

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget Committee

Thursday, April 7, 2022
10:45 a.m. – 12:00 p.m.

UW-Stevens Point
Dreyfus University Center
Legacy Room 370
1015 Reserve Street
Stevens Point, Wisconsin

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the February 10, 2022, Meeting of the Capital Planning and Budget Committee
- D. UW-Madison: Authority to Sell 123.711 Acres of Property at the Marshfield Agricultural Research Station located in Marshfield, Wisconsin
- E. UW-Madison: Authority to Acquire a Parcel of Agricultural Land Totaling 70 Acres Located in Arlington, Wisconsin
- F. UW-Madison: Authority to Enter Into a Lease for the School of Medicine and Public Health
- G. UW-Madison: Authority to Execute a Ground Lease with Wisconsin Power and Light Company
- H. UW-Madison: Authority to Create Condominium Ownership of Above-Surface Level at the Computer Data and Information Science Building
- I. UW Oshkosh: Authority to Enter Into a Lease for Head Start
- J. UW Oshkosh: Authority to Purchase 2.65 Acres of Land and Building
- ~~K. UW-Madison: Authority to Construct the UW-Managed Wisconsin Alumni Research Foundation Building Floors 4, 5, & 7 Renovation Project~~
- L. UW-Platteville: Authority to Pay a City of Platteville Special Assessment
- M. UW-Eau Claire: Authority to Demolish Putnam and Thomas Halls Prior to Construction of the Science/Health Science Building Project

- N. UW-Milwaukee: Authority to Construct the Sandburg Hall West Tower Renovation Project
- O. UW System: Authority to Construct a 2019-21 Classroom Renovation/ Instructional Technology Improvement Program Project
- P. UW System: Authority to Construct All Agency Maintenance and Repair Projects
- Q. UW-Stevens Point: Presentation "Purpose Driven Capital Investments: Reimagining the Student Experience"
- R. Report of the Senior Associate Vice President

April 7, 2022

**AUTHORITY TO SELL 123.771 ACRES OF PROPERTY AT THE
MARSHFIELD AGRICULTURAL RESEARCH STATION LOCATED IN
MARSHFIELD, WISCONSIN, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution D., authority to approve the sale of agricultural land totaling almost 124 acres to the City of Marshfield, Wisconsin.

Resolution D. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents grants authority to sell 123.771 acres of agricultural land in the city of Marshfield in accordance with the Option to Purchase executed between the Board of Regents of the University of Wisconsin System and the City of Marshfield dated February 28, 2002.

SUMMARY

In 2002, the City of Marshfield paid UW-Madison's College of Agriculture and Life Sciences \$250,000 for the option to purchase approximately 140 acres of vacant land adjacent to the City's planned industrial park. This option was part of a larger cooperative agreement executed in 1986 to exchange the land at some time in the future. The cooperative agreement included fundraising and partnership with the National Farm Medicine Center to establish the Marshfield Integrated Dairy Center that was constructed in 2003 at a location north of the City. As per the terms of the Option to Purchase, the City provided official notice, exercising their option to purchase on July 8, 2021.

Presenter(s)

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

BACKGROUND

The Marshfield Agriculture Research Station (MARS) was originally founded as a UW-Madison weather station in 1912 on 80 acres of land granted by Wood County and the City

of Marshfield. Over the years, UW-Madison has continued to purchase land and has grown the facility to 185 acres.

In December 1995, the City of Marshfield approached UW-Madison and the Board of Regents, with an offer to enter into a cooperative agreement to allow expansion of the City-owned industrial park. The cooperative agreement included an option to purchase a portion of the MARS agricultural land. In exchange the City proposed to acquire a similar agricultural site north of the city and, through assistance with fund-raising and a partnership with the National Farm Medicine Center, construct new facilities on the site.

In 2001 construction was authorized to build Phase I of the Marshfield Integrated Dairy at an estimated \$1.8 million (\$900,000 GFSB, \$900,000 Gifts/Grants) and opened in 2003 at the new site north of the city.

In March of 2002, the City paid UW-Madison \$250,000 for an Option to Purchase approximately 140 acres of the Research Station located at the original location. The expiration date to exercise the option was January 30, 2022. The sales price as defined in the Option was the average of two appraisals.

The City of Marshfield provided official notice that they were exercising their option to purchase on July 8, 2021. Subsequently, permission was granted for the City of Marshfield to seek rezoning of the option property from 'Rural Holding' to 'General Industrial' facilitating future expansion of their industrial park.

A certified survey was commissioned to verify the acreage and lot lines and will be recorded as part of the transaction. The survey verified the parcel size at 123.771 acres. Two appraisals were completed, and the sales price calculated as \$687,920.64. The Marshfield Agriculture Research Station will continue to occupy the headquarters buildings on the remaining 16 acres located next to the industrial park.

As per State Statute proceeds from the sale shall be deposited into a non-lapsable fund for the purpose of purchasing additional agricultural land or erecting facilities for research and instruction in animal husbandry, agriculture engineering, and agricultural and life sciences at UW-Madison.

Previous Actions

December 8, 1995 Resolution 7085	Authorization to Execute Memorandum Agreement with City of Marshfield and Wood County on Behalf of College of Agricultural and Life Sciences
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December 7, 2001 Resolution 8486	Approval of the Design Report and Authority to Construct a Marshfield Integrated Dairy-Phase I Project
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April 2, 2004 Authority to Lease Sites and Allow for USDA Demolition and
Resolution 8828 Construction at the Marshfield Agricultural Research Station

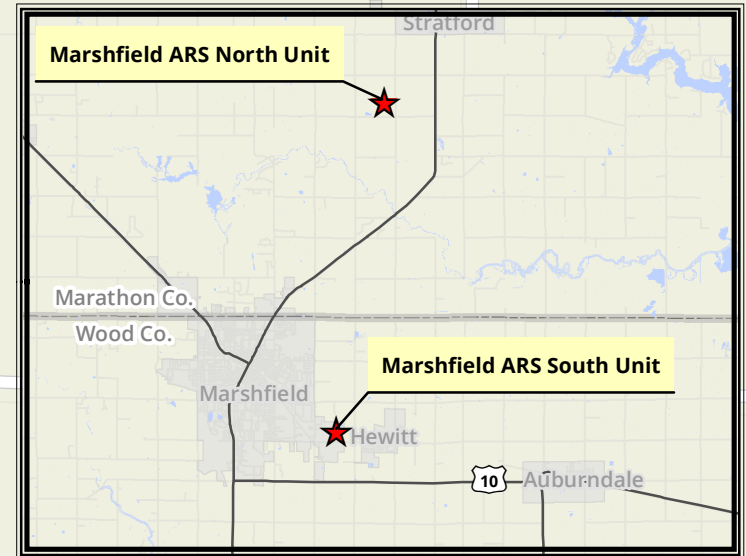
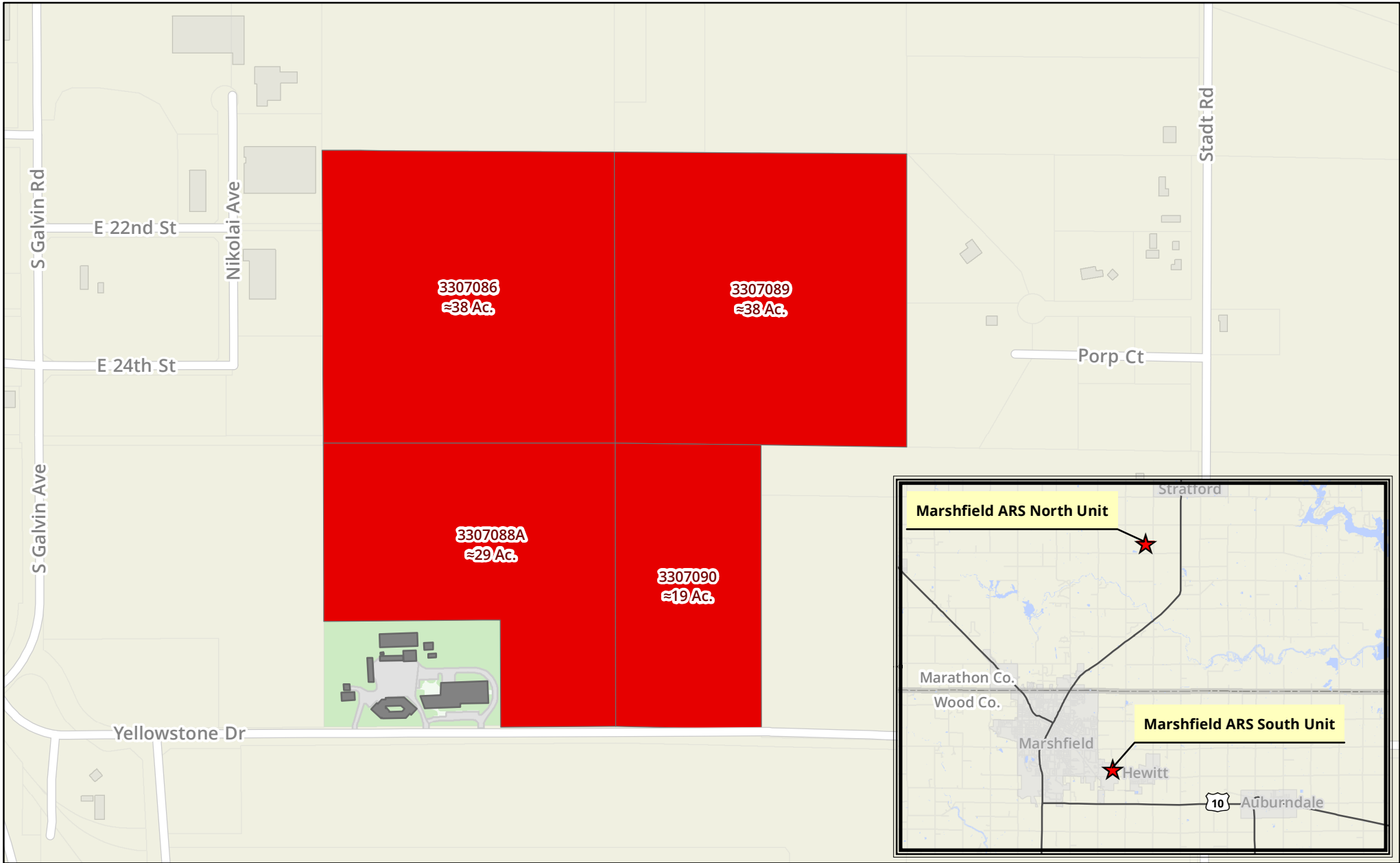
December 10, 2004 Authority to Modify the Marshfield Farmland Agreement
Resolution 8947

Related Policies

- Regent Policy Document 13-2; [“Real Property Contracts: Signature Authority and Approval”](#)

ATTACHMENT(S)

A. UW-Madison: Marshfield Agricultural Research Station Map



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

This map is for reference purposes only.

