

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget Committee

Thursday, February 10, 2022
8:45 a.m. – 10:00 a.m.

UW-Madison
Union South, Varsity Hall II
1308 W. Dayton Street
Madison, Wisconsin

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the December 9, 2021, Meeting of the Capital Planning and Budget Committee
- D. UW-Madison: Authority to Sell a 2.94-Acre Parcel of Land
- E. UW-Madison: Authority to Sell a 5.76-Acre Parcel of Land
- F. UW-Madison: Authority to Complete the Design and Construct the UW-Managed Biochemical Sciences Coon Lab Building Project
- G. UW-Madison: Authority to Complete the Design and Construct the UW-Managed Rowe WHAM Plasma Physics Lab Electrical and Cooling Upgrade Project
- H. UW-Madison Presentation: "Transforming the Built Environment: UW-Madison Future Facilities Planning Strategy"
- I. Report of the Senior Associate Vice President
 - a. Building Commission Actions
 - b. 2023-29 Capital Budget Update
- J. Closed session for the purpose of considering personal histories, as permitted by s.19.85(1)(f), Wis. Stats., related to the naming of a facility at UW-La Crosse

AUTHORITY TO SELL A 2.94-ACRE PARCEL OF LAND, UW-MADISON

REQUESTED ACTION

Adoption of Resolution D., to sell an approximately 2.94-acre parcel of land located at 6101 Mineral Point Road, Madison, Wisconsin.

Resolution D. That, upon recommendation of the Chancellor of UW-Madison, and the President of the UW System, the UW System Board of Regents authorizes the sale of a 2.94-acre parcel of land located at 6101 Mineral Point Road, Madison to University Research Park for \$90,467.63.

SUMMARY

In October 2021, the Board of Regents approved a memo of understanding (MOU) between UW-Madison and University Research Park (URP). One purpose of the memo is to advance UW-Madison's ongoing efforts to implement innovative opportunities to fund its public mission through the development of real estate as part of the Real Estate Initiative. The sale of this parcel is the first being considered for development by URP. As defined in the MOU, this parcel is identified as a 'non-contiguous' parcel with the UW-Madison campus. As such, URP can sell or ground lease this parcel once the parcel has been sold to URP. The price at which the parcel is sold is predetermined based on the formula historically used to transfer land parcels to URP in its development.

Presenter(s)

- Cindy Torstveit, Associate Vice Chancellor for Facilities Planning and Management, UW-Madison

BACKGROUND

UW-Madison's Real Estate Initiative seeks to achieve the following three goals: 1) Promote the strategic use of university real estate assets; 2) Generate resources for investment in our mission; and 3) Spur physical development on campus parcels that advances our strategic priorities. The MOU lays out the multi-step process for "Development Parcels"

brought forward by UW-Madison for development. The MOU establishes a joint working group to evaluate the fit of parcels for economic development based on mission need, master plan intent, other city/regulatory constraints, and stakeholder evaluation. Each parcel identified for development will have defined goals including proposed land use type that will impact development on campus. In addition, the MOU defines parcels outside of the main campus boundary as “non-contiguous” parcels. Under the MOU, URP has the right to ground lease or sell these parcels. This parcel is the first non-contiguous parcel being offered for sale to URP.

The 2.94-acre parcel is the former site of the Veterinary Diagnostic Lab. The site is currently vacant as the building was demolished as part of the new Veterinary Sciences building currently under construction. The parcel abuts a large private non-profit retirement community with frontage on Mineral Point Road. The campus master plan does not contemplate a future mission-related use and a transaction involving the parcel will generate revenue for the university. Upon divestiture of the parcel either through a long-term ground lease, or sale, URP will invest the proceeds from the transaction, net of transaction costs, for the benefit of UW-Madison. If a ground lease is the method selected, at the end of the ground lease period, the university will have the right to repurchase the parcel at the original purchase price plus any transaction costs and demolition costs.

