BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
EXECUTIVE COMMITTEE

Friday, January 29, 2021
2:00 p.m.

To be held by video/telephone conference

AGENDA

1. Calling of the roll

2. Declaration of conflicts

3. Authority to increase the budget and construct the UW-Milwaukee Klotsche Center Annex Addition Project

4. Authority to construct UW System All Agenda Maintenance and Repair Projects

5. Adjourn

Webex videoconference registration information and meeting materials can be found at https://www.wisconsin.edu/regents/meetingmaterials or may be obtained from Jess Lathrop, Executive Director, Office of the Board of Regents, 1860 Van Hise Hall, 1220 Linden Drive, Madison, WI 53706, (608) 262-2324.

AUTHORITY TO INCREASE THE BUDGET AND CONSTRUCT THE KLOTSCHE CENTER ANNEX ADDITION PROJECT, UW-MILWAUKEE

REQUESTED ACTION

Adoption of Resolution 3., authorizing an increase to the budget of the Klotsche Center Annex Addition project and construction of the project.

Resolution 3. That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the UW System, the UW System Board of Regents authorizes an increase to the budget of the Klotsche Center Annex Addition project of $1,100,000 Gift Funds and construction of the project for an estimated total cost of $8,100,000 ($7,000,000 Program Revenue-Cash and $1,100,000 Gift Funds).

SUMMARY

This project constructs a new one-court gymnasium with a co-ed student athletic lounge, film room, nutrition station, hall of history, and multi-purpose and fitness/strength and conditioning areas. The addition will be located east of the Klotsche Center complex, which is one of the three façades surrounded by the conservation and parkland area Downer Woods. An L-shaped vehicular path borders the edge of the east façade, allowing access from North Downer Avenue and East Edgewood Avenue to the second largest parking garage on campus. East of that path is a small parking lot, which is the proposed location for the annex addition. An enclosed, elevated bridge will be constructed to connect the Pavilion to the annex and allow the underground utilities running through this corridor to remain undisturbed.

Presenter

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

BACKGROUND

The Klotsche Center (125,069 GSF) was constructed in 1975 and the Pavilion (134,700 GSF) addition in 2003. This complex is the primary indoor recreation facility on campus and serves as the practice and competition venue for the women's basketball and volleyball programs. Athletics/recreation space includes all indoor space required for the athletic teams and student recreational use, such as gymnasia, courts, swimming pools, tracks, and support spaces, such as locker rooms and team rooms. The athletics/recreation space in the Klotsche Center complex is supplemented by limited space in Engelmann Hall (gymnasium) and Sandburg Hall Commons (strength and fitness). The university leases the former US Cellular Arena (now named the UW-Milwaukee Panther Arena) for men's basketball games to avoid having to construct and maintain a large arena space on campus. In addition, to provide space for recreational activities, several agreements with surrounding high schools and county parks are used on a regular basis.

The four quadrants that comprise the UW-Milwaukee main campus have physical development on more than two-thirds of the available space. Since Downer Woods is a protected area established by State of Wisconsin statute §36.37 to permanently designate and protect it as a conservancy area, the land that can support physical development is already more than 80% developed. The inability to provide exterior recreational space on campus, with the exception of Engelmann Field, puts an inordinate amount of pressure on the available interior recreational spaces.

The UW-Milwaukee recreational facilities use has increased from 243,296 entries annually to 503,050 (more than 100%) during the past decade, and intramural participation has grown from 4,043 students in 2003 to 7,945 in 2015, a 97% increase. Although the construction of the Pavilion expanded space for indoor recreation, athletics offices, team rooms, and support space, the Klotsche and Pavilion facilities are still over-used, resulting in limitations of recreational offerings and scheduling conflicts that impact academic and athletic performance. In addition, basketball facilities still do not match those of peer institutions, which makes recruitment more difficult. Constructing practice and support space for basketball will provide facilities comparable to those of other Division I universities in the Horizon League. It will also benefit campus athletics, recreational sports clubs, and intramurals by reducing the overcrowding of existing facilities. Although the former US Cellular Arena adds 127,000 ASF of space, that space is off-campus and not easily accessible to students.

A gift from the Orthopaedic Hospital of Wisconsin will allow the campus to complete planned shell space and purchase furnishings for multi-purpose and fitness/strength and conditioning areas.