UW-Madison: Marshfield Agricultural Research Station (South)

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

0 250 500 Feet



**AUTHORITY TO ACQUIRE A PARCEL OF AGRICULTURAL LAND
TOTALING 70 ACRES LOCATED IN ARLINGTON, WISCONSIN,
UW-MADISON**

REQUESTED ACTION

Adoption of Resolution E., authority to acquire a parcel of agricultural land totaling approximately 70 acres for the College of Agriculture and Life Sciences, UW-Madison.

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 grants authority to purchase approximately 70 acres of agricultural land located proximate to the Arlington Research Station to be used for research by the College of Agriculture and Life Sciences.

SUMMARY

The College of Agriculture and Life Sciences (CALs) has the option to buy about 70 acres of farmland located near the Arlington Research Station (ARS). The ARS contains 2,021 total acres with about 1,700 acres being tilled as cropland. Of the tillable acreage, only 80 acres are dedicated to organic farming, which is far less than what CALs could use given current programmatic needs. The purchase price is \$1,050,000. Two appraisals were completed, and the purchase price is the lowest of the two appraisals. CALs will be using \$500,000 in gift funds with the remainder of the funding sourced from Auxiliary Operations and a trust account.

Presenter(s)

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

BACKGROUND

With proximity to the Madison campus and its elite empire prairie soil structure, the Arlington Station is a heavily used site by UW-Madison faculty to complete over 100 research projects each year in plant and animal sciences. Mimicking consumer demands, a

growing and robust area of research for UW-Madison has been organic agricultural practices and how best to maximize production and profitability in this management strategy. The addition of this acreage to the Arlington Station will allow CALS to expand its organic research acreage and better complete research in organic practices. This purchase will almost double the number of organic acreages and will allow UW Madison faculty to be more competitive for grant funding and produce more robust research outcomes.

Previous Action(s)

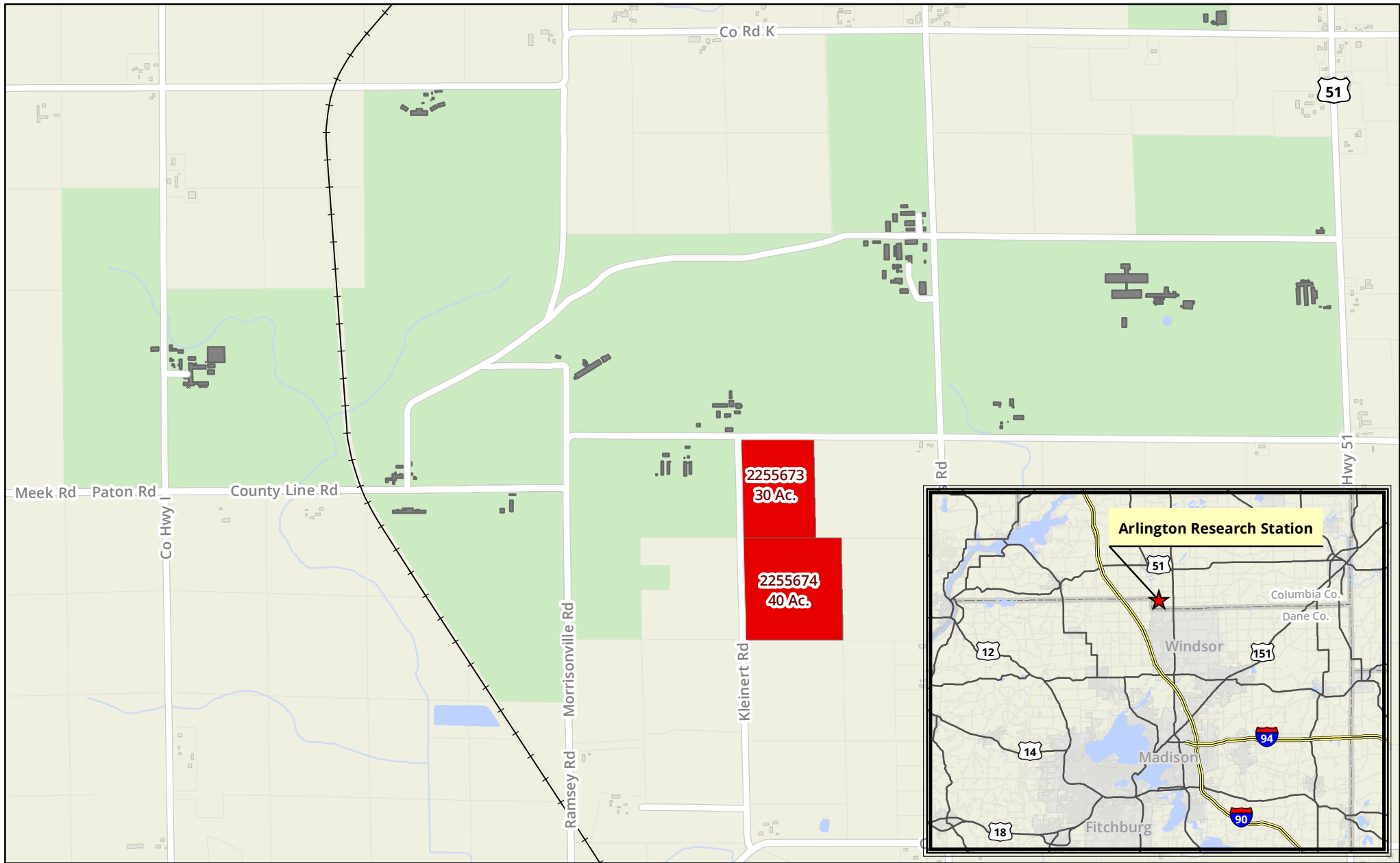
None.

Related Policies

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

ATTACHMENT(S)

- A. UW-Madison: Arlington Research Station Proposed Acquisition Map

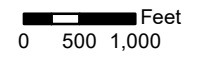


Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-Madison: Arlington Agricultural Research Station
Proposed Acquisition

Proposed Acquisition ≈ 70 Ac. UW Property Station Building



**AUTHORITY TO ENTER INTO A LEASE FOR THE SCHOOL OF MEDICINE
AND PUBLIC HEALTH, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution F., authority to enter into a lease of office space for the School of Medicine and Public Health, UW-Madison.

Resolution F. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents grants authority to enter into a lease of approximately 23,000 square feet located at 610 N. Whitney Way, Madison, Wisconsin to be occupied by the Department of Family Medicine and Community Health within the School of Medicine and Public Health.

SUMMARY

The Department of Family Medicine and Community Health (DFMCH) faculty, fellows, and residents provide support and clinical services to three local hospitals: St. Mary's, Meriter, and UW Hospital. The Department has expanded its service area over the last several years. DFMCH providers now care for patients at 17 outpatient clinical sites in Dane, Columbia, and Dodge Counties as well as providing services for UW Health at The American Center on the far east side of Madison. An easily accessible, central location to improve efficiency and effectiveness of operations was desired.

Presenter(s)

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

BACKGROUND

DFMCH is currently located in a building across the street from St. Mary's Hospital. While the location is convenient for practitioners working at St. Mary's or Meriter Hospitals, the location is less convenient for providers who must travel between counties.

A Request for Proposal (RFP) was issued in October 2021 to solicit available office space within a 15-minute drive of St. Mary's and Meriter Hospitals and a 20-minute drive of UW Hospital. The RFP asked for all tenant improvements and furniture to be included in the initial term lease rate. Seven responses were received.

After site visits with all proposers, a building located at 601 N. Whitney Way was chosen. The location has the added benefit of being proximate to the UW Health Digestive Health Center, one of the 17 outpatient clinic locations. In addition, the location provides easy access to the other clinic locations in Columbia and Dodge Counties.

The landlord is contributing \$40 per square foot in tenant improvements. Additional furniture and tenant improvements will be paid for by SMPH with cash.

Lease Terms

University Function	Department of Family Medicine and Community Health within the School of Medicine and Public Health	
Lease Location	610 N. Whitney Way, Madison, WI	
Type of Negotiation or Selection Process	Request for Proposal - Negotiated	
Lessor	Erdman Real Estate Holdings, LLC	
Anticipated Occupancy Date	January 1, 2023	
Lease Term	5 years	
Escalation Rate	Three percent annually (3%)	
Operating Expenses	\$9.37 per SF	
Renewal Options	Three 5-year renewal options	
Purchase Option	None	
Space Type	Office	
Square Feet	25,700 rentable/23,350 useable	
Total Reconciled Cost Per Square Foot, year 1, without tenant improvements	\$22.37 per GSF	
Landlord Contribution to Tenant Improvements - to be applied once construction commences	\$40.00 per SF	
Initial Lease Term Total Projected Cost	Gross rent	\$3,052,270
	Tenant Improvements	<u>\$3,153,256</u>
	Total	\$6,205,526
Funding Source	Program Revenue	

Previous Action(s)