Previous Action

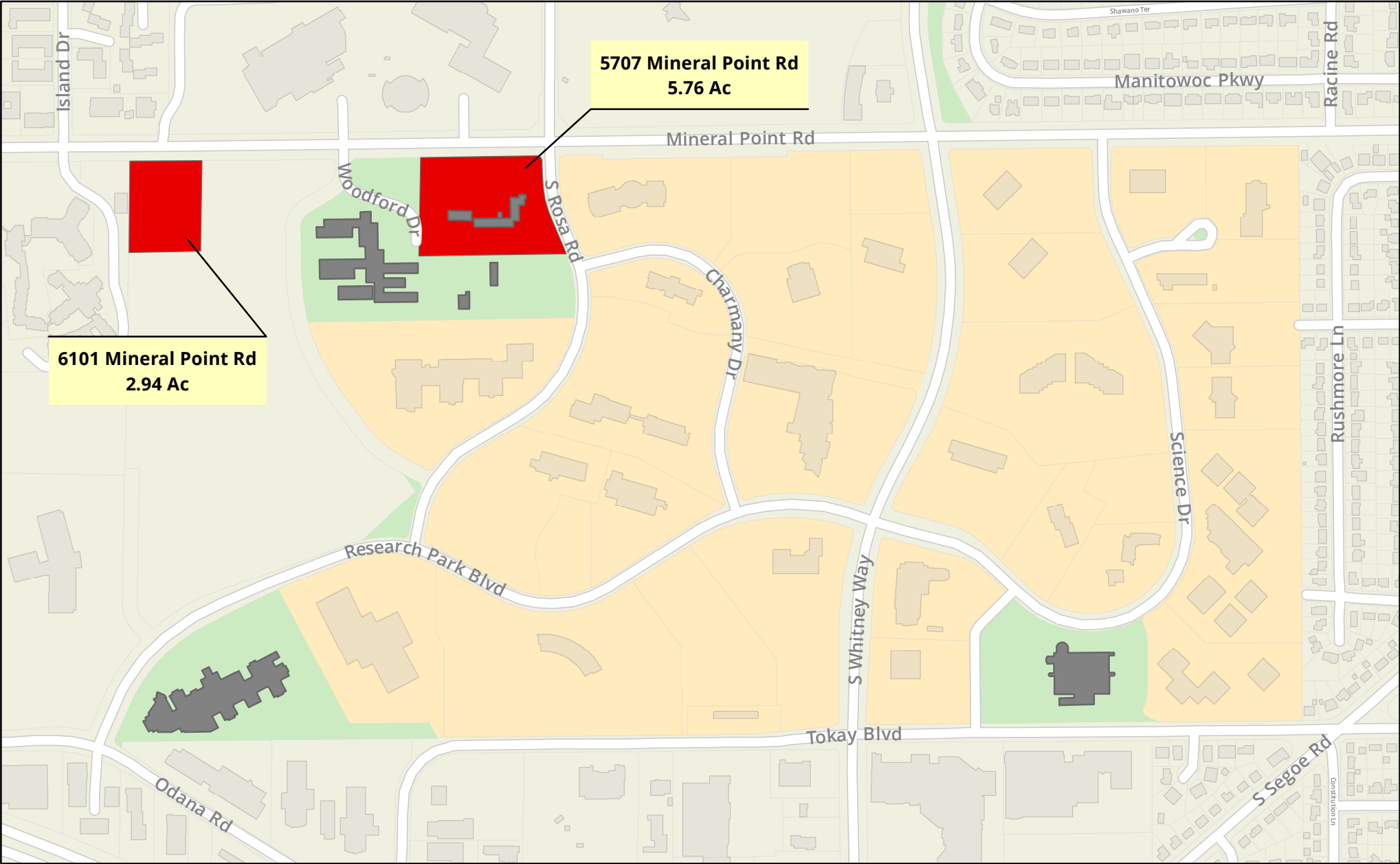
October 8, 2021	Approval of a Memorandum of Understanding with University
Resolution 11694	Research Park, Incorporated, to build upon the existing process for the strategic utilization of real estate assets at UW-Madison.

Related Policies

- Regent Policy Document 13-2, [“Real Property Contracts: Signature Authority and Approval”](#)
- Regent Policy Document 19-12, [“Oversight of Facilities Constructed for University Purposes”](#)

ATTACHMENT(S)





A. UW-Madison: Sale of Property to URP



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

This map is for reference purposes only.

UW-Madison: Sale of Property to University Research Park

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|--|---|
|  Proposed Sale Parcels |  UW Property |
|  University Research Park |  UW Building |

0 250 500 Feet



AUTHORITY TO SELL A 5.76-ACRE PARCEL OF LAND, UW-MADISON

REQUESTED ACTION

Adoption of Resolution E., to sell an approximately 5.76-acre parcel of land located at 5707 Mineral Point Road, Madison, Wisconsin.