Budget

Construction	$5,837,000
Design	$601,600
DFD Mgt.	$261,600
Contingency	$701,700
Equipment	$665,000
Other Fees	$33,100
TOTAL	$8,100,000

Previous Action

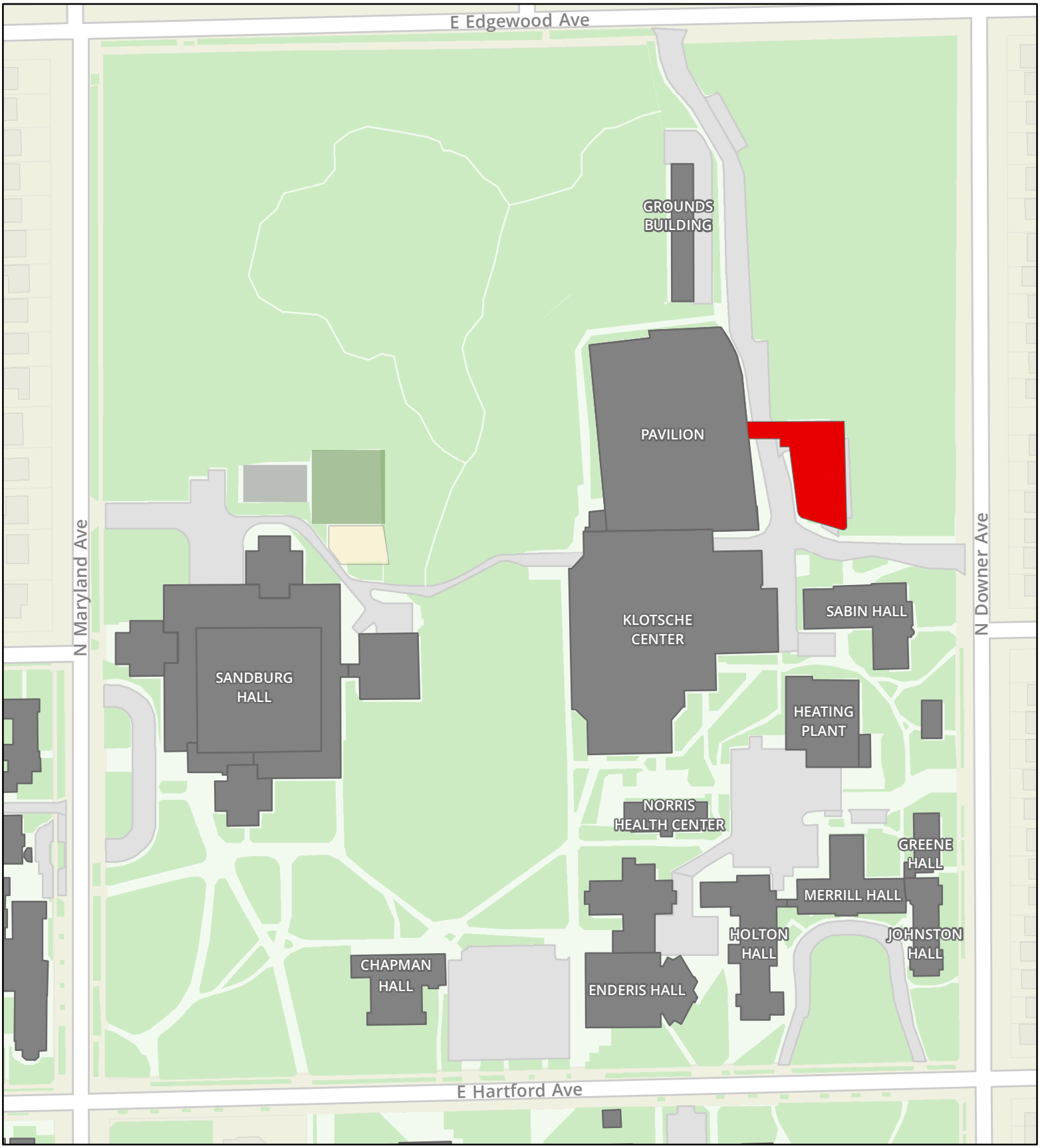
August 24, 2018 Resolution 11079	Recommended that the Klotsche Center Annex Addition project at an estimated total cost of $7,000,000 Program Revenue-Cash be submitted to the Department of Administration as part of the UW System 2019-21 Capital Budget Request.

Related Policies

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

ATTACHMENT

A) UW-Milwaukee: Klotsche Center Annex Map



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

This map is for reference purposes only.