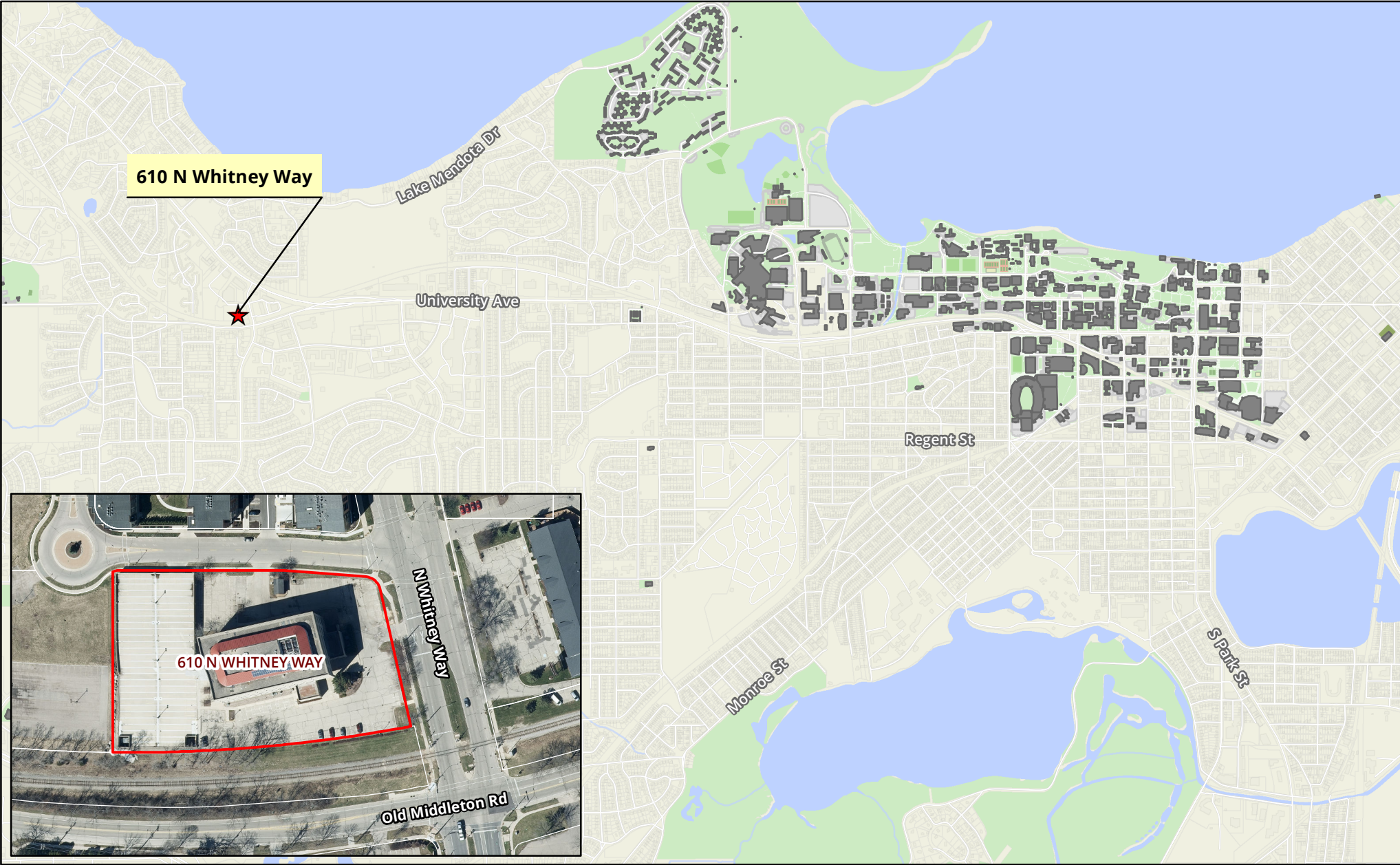
None.

Related Policies

- Regent Policy Document 13-2: [“Real Property Contracts: Signature Authority and Approval”](#)

ATTACHMENT(S)

- A. UW-Madison: SMPH Family Medicine Lease Map

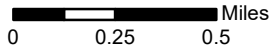


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Madison: SMPH Family Medicine Lease

Proposed Lease UW Property



**AUTHORITY TO EXECUTE A GROUND LEASE WITH WISCONSIN
POWER AND LIGHT COMPANY, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution G., authorizing the execution of a ground lease between the UW System Board of Regents and Wisconsin Power and Light Company.

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 execution of a 25-year ground lease for approximately 15.0 acres of land between the Board of Regents and Wisconsin Power and Light Company to host a solar photovoltaic array on property owned by the Board of Regents near Stoughton, Wisconsin.

SUMMARY

This ground lease will grant Wisconsin Power and Light Company (WP&L) the ability to design, construct, operate, maintain, and repair a 2.25-megawatt solar photovoltaic array adjacent to the Physical Sciences Lab at the Kegonsa Research Center, located at 3725 Schneider Drive in the Town of Dunn near Stoughton, Wisconsin. The installation includes the solar panel array and all associated connector equipment (cabling, wires, conduit, piping, inverters, mounting apparatus, trackers, controls, and associated equipment).

The solar photovoltaic hosting program offered by WP&L, known as “Customer Hosted Renewables”, is limited to providing up to 2.25 megawatts of solar power within the WP&L service area and requires no capital investment by the customer. These installations do not replace any existing customer energy supply requirements. The installation will feed directly into the electric grid for energy output and provide a capacity offset for WP&L. At the end of the 25-year lease term, or any subsequent renewal, the photovoltaic array will be decommissioned, removed, and the site restored by WP&L.

Presenter(s)

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

BACKGROUND

The university works toward the development and implementation of sustainable practices. The opportunity to work with WP&L will provide a solar photovoltaic site for agricultural research and education and will increase the visibility of renewable energy efforts on properties owned by the Board of Regents. It is our goal to promote studies in the co-location of agricultural activities and renewable energy (i.e. “agri-voltaics”) by providing research opportunities for UW-Madison faculty and students. The annual lease payments will be reinvested in UW-Madison renewable energy and sustainability initiatives.

The University of Wisconsin-Madison can dedicate this site with minimal impact to the property. We are working with local authorities to achieve approvals while conducting an environmental impact assessment. Installation of the solar array will be completed by a WP&L solar contractor and is expected to commence Fall 2023. There will be a separate easement for access to the array as well as for distribution of electricity.

Lease Terms

University Function(s)	<ol style="list-style-type: none">1. Office of Sustainability2. Vice Chancellor for Research and Graduate Education3. Facilities Planning and Management
Lease Location	3725 Schneider Drive, Stoughton, WI
Type of Negotiation or Selection Process	Sole source
Lessor	Board of Regents of the University of Wisconsin System.
Lessee	Wisconsin Power and Light Company
Anticipated Occupancy Date	November 2023
Lease Term	25 years
Lease Rate or Rent Payments	Annual rent due and payable is based on the value of the Midcontinent Independent System Operator (“MISO”) cost of new entry (“CONE”) at the time the lease is signed. For the duration of the lease, annual payments are anticipated to average ~\$84,000 for a total estimated worth of ~\$2,100,000 for the initial lease term. Lease payments are reduced by the value of the Renewable Energy Credits that UW-Madison is retaining.
Renewal Option(s)	Three additional 5-year terms.
Purchase Option	None.
Space Type	Undeveloped land.
Square Feet	653,400

Previous Action(s)

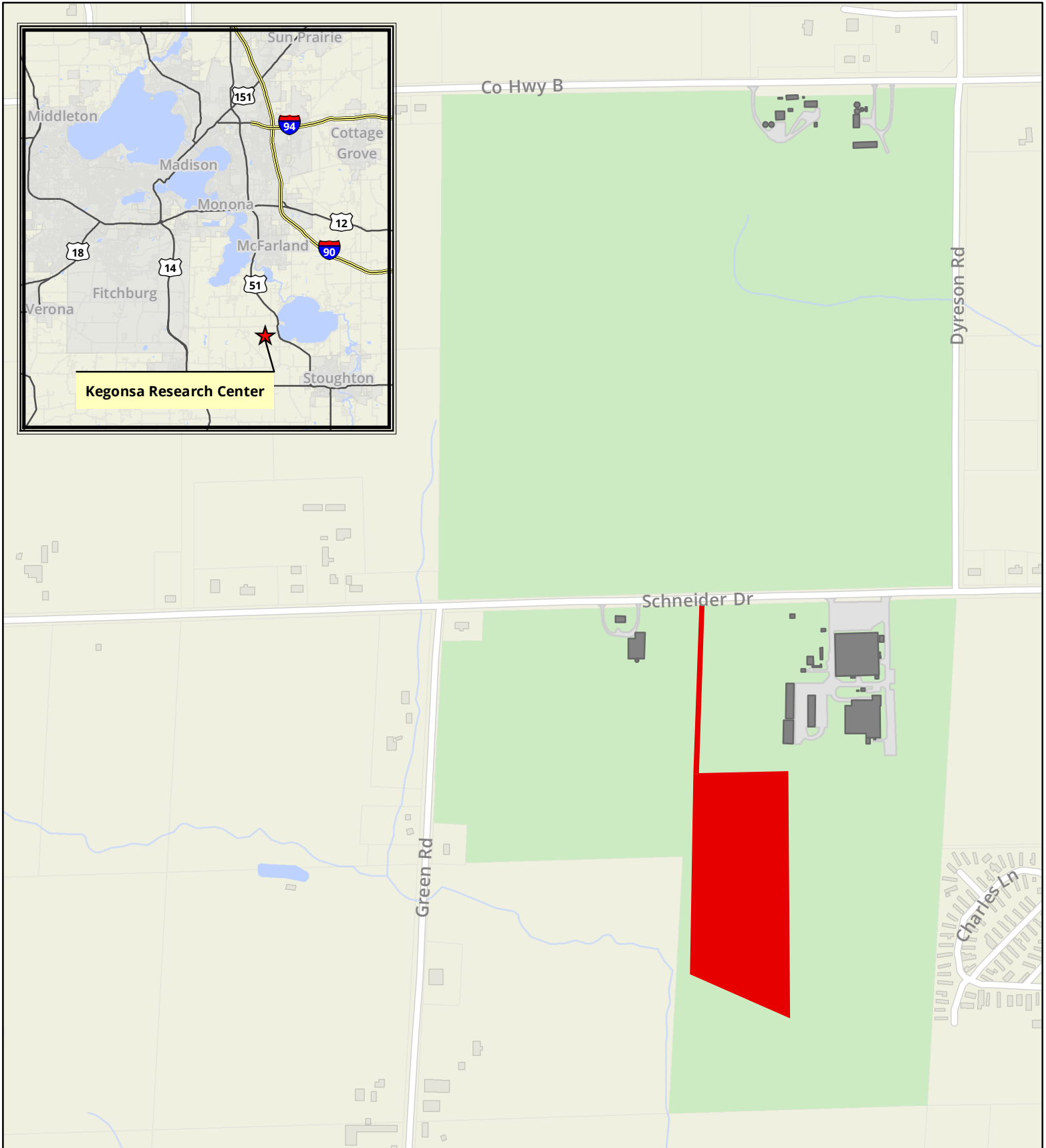
None.

Related Policies

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

ATTACHMENT(S)

- A) UW-Madison: Kegonsa Research Center Map

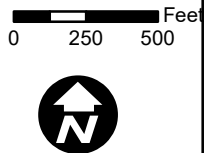


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Madison: Kegonsa Research Center

- Proposed Solar Lease
- Campus Building
- UW Property



AUTHORITY TO CREATE CONDOMINIUM OWNERSHIP OF ABOVE-SURFACE LEVEL AT THE COMPUTER DATA AND INFORMATION SCIENCE BUILDING, UW-MADISON

REQUESTED ACTION

Adoption of Resolution H., authority to create a condominium with two units in order to construct the Computer, Data, and Information Sciences Building.