Resolution E. That, upon recommendation of the Chancellor of UW-Madison, and the President of the UW System, the UW System Board of Regents authorizes the sale of a 5.76-acre parcel of land located at 5707 Mineral Point Road, Madison to University Research Park for \$158,530.

SUMMARY

In October 2021, the Board of Regents approved a memo of understanding (MOU) between UW-Madison and University Research Park (URP). One purpose of the memo is to advance UW-Madison's ongoing efforts to implement innovative opportunities to fund its public mission through the development of real estate as part of the Real Estate Initiative. The sale of this parcel is the first being considered for development by URP. As defined in the MOU, this parcel is identified as a 'non-contiguous' parcel with the UW-Madison campus. As such, URP can sell or ground lease this parcel once the parcel has been sold to URP. The price at which the parcel is sold is predetermined based on the formula historically used to transfer land parcels to URP in the development of the University Research Park.

Presenter(s)

- Cindy Torstveit, Associate Vice Chancellor for Facilities Planning and Management, UW-Madison

BACKGROUND

UW-Madison's Real Estate Initiative seeks to achieve the following three goals: 1) Promote the strategic use of university real estate assets; 2) Generate resources for investment in our mission; and 3) Spur physical development on campus parcels that advances our strategic priorities. The MOU lays out the multi-step process for "Development Parcels" brought forward by UW-Madison for development. The MOU establishes a joint working group to evaluate the fit of parcels for economic development based on mission need,

master plan intent, other city/regulatory constraints, and stakeholder evaluation. Each parcel identified for development will have defined goals including proposed land use type that will impact development on campus. In addition, the MOU defines parcels outside of the main campus boundary as “non-contiguous” parcels. Under the MOU, URP has the right to ground lease or sell these parcels. This parcel is one of the first non-contiguous parcels being offered for sale to URP.

The 5.76-acre parcel is located at the corner of Mineral Point and Rosa Roads and is the north entrance to the research park. There are two buildings still located on the site, though they are only used for storage at this time. The buildings do not add value to the land. In addition, there was an old house and a small lab building that were recently demolished as part of the new Veterinary Sciences building currently under construction. The UW-Madison campus master plan does not contemplate a mission-related use for this parcel.

Given its location, the parcel plays a broader role in the continued development in the densification of the research park. URP is expected to advance development plans for this parcel soon. URP will invest the proceeds from the transaction, net of URP development costs, for the benefit of UW-Madison as defined in the MOU. Upon divestiture of the parcel either through a long-term ground lease, or sale, URP will invest the proceeds from the transaction, net of transaction costs, for the benefit of UW-Madison. If a ground lease is the method selected, at the end of the ground lease period, the university will have the right to repurchase the parcel at the original purchase price plus any transaction costs and demolition costs.

