility is in violation of regulations in regard to chemical use/quantities of hazardous materials allowed in research labs, referred to as the Maximum Allowable Quantity (MAQ).

Due to the complexity and safety concerns during construction of the systems, UW-Madison is implementing a phased approach to the overall project, which will allow for an equivalent phased increased to the MAQ's. Therefore, this phase I project is being sought as the first step towards full building compliance. Adding the fire suppression system and gas distribution piping system to the east wing of Engineering Hall will allow an increase to the MAQ of gasses in laboratories and will reduce the amount of flammable gas cylinders in laboratories working towards MAQ compliance for the entire facility.

Budget/Schedule

Construction	$3,603,000
Design	$437,000
Contingency	$541,000
Equipment	$0
Other Fees	$145,000
TOTAL	$4,726,000

BOR Approval	Feb 2021
Bid Posting	June 2021
Bid Opening	July 2021
Start Construction	July 2021
Substantial Completion	April 2022

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"