Resolution H. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents 1) approves the conversion of fee simple ownership of property located in the 1200 block of University Avenue to a condominium containing two units; and 2) accepts the subsequent gift of the above-surface level ownership interest from the current owner.

SUMMARY

The footprint of the proposed location of the new Computer, Data, and Information Science (CDIS) building straddles parcels of land individually owned by the Board of Regents and Wisconsin Alumni Research Foundation (WARF). The portion of the land owned by WARF is also the location of the subterranean vivarium used by researchers at the Wisconsin Institute for Discovery located across Orchard Street. The City of Madison Fire Code prohibits the construction of buildings on parcels owned by different parties, so the two parcels must be combined into one through a new certified survey map. Further, in order to preserve WARF's ownership of the vivarium, the building will be constructed as a condominium ownership that includes two units, the CDIS building, and the proximate Brogden Psychology Building as Unit 1 and the underground vivarium owned by WARF as Unit 2.

Presenter(s)

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

BACKGROUND

The Computer, Data and Information Sciences (CDIS) building, in construction drawing phase, will create approximately 325,000 GSF across seven floors to house and combine Computer Science, Statistics, and the Information School (iSchool) into a single new facility. Additionally, the new building will house the American Family Insurance Data Science Institute, the Biostatistics and Medical Informatics department in the School of Medicine and Public Health, and the Center for High Throughput Computing as permanent occupants on floors three-through-seven in the building.

The site identified for the new building is the northwest corner of the 1200 block of University Avenue, between Charter Street and Orchard Street. The bulk of the site is owned by the Board of Regents except for an almost half-acre parcel of land which is the location of a below-grade laboratory owned by WARF. To satisfy City of Madison fire codes, the two parcels will be re-platted with a Certified Survey Map, and a two-unit condominium created; one unit owned by the Board of Regents and one unit owned by WARF. The creation of the condominium ownership and release by WARF of any future above-ground development potential satisfies fire code requirements and allows the building to be constructed on one contiguous parcel. A loading dock and elevator to support the building will be constructed and dedicated as common elements of the condominium. Included in the construction and dedicated to the WARF condominium will be an emergency egress stairwell to the ground level. An existing tunnel between the WARF laboratory and the Wisconsin Institute of Discovery building will remain the property of WARF.

Previous Action(s)

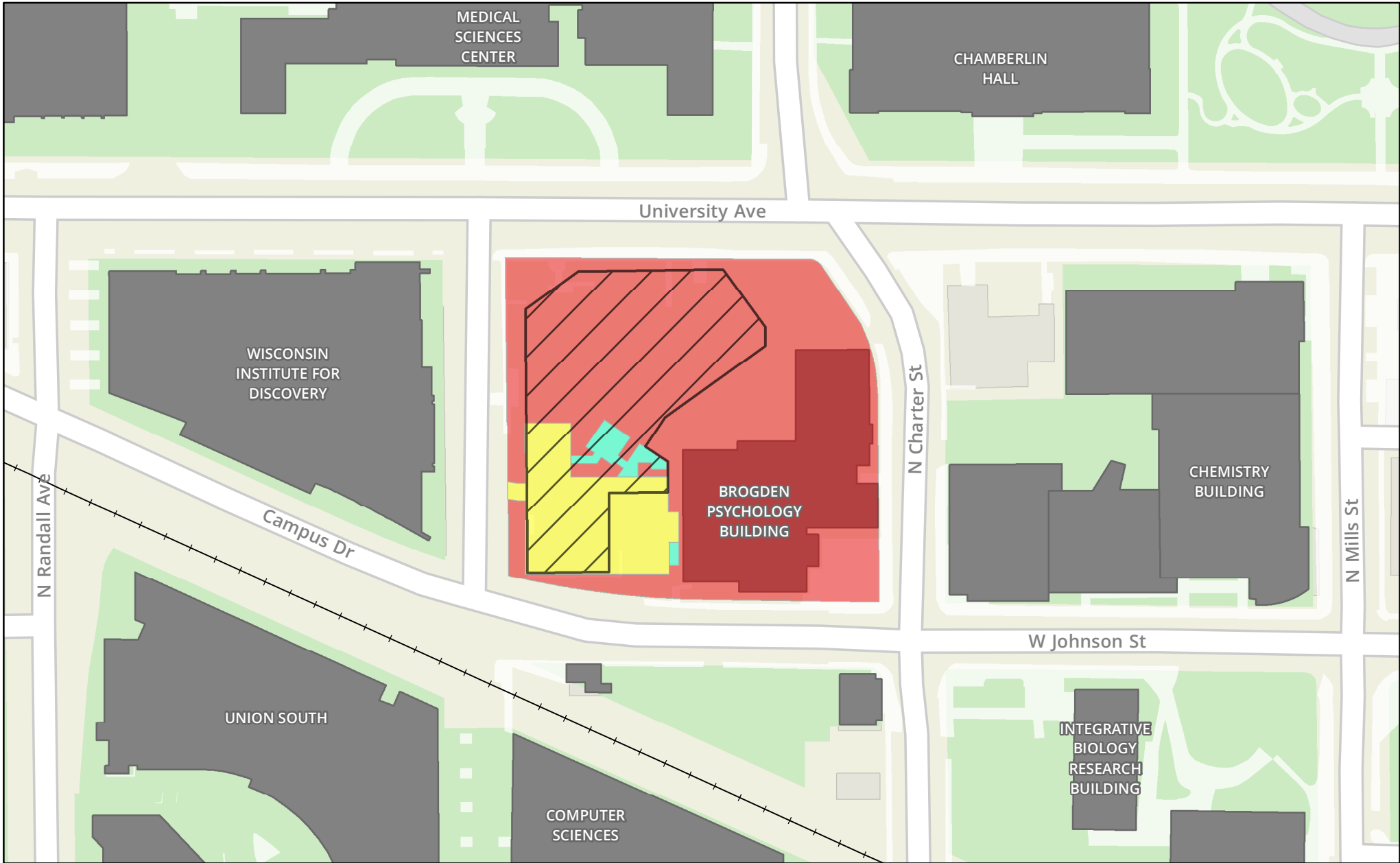
December 9, 2021 Resolution 11757	Authorization to construct the Computer, Data, and Information Sciences project for an estimated total cost of \$230,000,000 Gift/Grant Funds.
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Related Policies

- Regent Policy Document 13-2: [“Real Property Contracts: Signature Authority and Approval”](#)

ATTACHMENT(S)

- A. UW-Madison: School of Computer, Data & Information Sciences Map

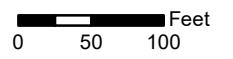


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Madison: School of Computer, Data & Information Sciences

- Future CDIS Footprint
- Condominium Unit 2
- Campus Building
- Condominium Unit 1
- Condo Common Element
- UW Property



**AUTHORITY TO ENTER INTO A LEASE FOR HEAD START,
UW OSHKOSH**

REQUESTED ACTION

Adoption of Resolution I., authority to enter into a lease of classroom and office space for Head Start, UW Oshkosh.

Resolution I. That, upon the recommendation of the Chancellor of UW Oshkosh and the President of the UW System, the UW System Board of Regents grants authority to enter into a lease of approximately 12,405 square feet located at 515 E. Parkway Avenue, Oshkosh, Wisconsin to be occupied by Head Start.

SUMMARY

UW Oshkosh is the federal grantee for the UW Oshkosh Head Start program serving 488 children across Winnebago, Calumet, Shawano, and Outagamie counties. Since 1994 Head Start has been serving eligible families and children at the Wilcox Head Start Center located at the Boys and Girls Club of Oshkosh (BGCO), 515 E. Parkway, Oshkosh. As part of their own expansion and renovation, the BGCO has agreed to undertake a major renovation and expansion of the Head Start Center. UW Oshkosh and Head Start are applying for federal grant funds to partially pay for the renovations. One of the stipulations of the grant funds is a minimum lease term of 15 years.

Presenter(s)

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

BACKGROUND

UW Oshkosh Head Start currently serves 71 children at the Wilcox BGCO site. Since first occupying the facility in 1994, Head Start has grown from 7,500 square feet with 4 classrooms to a proposed 6 classrooms in 12,405 square feet. The renovated site will have six classrooms serving 108 children, sufficient office space for staff and teachers, additional

storage for equipment, and an expanded outdoor play space. In addition, the parking lot and drop-off area will be reconfigured to allow a safer loading zone for children.

The Wilcox Head Start center and BGCO both have a long-standing 50-year history of providing family and child services to eligible families. BGCO’s vision to expand and create a campus of community services will increase access to those resources for Head Start families. This site is centrally located in the Oshkosh area with high rates of eligible families and has historically been at full enrollment.

Funding for the Head Start portion of the construction is expected to come from a variety of sources. The U.S. Department of Health and Human Services through the Office of Head Start is awarding grants to local Head Start programs nationwide to help build back to fully operational, in-person programs. Through the Coronavirus Response & Relief Supplemental Appropriations Act (CRRSAA) and the American Rescue Plan (ARP), UW Oshkosh Head Start has applied for \$650,000 in grant funds. Other sources of funds include a balance of \$350,000 from the current Head Start operational grant allowed to carry over due to closures and unprecedented staffing issues due to COVID, \$50,000 in collaboration funds from Oshkosh Public Schools, and a donation of \$150,000 in services from the general contractor performing the work. In addition, BGCO will be amortizing \$500,000 of the construction cost over the first 10 years of the lease term.