Previous Action

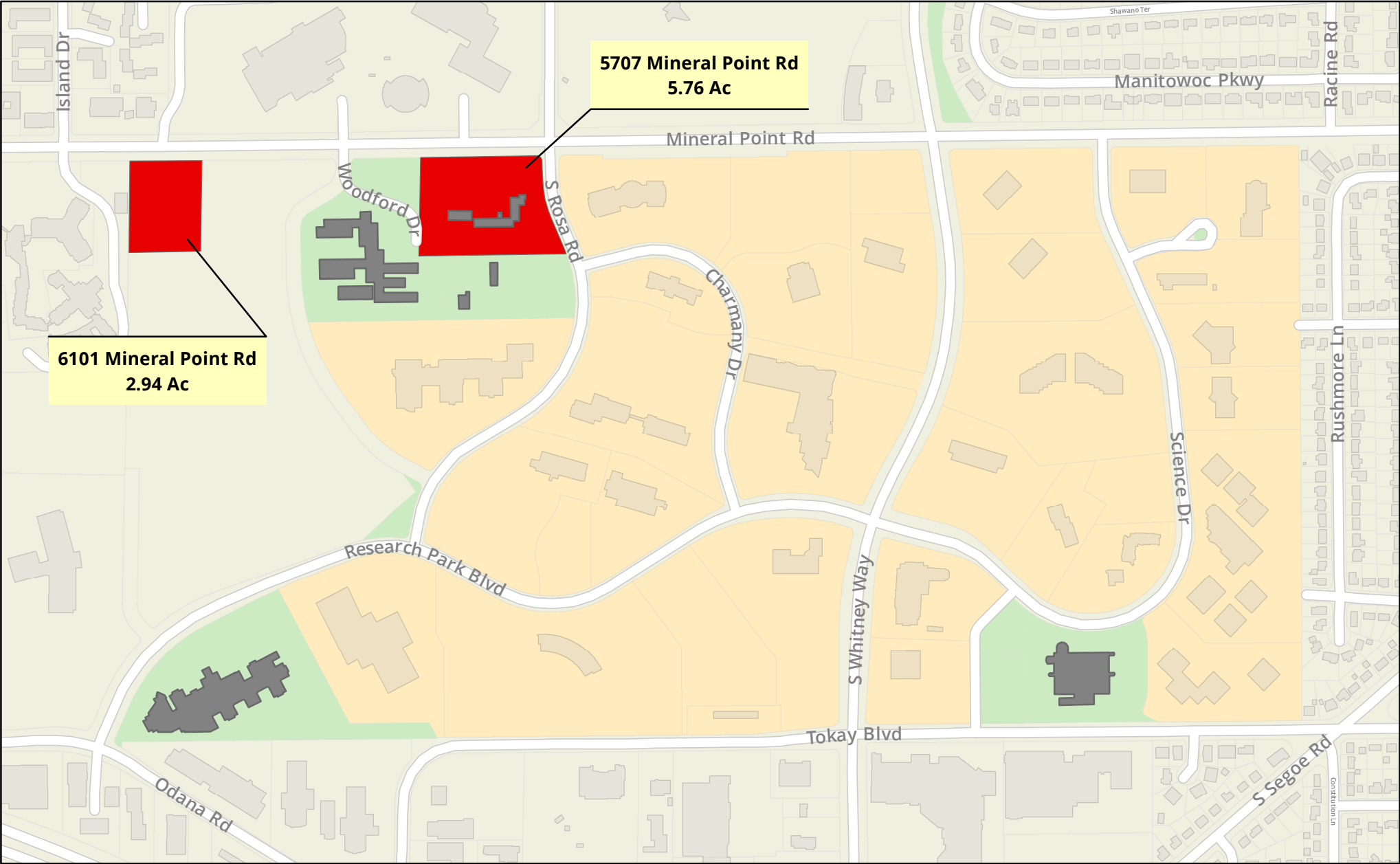
October 8, 2021 Resolution 11694	Approval of a Memorandum of Understanding with University Research Park, Incorporated, to build upon the existing process for the strategic utilization of real estate assets at UW-Madison.
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Related Policies

- Regent Policy Document 13-2, [“Real Property Contracts: Signature Authority and Approval”](#)
- Regent Policy Document 19-12, [“Oversight of Facilities Constructed for University Purposes”](#)

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


A. UW-Madison: Sale of Property to URP



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

This map is for reference purposes only.

UW-Madison: Sale of Property to University Research Park

- | | |
|--|---|
|  Proposed Sale Parcels |  UW Property |
|  University Research Park |  UW Building |

0 250 500 Feet



**AUTHORITY TO COMPLETE THE DESIGN AND CONSTRUCT THE
UW-MANAGED BIOCHEMICAL SCIENCES COON LAB BUILDING
PROJECT, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution F., authorizing the completion of design and construction of the Biochemical Sciences Coon Lab building project.

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 authorizes the completion of design and construction of the Biochemical Sciences Coon Lab for an estimated total cost of \$2,500,000 Gift/Grant Funds.

SUMMARY

The project renovates 4,520 gross square feet on the fourth floor of research laboratory space in the DeLuca Biochemical Sciences Building. The space to be renovated is currently unoccupied and underutilized. The project will accommodate a new mass spectrometry laboratory in a flexible open laboratory with associated support, as well as a microscope laboratory, tool shop, workspace, meeting room, and shared offices. Mechanical, electrical, and plumbing infrastructure will be upgraded to support the demands of the laboratory. This project also includes scope for moveable furniture including a meeting room table and chairs, and chairs for the mass spectrometry laboratory. The renovation will meet Biosafety Lab-1 and Biosafety Lab-2 requirements. No swing space is required because the current Coon Laboratory will remain in its current location until the project is complete.