UW-Milwaukee: Klotsche Center Annex

- Proposed Addition
- Building Improvement Area
- UW Owned
- Parking Area

Feet
0 50 100

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\MIL\Klotsche\MIL_Klotsche_Annex_20210107.mxd

Executive Committee **Item 4.**

Friday, January 29, 2021

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

REQUESTED ACTION

Adoption of Resolution 4., authorizing construction of various maintenance and repair projects.

Resolution 4. 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 $6,724,400 ($727,800 General Fund Supported Borrowing; $5,410,600 Program Revenue Supported Borrowing; and $586,000 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	20D2H	Rec Eagle Ctr/Wing Tech Ctr Roof Replace	$469,600	$1,170,600			**$1,640,200**
LAX	19K1L	Roger Harring Stadium Elevator Replacement			$470,000		**$470,000**
		FMR SUBTOTALS	**$469,600**	**$1,170,600**	**$470,000**	**$0**	**$2,110,200**

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	20B3F	WHA Transmitter Utility/Boardwalk Replace	$258,200		$116,000		**$374,200**
		URR SUBTOTALS	**$258,200**	**$0**	**$116,000**	**$0**	**$374,200**

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
PLT	20H1N	Solar Photovoltaic Array		$3,416,000			**$3,416,000**
SUP	20H1V	Multi-Building LED Lighting/Controls Upgrade		$824,000			**$824,000**
		EC SUBTOTALS	**$0**	**$4,240,000**	**$0**	**$0**	**$4,240,000**

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
JANUARY 2021 TOTALS	**$727,800**	**$5,410,600**	**$586,000**	**$0**	**$6,724,400**

Presenter

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

BACKGROUND

UW-La Crosse – Recreational Eagle Center & Wing Technology Center Roof Replacement:

This project replaces 56,080 SF roof coverings on the Recreational Eagle Center (REC) and 15,000 SF of roof coverings on the Wing Technology Center (WTC); and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and their contents. This includes all necessary labor, materials, and equipment to remove and dispose the existing roofing systems down to the structural deck or gypsum thermal barrier; provide a vapor retarder over a prepared substrate, tapered polyisocyanurate insulation, and a stone ballasted ethylene propylene diene monomer (EPDM) roof membrane; and salvage and reinstall existing prefinished sheet metal flashings. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. REC roofing work includes installing new fall protection railing around roof access hatches and replacing building sealants and masonry through-wall flashings above each roof level. WTC roofing work includes installing new non-penetrating safety railings along the walkway to serviceable equipment.

The Recreational Eagle Center (REC) was originally constructed in 1995. The flat roof sections of the building are original to that construction and due for programmed replacement. The sloped metal roof systems on the REC building and attached Child Care building have already been replaced recently, and this proposed replacement is a necessary step to preserve the building envelope and protect the interior building systems and finishes.

The Wing Technology Center was originally constructed in 1956 as the Florence Wing Library. The Florence Wing Library was renovated into the Wing Technology Center in 2001. The current roofing system is more than 20 years old. As part of a recent remodeling of the Wing Technology Center, additional roof top mechanicals were installed. During the process of installing deck mounted supports for the new units it was discovered that the existing insulation system was saturated with free moisture present. Saturated insulation was noted to extend almost the entire length of the penthouse along the south side of the roof. Even with free moisture present within the roof system, no occurrence of moisture intrusion of the interior had been reported. According to the study report, it is the professional opinion of the consultant that the existing roof system has exceeded its useful service life. The saturated insulation does not provide for necessary thermal resistance of the facility. Trapped moisture within the roof system will deteriorate the seam integrity of

an EPDM system allowing for further undetected moisture intrusion. The free moisture within the system and other observed deficiencies could result in uncontrolled moisture infiltration of the interior at any point. The joint between the penthouse floor and penthouse curb as well as the interior portion of the penthouse curb should be waterproofed to prevent moisture infiltration of moisture into the roof system.

UW-La Crosse – Roger Harring Stadium Elevator Replacement:

This project replaces the four-stop, six-story hydraulic elevator in Roger Harring Stadium with a new, machine room-less (MRL) traction elevator. Project work includes complete removal and disposal of the hydraulic elevator equipment and controls, replacement with a new machine room-less traction elevator and associated controls; modifications to the shaft and pit; and construction of a new weather enclosure at the seating level.