Lease Terms

University Function	Head Start, federal early childhood education program
Lease Location	515 E. Parkway, Oshkosh, WI
Type of Negotiation or Selection Process	Negotiated
Lessor	Boys and Girls Club of Oshkosh, LLC
Anticipated Occupancy Date	July 1, 2022
Lease Term	15 years
Escalation Rate	2.75%
Operating Expenses	Lessee pays classroom janitorial, pro rata share of utilities, and phone and data costs estimated at \$4.00 per square foot.
Renewal Options	Three 5-year renewal options
Purchase Option	None
Space Type	Office
Square Feet	12,405
Total Reconciled Cost Per Square Foot, year 1, without tenant improvements	\$10.95/GSF

Initial 15-year Lease Term Total Projected Cost	Gross rent	\$2,480,534
	Tenant Improvements	<u>\$ 607,471</u>
	Total	\$3,088,005
Funding Source	Grant	

Previous Action(s)

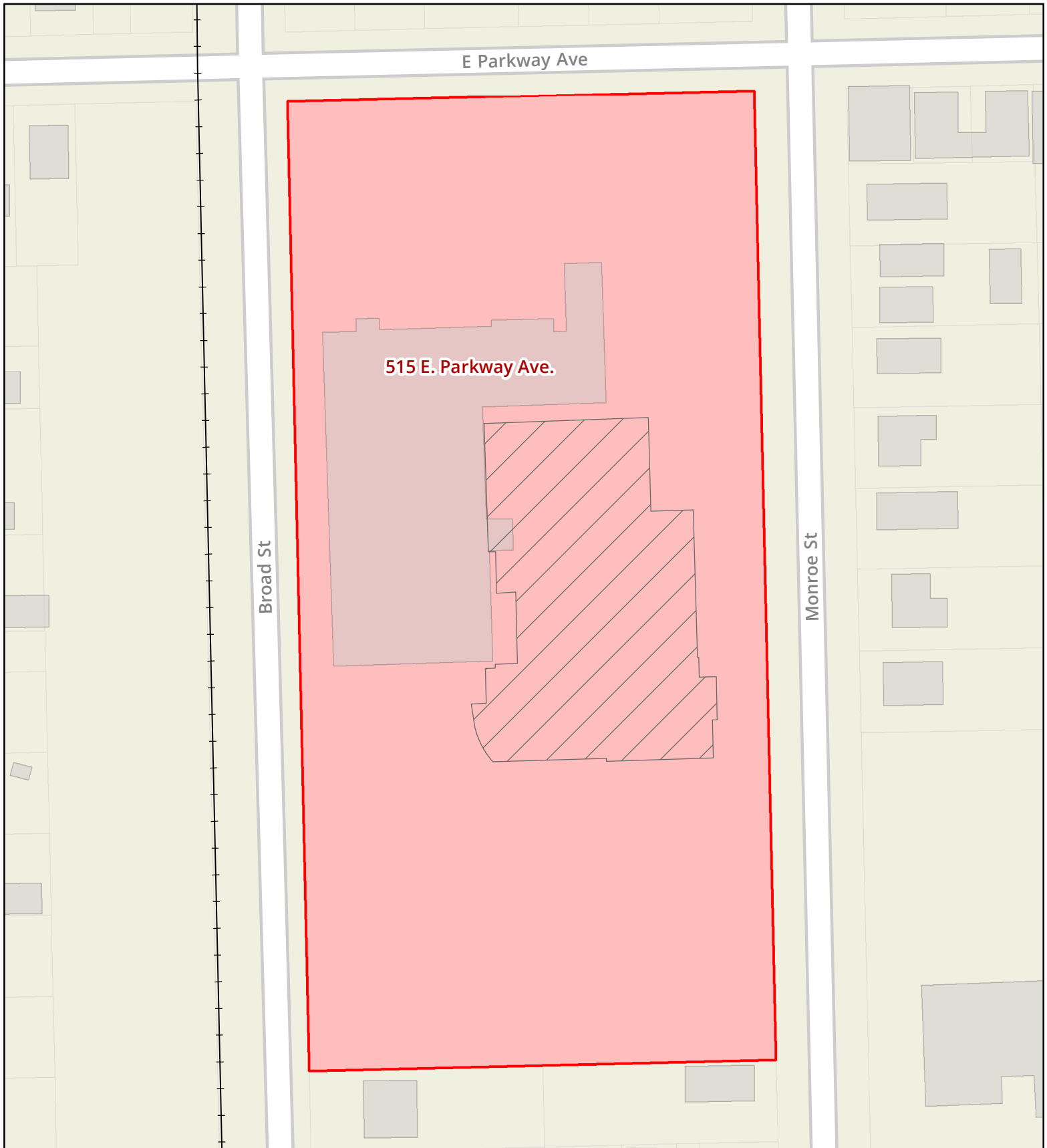
None.

Related Policies

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

ATTACHMENT(S)




- A. UW Oshkosh: Head Start Lease Map

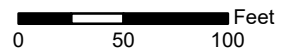


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW Oshkosh: Head Start Lease

 Proposed Lease	 Proposed Future Development
 Existing Building	



**AUTHORITY TO PURCHASE 2.65 ACRES OF LAND AND BUILDING,
UW OSHKOSH**

REQUESTED ACTION

Adoption of Resolution J., authority to purchase a 2.65-acre parcel of land and improvements, UW Oshkosh.

Resolution J. That, upon the recommendation of the Chancellor of UW Oshkosh and the President of the UW System, the UW System Board of Regents grants authority to purchase an approximately 2.65-acre parcel of land and improvements located at 444 N. Sawyer Street, Oshkosh, Wisconsin.

SUMMARY

This is the acquisition of a 22,237 square foot building located on a 2.65-acre parcel of land. The land and building are located across the street from the UW Oshkosh Sports Complex and Titan Stadium which are both located across the Fox River from the main campus. The lower level of the building will be used as storage and indoor practice space for the newly formed UW Oshkosh Titan Thunder marching band while the first-floor office space will be used to house marching band and athletics coaching staff. The purchase price is \$675,000. The property includes a separate 10' x 20' storage building.

Presenter(s)

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

BACKGROUND

To remain competitive within NCAA Division III and WIAC sports, additional coaching staff have been hired for both men's and women's sports. Limited office space is available on the main campus, but with the softball, baseball, football, and soccer practice and competition fields located across the street at the UW Oshkosh Sports Complex, it is logical to locate the coaching staff proximate to the fields. These staff are temporarily housed in a

converted meeting room at the Kolf Sport Center on the main campus. The seller is leaving all the office and systems furniture, so staff can move in with little additional expense.

For many years, students who attend UW Oshkosh (UWO) have requested the formation of a marching band to perform at athletic events. Beyond offering another enriching opportunity for UWO students to engage in, the fall 2022 launch of the Titan Thunder Marching Band represents a new extracurricular offering expected to help drive the institution's enrollment. For decades, UWO has been without a marching band while other institutions in the UW System have offered such programs. In recent years, a marching band has been commonly cited as a desirable program by prospective UWO students as part of their student experience. The lack of a program, conversely, has likely been detrimental to UWO's recruiting and retention efforts. With Titan Thunder's launch, and the necessary faculty, instrument and equipment acquisition and storage space secured, the program will be in strong position to thrive and help contribute to the university's high-priority and multifaceted recruitment strategies.

The marching band will occupy portions of the first floor and the lower level of the building using the space for storage, offices, classroom, and practice. The two levels of the building were originally constructed with higher-than-normal ceilings for use as a conference center which will provide the additional height needed to accommodate band practices with their instruments and flags.

Two appraisals were completed prior to making an offer to purchase. The purchase price is between the two appraised values. There are several deferred maintenance items which the seller will be paying to have repaired. Prior to closing, the seller will be re-sealing and patching the parking lot, installing a new roof on the garage, and repairing the storm water drainage system around the building totaling over \$58,000.

Previous Action(s)

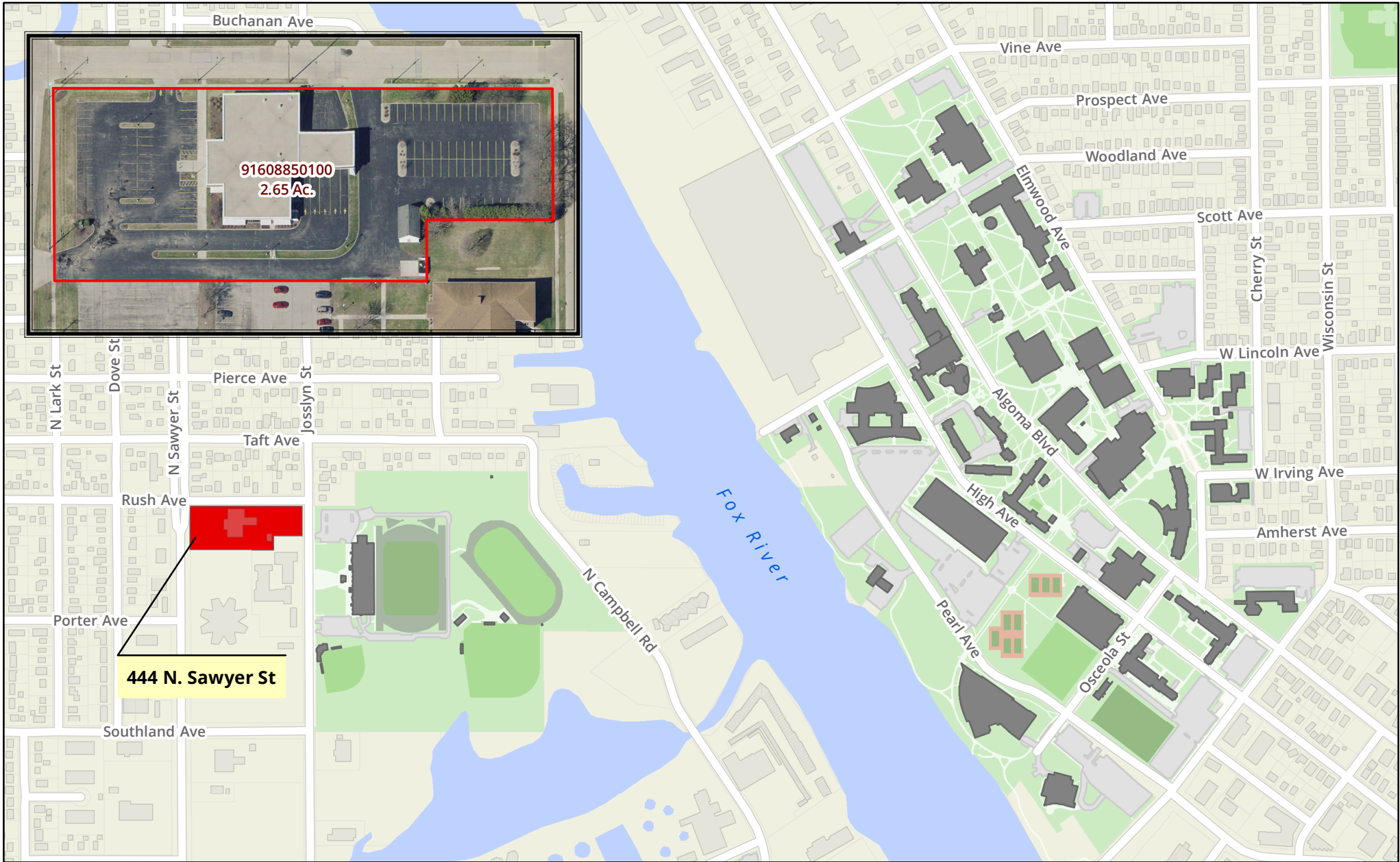
None.