Presenter(s)

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

BACKGROUND

The project intends to support research by Dr. Joshua Coon, a professor of chemistry and biomolecular chemistry, a Morgridge Institute affiliate, and the inaugural recipient of the

Thomas and Margaret Pyle Chair. Professor Coon is a renowned innovator of mass spectrometry technology with more than 100 research collaborations across UW-Madison and the world, and performs ongoing research supported by the National Institutes of Health. The Coon laboratory develops and applies mass spectrometric technology to study human health. His research seeks to answer fundamental questions in cell biology and to study human diseases including Alzheimer's, diabetes, heart failure, cancer, obesity, asthma, among several others. The research team currently consists of twelve Ph.D. students, two postdoctoral fellows, two undergraduate researchers, and six staff scientists. The mission of the lab is to facilitate expedient, comprehensive analysis of biological molecules to advance biomedical research. Growth of the lab and grant revenue justifies the laboratory renovation project.

The new space will provide a flexible yet efficient research laboratory environment with appropriate infrastructure to support the existing Coon Laboratory equipment and operations, while enabling future growth and change. All spaces allow secure yet efficient access and circulation throughout.

Budget/Schedule

Construction	\$1,371,000
Design	\$188,000
Contingency	\$778,000
Equipment	\$65,000
Other Fees	\$98,000
TOTAL	\$2,500,000

BOR Approval	Feb 2022
Bid Posting	Jun 2022
Bid Opening	Aug 2022
Start Construction	Aug 2022
Substantial Completion	Apr 2023

Related Policies

- Regent Policy Document 13-5, ["Capital Projects Solely Managed by the UW System"](#)
- 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"](#)

**AUTHORITY TO COMPLETE THE DESIGN AND CONSTRUCT THE
UW-MANAGED ROWE WHAM PLASMA PHYSICS LAB ELECTRICAL
AND COOLING UPGRADE PROJECT, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution G., authorizing the completion of design and construction of the Rowe WHAM Plasma Physics Lab Electrical and Cooling Upgrade 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 Rowe WHAM Plasma Physics Lab Electrical and Cooling Upgrade project for an estimated total cost of \$1,564,000 Gift/Grant Funds.

SUMMARY

This project upgrades the facility's electrical power and process cooling capacity in the Kegonsa Research Center-Synchrotron Radiation Center (KRC-SRC) Rowe Building at the Physical Sciences Laboratory (PSL). The upgrades support a fusion energy research project called the Wisconsin High-temperature-superconducting Axisymmetric Mirror (WHAM).

The project has two major milestones to meet program requirements. The first is an upgrade for temporary process cooling, designed by the contracted architect/engineering (A/E) firm, and installed with internal resources to allow the equipment to be operational for short durations by March 2022 to demonstrate proof of concept. The second milestone of the project is the design and construction of the permanent electrical and process cooling solution, which must be completed by A/E and contractor resources by October 2022 to meet grant requirements established by the U.S. Department of Energy/Advanced Research Projects Agency – Energy (DOE/ARPA-E).

Presenter(s)

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

BACKGROUND

The Wisconsin Plasma Physics Laboratory (WiPPL) operates several multi-investigator, intermediate-scale plasma physics devices, and represents the Plasma Physics efforts within the University of Wisconsin Physics Department. WiPPL serves both UW-Madison and external users and supports the core of a broad research program to understand the flow of energy between fields and particles in plasmas.

A public-private partnership between UW-Madison, the Massachusetts Institute of Technology, and Commonwealth Fusion Systems was formed to build and operate a compact, high-field simple mirror called WHAM. The project is funded by the DOE/ARPA-E.

Budget/Schedule

Construction	\$1,200,000
Design	\$136,000
Contingency	\$180,000
Equipment	\$0
Other Fees	\$48,000
TOTAL	\$1,564,000

BOR Approval	Feb 2022
Bid Posting	Mar 2022
Bid Opening	May 2022
Start Construction	July 2022
Substantial Completion	Oct 2022

Related Policies

- Regent Policy Document 13-5, [“Capital Projects Solely Managed by the UW System”](#)
- 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”](#)