The stadium elevator was poorly designed as part of the original construction of the facility in 2008 and has been extremely problematic since it was put into use. The height of the structure justified a traction elevator, but since the facility was viewed as "limited use", it was decided that the elevator should be hydraulic. The second stop of the elevator is at the concourse seating level, and the elevator doors open directly to the outdoor seating concourse. This leads to operational issues, especially in cold weather. The elevator has experienced a significantly higher number of breakdowns than other elevators on campus. With the high number of visitors and the visibility at large stadium events, campus administration has received numerous complaints about the slow speed and lack of reliability of the elevator.

UW-Madison – WHA Transmitter Utility & Boardwalk Replacement:

This project replaces the wooden boardwalk leading to the radio tower in the campus arboretum along with the associated electrical and telecommunications lines integrated into the boardwalk construction. Project work includes removal and disposal of approximately 250 LF of wooden boardwalk and 330 LF of electrical and telecommunications lines installed in PVC conduit attached to the boardwalk structure; and installation of a new raised metal boardwalk system with helical piles and new electrical and telecommunications lines and conduit between the transmitter building and tuning cabinets near the radio tower. The replacement boardwalk and utility lines will be placed to avoid the ground radials that project from the tower below grade. Any damage to these radials will be repaired under this project.

The WHA transmitter tower is an AM/FM tower that broadcasts WPR in this portion of the state. The boardwalk was previously constructed out of wood components approximately 15-20 years ago. The structure runs through the arboretum wetlands and is subject to flood drainage from the surrounding areas of the city. Maintenance of the boardwalk has become untenable due to the age of the structure and the difficulty of working in the

wetlands. Frost heave has caused numerous trip hazards along the walking surface and the hangers for the existing conduit have failed in several locations. This has forced workers to work with electrical lines that may be filled with water or located below the waterline.

UW-Platteville – Solar Photovoltaic Array:

This project installs a new 2.41 megawatt solar photovoltaic array on approximately five acres of undeveloped land on the west end of campus. UW-Platteville will solely benefit from the electricity produced and will own, operate, maintain, and repair the entire solar array system. Project work includes planning, design, engineering, equipment purchase, installation (panels and associated connectors), and commissioning a new ground mounted solar photovoltaic array. Electricity produced from the solar array will be used exclusively on campus, minimizing the amount of purchased electricity the campus consumes from the local utility provider. The solar array will be a non-exporting interconnection type, meaning it cannot export electricity generated to the utility grid. An environmental assessment has been completed and no adverse impacts were identified.

An energy assessment report was completed in December 2020 to analyze utility information and determine the most appropriate size of a zero-export solar photovoltaic array for UW-Platteville. This proposed scope of work is based on that assessment and determination. The new solar array is projected to save approximately $217,000 annually with a simple payback of 15.7 years, based on an energy bond interest rate of 2.17% and a utility escalator rate of 3%. The energy savings will be used to pay the debt service on the bonded funds.

This project is consistent with the UW-Platteville 2019-24 Strategic Plan and aligns with campus goals of working toward the development and implementation of sustainable practices. A feasibility study determined that a 2.41 megawatt solar photovoltaic array will provide approximately 17% of the campus energy needs and reduce carbon emissions by approximately 3,000 tons/year. Once construction is complete, UW-Platteville will own and maintain the solar array and may utilize the array for educational purposes.

UW-Superior – Multi-Building LED Lighting & Controls Upgrades:

This project selectively replaces fluorescent light fixtures with new light emitting diode (LED) units across campus in six buildings (Erlanson Hall, Holden Fine & Applied Arts, Jim Dan Hill Library, Old Main, Marcovich Wellness Center, and Wessman Arena). Project work includes replacing 4,953 fixtures with LED technology by upgrading T5, T8, and T12 linear fluorescent lamps and ballasts and installing LED retrofit door kits and/or LED lamps and drivers. Incandescent, compact fluorescent, metal halide, quartz, and halogen screw-base lamps will be upgraded to comparable LED units. Recessed can fixtures using pin-based compact fluorescent lamps will be upgraded with LED recessed retrofit-can kits. Exterior

canopy fixtures using high intensity discharge (HID) lamps will be upgraded with new LED canopy fixtures.

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-Superior 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 $52,600 with a simple payback of 15.7 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. The included financial justification only considers energy savings. In addition to the energy savings, this project will deliver improved lighting quality and significant maintenance savings.

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"