Related Policies

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

ATTACHMENT(S)

- A. UW Oshkosh: N. Sawyer St. Acquisition Map

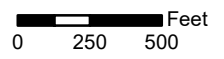


Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW Oshkosh: N. Sawyer St. Acquisition

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



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April 7, 2022

**AUTHORITY TO PAY A CITY OF PLATTEVILLE SPECIAL ASSESSMENT,
UW-PLATTEVILLE**

REQUESTED ACTION

Adoption of Resolution L., authorizing payment of a City of Platteville special assessment for a sanitary sewer replacement project.

Resolution L. That, upon the recommendation of the Chancellor of UW-Platteville and the President of the UW System, the UW System Board of Regents authorizes the payment of \$185,000 Program Revenue-Cash to the City of Platteville for a Special Assessment for a sanitary sewer replacement project adjacent to the Williams Field House.

SUMMARY

Pursuant to Wis. Stats. 66.703(6) and 66.0705 (2) regarding Special Assessments by Local Ordinance, if the assessment to a state property is \$50,000 or more, the affected state agency must submit a request to the State Building Commission for review and approval. No project for which the State is assessed \$50,000 or more may be commenced and no contract for the project may be let without the approval of the assessment by the SBC under sub-section VIII, Part H.

The project will replace the manholes and the failing main sanitary sewer line which serves a large portion of campus buildings including the Williams Field House. The project scope will include relocating a portion of the line from underneath the UW-Platteville turf field and track while adjusting the depth of the line. The total project budget is \$785,000 with the University's share being approximately \$185,000 or 24% of the total budget. Construction is scheduled to begin in summer 2022.

Presenter(s)

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

BACKGROUND

In the Fall of 2021, UW-Platteville campus reported to the City of Platteville a sanitary sewer issue in the Williams Field House. After further investigation, it was determined that the original 10" clay sanitary sewer pipe was crushed. An emergency temporary fix was performed. It was also determined that several sections of the main line were as deep as 30 feet as it followed a former natural drainage swale. The City concluded the localized sanitary sewer main needed to be replaced and worked with campus on a relocation plan to avoid the UW-Platteville track and turf field.

The City of Platteville has funded the replacement of utility infrastructure due to exceeding its useful life. However, the University is responsible for the cost differential of the main replacement and the relocation around campus assets. The values are based on the estimated project budget. The final amount assessed will be adjusted to reflect the actual project costs, which the University will incur, following completion in Fall 2023.

Budget

This project will be delivered by the City of Platteville. The University of Wisconsin is being assessed its share of the project costs, per the City of Platteville assessment policies. The University's share of the total project budget is 24%. The table below summarizes the project cost by entity.

Entity	Cost Share	Percent
University of Wisconsin	\$185,000	24%
City of Platteville	\$600,000	76%
TOTAL PROJECT	\$785,000	100%

Previous Action(s)

None.

Related Policies

- Regent Policy Document 19-1, "[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(S)





- A. UW-Platteville: Assessable Improvements Map




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

This map is for reference purposes only.

UW-Platteville: Assessable Improvements

 Proposed Sanitary Sewer	 Campus Building
 UW Property	 Campus Parking Area

0 75 150 Feet



April 7, 2022

**AUTHORITY TO DEMOLISH THOMAS AND PUTNAM RESIDENCE
HALLS TO BUILD THE NEW SCIENCE AND HEALTH SCIENCES
BUILDING, UW-EAU CLAIRE**

REQUESTED ACTION

Adoption of Resolution M., authorizing the demolition of Thomas and Putnam Residence Halls to prepare the site for the new Science and Health Sciences Building.

Resolution M. That, upon the recommendation of the Chancellor of UW-Eau Claire and the President of the UW System, the UW System Board of Regents authorizes the demolition of Thomas and Putnam Residence Halls to prepare the site for the new Science and Health Sciences Building for an estimated demolition cost of \$1,684,800 Program Revenue Cash.

SUMMARY

This project abates and demolishes two student residences, Putnam Hall (25,196 ASF/36,769 GSF) and Thomas Hall (21,135 ASF/35,496 GSF), and prepares the site for the construction of a new Science and Health Sciences Building. The new building will be a home for the Chemistry, Materials Science & Engineering, Physics & Astronomy, and Psychology programs. New Nursing simulation laboratories and a new Mayo Clinic research laboratory suite will also be provided.

Presenter(s)

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

BACKGROUND

UW-Eau Claire has a tradition of excellence in undergraduate research and natural sciences education that is being adversely impacted by the quality of the main campus science facility. The 60-year-old Phillips Science Hall is structurally incapable of serving its originally intended function or mission and was designed in an era when passive instruction and specialized instructional laboratories were commonplace. These relic spaces inhibit the

ability of faculty and staff to provide the multi-disciplinary, hands-on, high impact learning experiences incoming students, external accreditation boards, and industry partners need and expect from UW-Eau Claire.

A science program feasibility study was completed in 2018. It explored three alternatives to address science facility needs at UW-Eau Claire: renovation of existing space, a combination of renovation and new construction, and building new replacement space. The renovation options explored included a comprehensive and holistic renovation of Phillips Hall, a comprehensive renovation of all but the Phillips Hall office wing, and select renovations within Hibbard Hall (90,478 ASF/161, 677 GSF constructed in 1973) and Nursing Hall (26,899 ASF/46,929 GSF constructed in 1968 with a 1984 building addition). Phillips Hall currently houses the physical sciences (anthropology, astronomy, biology, chemistry, computer sciences, geography, geology, materials sciences, and physics), Hibbard Hall houses mathematics and psychology, and Nursing Hall houses the emerging pre-professional health science programs.

The 2010-2030 UWEC masterplan first identified the site occupied by Thomas and Putnam residence halls as future home of a new science facility to replace the ageing Phillips Hall. UW-Eau Claire Department of Housing has already replaced the loss of the beds housed in these halls through the acquisition and construction of three new properties, The Suites built on campus and completed in 2017, and by leasing two off-campus facilities. Furthermore, these aging halls no longer meet the expectations of incoming students and require significant maintenance. As of September of 2021, Thomas and Putnam Halls have only served as temporary quarantine housing.

A request for authority to construct the rest of the project will occur later. In order to keep the project on schedule and reduce risk and maintenance of unoccupied buildings on campus, an early bid package will be released as the design team finishes the construction documents for the new science building.

Budget / Schedule

Abatement/Demolition	\$1,295,800
Design	\$135,000
DFDM Mgt.	\$59,600
Contingency	\$194,400
Equipment/ Other Fees	\$0
TOTAL	\$1,684,800

SBC Approval	May 2022
A/E Selection	Sept 2020
Design Report	Feb 2022
Bid Opening	May 2022
Demolition Begin	Aug 2022
Substantial Completion	Oct 2022

Previous Action(s)

August 23, 2018
Resolution 11079

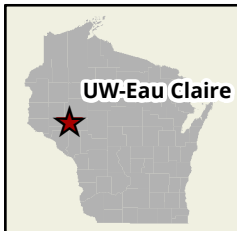
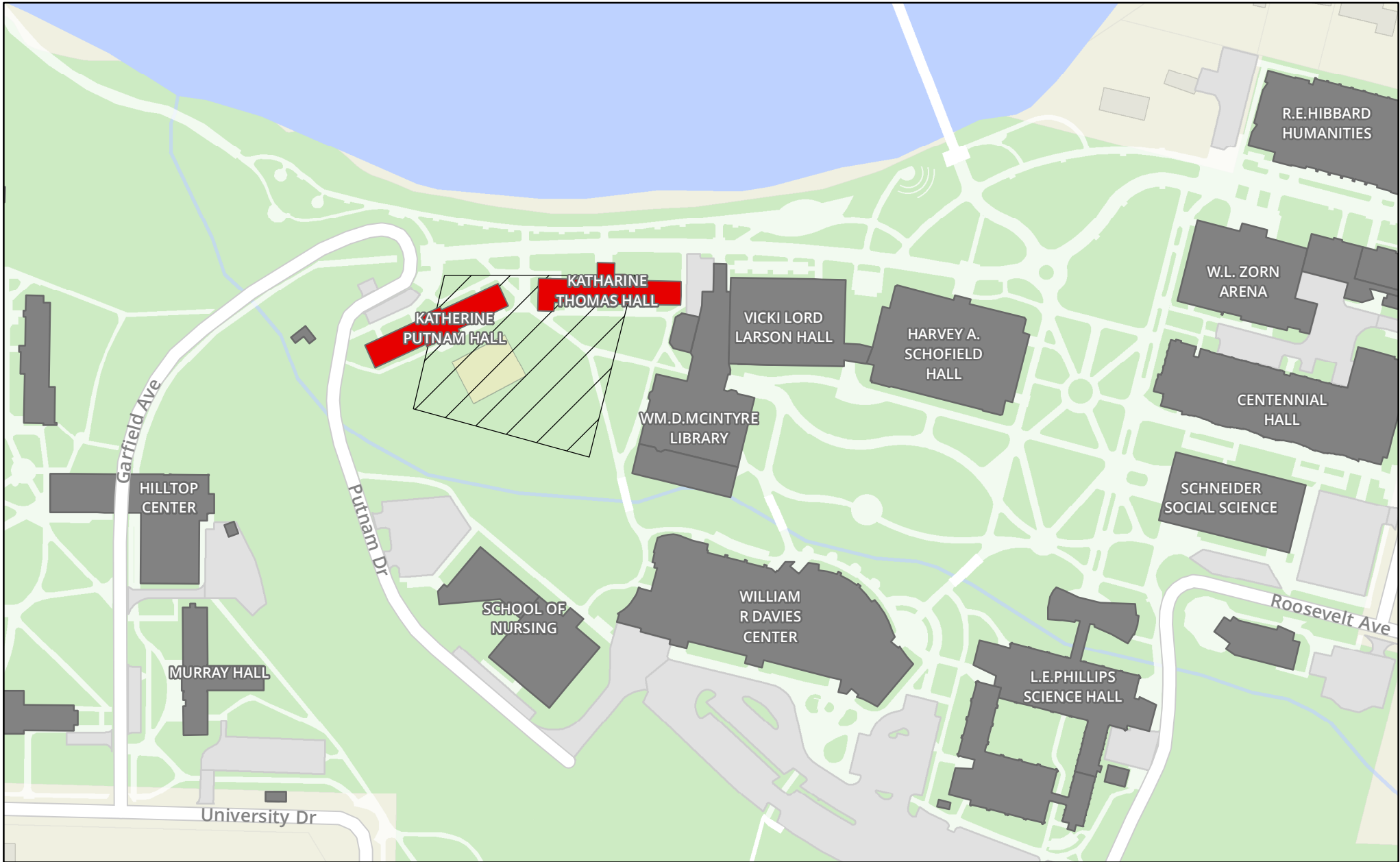
Recommended that the Science and Health Sciences Building Phase 1 project for an estimated total cost of \$109,000,000 (\$93,250,000 General Fund Supported Borrowing; \$2,041,000 Cash; and \$13,709,000 Gifts) be submitted to the Department of Administration as part of the UW System 2019-21 Capital Budget Request

Related Policies

- Regent Policy Document 19-1, "[Funding of University Facilities Capital Costs](#)"
- Regent Policy Document 19-5, "[Delegation of Authority to Remove Unneeded Structures](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

ATTACHMENT(S)

- A. UW-Eau Claire: Putnam Hall & Thomas Hall Demolitions Map

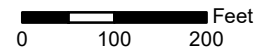


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Eau Claire: Putnam Hall & Thomas Hall Demolitions

- Proposed Demolitions
- Campus Building
- Tentative Development Footprint
- UW Property



**AUTHORITY TO CONSTRUCT THE SANDBURG HALL WEST TOWER
RENOVATION PROJECT, UW-MILWAUKEE**

REQUESTED ACTION

Adoption of Resolution N., authorizing the completion of design and construction of the Sandburg Hall West Tower Renovation project.

Resolution N. That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the UW System, the UW System Board of Regents authorizes construction of the Sandburg Hall West Tower Renovation project for an estimated total cost of \$11,445,000 Existing Program Revenue Supported Borrowing.

SUMMARY

The Sandburg Residence Hall facility complex is comprised of four resident room towers, a residence commons, and a parking structure that serves approximately 2,800 students. This project focuses on the 16-floor west tower.

The renovation will address maintenance of bathrooms, bedrooms, support services space, and elevators in the west tower. The project will also update HVAC, electrical, and fire alarm systems to address deferred maintenance and comply with current life and safety codes. Two urgent and essential portions of the project are bathrooms and elevators. The project will replace plumbing laterals and showers that are corroded from years of use and require an increasing number of emergency repairs. The repairs on a lower floor show signs of water damage from leaking upper floor pipes. The project will also create new ADA accessible resident bathrooms as well as other spaces. The project will renovate and modernize three sets of three traction elevators that are original to the building. The proposed scope of work will selectively and partially renovate all 63,207 ASF/114,921 GSF of the west tower.

Presenter(s)

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

BACKGROUND

The Sandburg Hall complex provides accommodations for approximately 2,800 students. It opened in 1970 with a west tower (16 floors), a south tower (20 floors), and a Green Commons (2 floors that connected all three towers) which includes space for food service, a convenience store, a cinema, administration, and support. The north tower (28 floors) opened in 1971. These three towers provide suite-style accommodations with single and double bedrooms that share a common bathroom. In 2001, the fourth resident tower, east tower (19 floors) opened and provides apartment-style rooms.

A project to address the maintenance needs of the original three towers was enumerated in the 2017-19 biennium. A comprehensive building code and facility condition assessment was performed on the entire complex. A master plan was developed to renovate and repair Sandburg Hall. Design alternatives, phasing options, and plan implementation scenarios with corresponding budget estimates and schedules were developed for the proposed scope of work included in the enumerated project. The south tower was in the worst condition and its work was prioritized and completed first, followed by the north tower, which is currently under construction. During the planning and design phases of the first two towers, the scope of work was limited to building infrastructure and life safety deficiencies. Even with this approach, the enumerated budget is not sufficient to complete all three towers as originally intended. It was also determined during the planning and design of the enumerated project that the Sandburg Commons required a sprinkler system retrofit to meet current code, which resulted in approximately \$2 million of unplanned scope being included in the enumerated project.

The majority of the mechanical and building system components have reached the end of their useful lives, with approximately 80% of the space being more than 45 years old. Frequent bursting pipes and slow leaks are becoming too numerous to repair and require system replacement. One leak can shut down a tower quadrant and potentially affect 280 students in 56 suites. This project will replace outdated waste and supply pipes; plumbing fixtures; and affected areas including walls, floors, fixtures, finishes, and mechanical and electrical. It will create spaces that meet current building code and ADA requirements. The failing bathroom pipes were first identified in 2010 in the west tower. The problems continued in the south and north towers. These were stabilized as they occurred, but the leaks damaged other parts of the building. The project will replace and modernize three sets of traction elevators that are increasingly difficult to maintain due to worn or loose-fitting mechanical parts, discontinued circuit boards, and bearing and sheave deterioration.

The alternatives to this major project are to complete the upgrades in phases with smaller maintenance projects. A single project will provide continuity of design and lessen the

impact on building occupants. In addition, this approach avoids cost escalation that would result by spreading the proposed work over several biennia.

Budget / Schedule

Construction	\$9,569,400
Design	\$0
DFD Mgt	\$440,200
Contingency	\$1,435,400
Equipment	\$0
Other Fees	\$0
TOTAL	\$11,445,000

Design Report	Mar 2022
SBC Approval	May 2022
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	Jul 2023
Final Completion	Dec 2023

Previous Action

August 20, 2020
Resolution 11493

Recommended that the Sandburg Hall West Tower Renovation project for an estimated total cost of \$11,445,000 Existing Program Revenue Supported Borrowing be submitted to the Department of Administration as part of the UW System 2021-23 Capital Budget Request.

Related Policies

- Regent Policy Document 19-1, "[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(S)

- A. UW-Milwaukee: Sandburg Hall West Tower Renovation Map

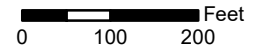


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Milwaukee: Sandburg Hall West Tower Renovation

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



April 7, 2022

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

REQUESTED ACTION

Adoption of Resolution O., authorizing construction of a 2019-21 Classroom Renovation/ Instructional Technology Improvement Program project.

Resolution O. 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 project at an estimated total cost of \$3,144,000 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 an individual project budget, and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within the authorized funding.

SUMMARY

Inst	Project	GFSB	Total
MSN	Agricultural Hall 125 Classroom Renovation	\$3,144,000	\$3,144,000
	Total	\$3,144,000	\$3,144,000

Presenter(s)

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

BACKGROUND

UW-Madison – Agricultural Hall 125 Classroom Renovation

This project will remodel one of the largest lecture halls on the UW-Madison campus, Agricultural Hall room 125. The historic space was built in 1903, seats nearly 600 individuals, and has largely gone untouched since its opening, except for minor remodels to the rear projection booth and the lecturer’s stage. Since the hall’s current HVAC system is inadequate, this project will add a new air handling unit dedicated to the lecture hall. This project will provide new paint, repair plaster walls and ceiling, and replace the current writing surfaces and projection screen. The original balcony stairs which connect to the lecturer’s stage will be rebuilt according to historic standards, and all doors and associated hardware will be replaced to closely match the originals. Furnishings within the lecture hall will be replaced in kind. In order to improve the sound and lighting quality, acoustical treatments and a new lighting system will be installed.

The 100+ year old lecture hall is historically significant to the University of Wisconsin-Madison and is also listed on the National Register of Historic Places. By updating the systems, finishes, and furnishings while preserving, restoring, and augmenting the historical integrity and beauty of this historical marquee lecture space, this project ensures that the lecture hall will be available as an instructional space for future generations of Badger students.

Budget

Construction	\$2,211,900
Design	\$257,300
DFDM Mgt	\$109,900
Contingency	\$534,200
Equipment	\$26,000
Other Fees	\$4,700
TOTAL	\$3,144,000

SBC Approval	May 2022
A/E Selection	Feb 2021
Design Report	Jan 2022
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	Jul 2023
Final Completion	Sep 2023

Previous Action(s)

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.

February 5, 2021
Resolution 11593

Authorized construction of 2019-21 Classroom Renovation/Instructional Technology Improvement Program 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.

July 9, 2021
Resolution 11656

Approved the allocation of 2019-21 Classroom Renovation/Instructional Technology Improvement Program funds; authorizes construction of the related project at an estimated total cost of \$6,037,500 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 an individual project budget, and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within the authorized funding.

Related Policies

- Regent Policy Document 19-1, ["Funding of University Facilities Capital Costs"](#)
- Regent Policy Document 19-15, ["Physical Development Principles"](#)
- Regent Policy Document 19-16, ["Building Program Planning and Approval"](#)

April 7, 2022

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

REQUESTED ACTION

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

Resolution P. 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 \$19,745,900 (\$3,905,000 General Fund Supported Borrowing; \$11,662,400 Program Revenue Supported Borrowing; and \$4,178,500 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MSN	21E1R	Helen C. White Parking Garage 6 Structural Repairs			\$428,600	\$428,600
WTW	19G1K	Connor University Center/Moraine Bookstore Roof Replacement		\$1,105,500	\$560,300	\$1,665,800
WTW	2111R	Fischer Hall/Goodhue Hall Roofing Replacements		\$822,800	\$82,600	\$905,400
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$0	\$1,928,300	\$1,071,500	\$2,999,800

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
GBY	20A3J	North Campus Primary & Secondary Electrical Upgrade	\$3,905,000		\$655,000	\$4,560,000
WTW	20B1E	Schwager Drive Reconstruction & Lot 22 Expansion		\$87,800	\$863,900	\$951,700
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$3,905,000	\$87,800	\$1,518,900	\$5,511,700

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
LAX	19K1M	Sanford Hall Renovation		\$1,500,000	\$1,497,900	\$2,997,900
HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION SUBTOTALS			\$0	\$1,500,000	\$1,497,900	\$2,997,900

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MIL	21H10	Norris Hall Infrastructure Renovation		\$2,029,000		\$2,029,000
WTW	16H2Z	Goodhue Hall 3rd Floor Renovation		\$1,405,400	\$90,200	\$1,495,600
PROGRAMMATIC REMODELING AND RENOVATION SUBTOTALS			\$0	\$3,434,400	\$90,200	\$3,524,600

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
PKS	21G1M	UWPKS East Lot Solar Photovoltaic Array		\$4,711,900		\$4,711,900
ENERGY CONSERVATION SUBTOTALS			\$0	\$4,711,900	\$0	\$4,711,900

	GFSB	PRSB	CASH	TOTAL
APRIL 2022 TOTALS	\$3,905,000	\$11,662,400	\$4,178,500	\$19,745,900

Presenter(s)

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

BACKGROUND**UW-Madison - Helen C. White Hall Parking Garage 6 Structural Repairs:**

This project repairs structural conditions at the upper level of Helen C. White Hall Parking Garage 6. Project work also includes providing non-structural repairs to concrete spalling on the upper-level ceiling not related to the beams mentioned above.

As part of a 2020 condition assessment, a structural safety concern was found. Located along grids '3', '7', and 'D' is an edge beam spanning between columns that functions as a bearing ledge for the concrete plaza slab that is the roof of the parking garage. Significant spalling has occurred along the length of these edge beams resulting in a reduction of bearing length to support the plaza slab edges. The bearing length for the slab on the beam has been reduced by up to 75-percent in some locations from its original three and a half inches to less than one inch; complete bearing loss would ultimately result in catastrophic collapse of the plaza deck. A supplemental bearing device is required to prevent future bearing loss and collapse.

UW-Whitewater - Connor University Center/Moraine Bookstore Roof Replacement:

This project removes and replaces approximately 44,000 square feet of roofing system,

related flashings, and insulation down to the structural roof deck at the Connor University Center (27,000 SF) and Moraine Bookstore (17,000 SF). New insulation and a fully adhered Ethylene Propylene Diene Monomer (EPDM) roof system will be installed over the prepared roof deck. Designated roof drains will also be replaced in conjunction with the roof replacement.

A recently conducted nuclear moisture meter test of Connor University Center Areas 1 and 3 revealed that there is a significant amount of moisture (between 25%-100% saturated) in the insulation which necessitates complete roof replacement. Areas of the roof area are leaking and causing damage to the ceiling tiles and drywall located below them. The other areas are beginning to deteriorate and will require significant maintenance and repair or replacement soon. Leaks were also observed in the building in rooms under the Connor University Center Areas 18 and 22-27. Just as in Areas 1 and 3, a recently conducted nuclear moisture meter test revealed there is a significant amount of moisture (between 25%-100% saturated) in the insulation which necessitates complete roof replacement. Areas of the roof area are leaking and causing damage to the ceiling tiles and drywall located below them. Other areas are beginning to deteriorate and will require significant maintenance and repair or replacement soon. Areas of the Moraine Bookstore roof are leaking and causing damage to the ceiling tiles and drywall located below them. Engineers and DFDM staff inspected the roof and found areas of retained water where the spray foam has absorbed so much water it acts like a waterbed mattress. All parties completing the inspection agreed that the current condition of the roof dictates that it should be replaced. Other state-owned buildings have a similar situation and were replaced before it caused the roof to collapse.

UW-Whitewater - Fischer Hall/Goodhue Hall Roofing Replacements:

This project removes roof material down to the structural deck and replaces the roof cover and insulation with a fully adhered, sloped, polyisocyanurate insulation system and Ethylene Propylene Diene Monomer (EPDM) roofing system. Replacement of the roof penetrations, hatches, drains, and copings will also be included.

Both structures' main roof areas are composed of a concrete deck. Applied directly to the deck is a layer of coal tar roof membrane. This is overlain by approximately ten inches of spray-applied Polyurethane Foam (SPF) roof and a thin layer of silicone water proofing at the surface with embedded granules. The roof section spray foam coatings are almost 10 years old. Recent site inspections by the Physical Plant staff and the Division of Facilities Development staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. An inspection in September 2019 found repeated cracking in the spray foam allowing water penetration.

UW-Green Bay - North Campus Primary and Secondary Electrical Upgrade:

This project expands the medium voltage campus distribution system to four buildings that are currently fed from other buildings. Instructional Services is currently fed via a 120/208V feeder from Environmental Sciences. This project creates a new primary room in Instructional Services with a new medium voltage feeder, loop switches, and transformer. Medium voltage equipment in Environmental Sciences will also be replaced. Studio Arts, Student Services, and the University Union are currently fed via 277/480V feeders from Theatre Hall. This project installs a new dedicated medium voltage transformer in Theatre Hall to feed Studio Arts; creates a new primary room with medium voltage feeder, loop switches, and transformer in Student Services; and creates a new primary room with medium voltage feeder, loop switches, and transformer in the University Union. Medium voltage equipment in Theatre Hall will also be replaced. Project work also includes replacing the secondary switchgear in select buildings (Facilities Management, Kress Events Center, Laboratory Sciences, Rose Hall, and Wood Hall). Switchboards and panelboards in select other buildings are being evaluated and will be replaced depending on age and condition. New secondary switchboards in each building will add metering to tie into the existing campus metering system.

Theatre Hall serves as the primary feed for Studio Arts, Student Services, and the University Union. Should this primary gear fail, the three downstream buildings would also be without electrical power. The primary gear was installed in 1973. The secondary gear is at maximum capacity due to the requirements of the other three buildings. The University Union has three breakers feeding 120/208 voltage to their building. There would be a substantial negative impact to campus operations should the Theatre Hall primary service fail during an academic year.

UW-Whitewater - Schwager Drive Reconstruction & Lot 22 Expansion:

This project replaces Schwager Drive pavement and damaged curb and gutter from Warhawk Drive to Koshkonong Drive, creating a new drive surface. Storm sewer inlets will be replaced or new storm sewer inlets installed to improve drainage along the roadway. A storm water basin will be expanded and modified to provide storm water management and quality improvements.

The Schwager Drive asphalt has significant cracking throughout this area, as well as rutting near the curbs. It currently has a Pavement Surface Evaluation and Rating (PASER) rating of 2 (reconstruction required). The concrete curb and gutter have settled in some areas and in other areas have been damaged by snow plows. The road can no longer be patched and has deteriorated beyond repair. Additional parking is needed to accommodate athletic events such as football, baseball, and soccer games. When Parking lot 22 is not in use for those events, it will be used for remote parking for students and staff. The users currently park on the grass causing ruts and damage.

UW-La Crosse - Sanford Hall Renovation:

This project installs a full fire suppression system, including the extension of a new water main from the municipal main within the street, and a new fire alarm and smoke detection system. New electrical conduits will be extended to all resident rooms. The building transformer and switch gear will be replaced to provide for the upgraded circuits. High speed data cabling and wireless access points will be installed. One accessible shower/bathroom will be constructed on each of the four residential floors. The showers and restrooms on all four residential floors will be reconfigured and made accessible. The single-user toilet room in the basement will be expanded to provide full accessibility. The mechanical alterations include replacement of the exhaust fans and ducting within the reconfigured areas.

Sanford Hall was constructed in 1967 and there have been no significant renovations or upgrades in either facility since original construction. The continued deterioration of the housing stock has a negative impact on student recruitment and the overall student experience. Increased concern over accessibility and bathrooms that respect the diversity of the student population have made the residence hall renovations a priority. Sanford Hall will be vacated for the Spring and Summer 2023 semesters, providing an eight-month construction window.

UW-Milwaukee - Norris Infrastructure Renovation:

This project renovates 6,522 ASF/ 13,751 GSF in the 60-year old Norris Health Center for the relocation of UW-Milwaukee Police Department. Project work includes mechanical, electrical, plumbing and fire protection changes. Mechanical changes include replacement of existing HVAC equipment, pneumatic controls and ductwork in reconfigured area with a full HVAC renovation including rezoning the first and second floors with a VAV system. Electrical changes include new lighting, power in reconfigured areas and fire alarms throughout, a new backup generator and new building electrical service. Plumbing changes include new hot water storage tank with new piping and insulation, new hot water heater, demolition and addition of plumbing piping and fixtures in the building.

Originally it was determined that as Sandburg Hall was being renovated, the work would have to be done in an occupied building (the police department). However, as the first two phases progressed in the South and North Towers, it became apparent with the noise and disruption level of the construction project, it would be impossible for the police department to function, especially given potential impacts to the call dispatch section. It was clear that at the very minimum, the operation would have to relocate to temporary space for three to four months.

UW-Whitewater – Goodhue Hall 3rd Floor Renovation:

This project restores the third floor back to student residence rooms to provide overflow student housing (short term) and overflow and guest housing (long term). Project work includes remodeling the restroom and shower rooms and installing a new fire sprinkler riser in the building along with a complete fire sprinkler system throughout the third floor.

The demand for on-campus housing has exceeded available housing. When ROTC and another non-residential unit were relocated elsewhere on campus, the third floor of Goodhue Hall became available again to University Housing. Because students have been housed in lounges for several years, University Housing will upgrade the third-floor spaces to provide student housing to help alleviate this immediate need.

UW-Parkside – East Lot Solar Photovoltaic Array:

This project installs a new 2.08-megawatt solar photovoltaic array on approximately nine acres of undeveloped land on the east end of campus. UW-Parkside will benefit from the majority of 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. An environmental assessment has been completed and no adverse impacts were identified.

An energy assessment report was completed in March 2022 to analyze utility information and determine the most appropriate size of a zero-export solar photovoltaic array for UW-Parkside. This proposed scope of work is based on that assessment and determination. The project is projected to save approximately \$293,310 annually with a simple payback of 16.06 years, based on an energy bond interest rate of 5.25% 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 and aligns with campus goals of working toward the development and implementation of sustainable practices. A feasibility study determined that a 2.08-megawatt solar photovoltaic array will provide approximately 31% of the campus energy needs and reduce carbon emissions by approximately 1,965 tons/year. Once construction is complete, UW-Parkside will own and maintain the solar array and may utilize the array for educational purposes.

Previous Action(s)

None.

Related Policies

- Regent Policy Document 19-1, ["Funding of University Facilities Capital Costs"](#)
- Regent Policy Document 19-15, ["Physical Development Principles"](#)
- Regent Policy Document 19-16, ["Building Program Planning and Approval"](#)

PURPOSE DRIVEN CAPITAL INVESTMENTS: REIMAGINING THE STUDENT EXPERIENCE

REQUESTED ACTION

Host campus presentation; for information only.

SUMMARY

UW-Stevens Point will describe their capital needs for the future for a healthy and sustainable environment for the student experience.

Presenter(s)

- Pratima Gandhi, Vice Chancellor Business Affairs

BACKGROUND

The presentation will include the important capital needs for the future of the institution to create a healthy and sustainable campus, maximize use and reuse of existing facilities and enhance the image of the campus. We will discuss challenges with aging facilities, instructional space deficiencies, increased demand for student health and wellness and creating a welcoming and memorable environment.