BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, December 7, 2023
10:45 a.m. –12:00 p.m.

Symphony Room, 2nd Floor
Gordon Dining & Event Center
770 W. Dayton Street
Madison, Wisconsin
& via Zoom Videoconference

A. Calling of the Roll

B. Declaration of Conflicts

C. Approval of the Minutes of the October 5, 2023 Meeting of the Capital Planning & Budget Committee

D. Proposed Consent Agenda

1. UW System: Authority to Construct an Instructional Space and Technology Program Project
2. UW System: Authority to Construct All Agency Maintenance and Repair Projects
3. UW System: Authority to Construct Minor Facilities Renewal Projects

E. UW-Madison: Authority to Enter Into a Lease Amendment for an Interdisciplinary Pathobiological Research Group

F. UW-Stevens Point: Authority to Construct Champions Hall Addition and Renovation

G. UW-Stout: Authority to Construct Heritage Hall Addition and Renovation

H. UW-Eau Claire: Authority to Construct Science/Health Science Building Phases I and II and Lower Campus Chiller and Cooling Tower Replacement

I. UW-Madison: Authority to Construct University Hospital - D2 Module Expansion

J. UW-Madison: Authority to Increase the Budget for UW Managed Near East Play Fields Renovation

K. UW System: Semi-Annual Status Report on Leasing Activity

L. Report of the Senior Associate Vice President

AUTHORITY TO CONSTRUCT AN INSTRUCTIONAL SPACE AND TECHNOLOGY PROGRAM PROJECT, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D1., authorizing construction of an instructional space and technology program project.

Resolution D1. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct an instructional space and technology program project at an estimated total cost of $4,650,000 General Fund Supported Borrowing.

SUMMARY

2023-25 INSTRUCTIONAL SPACE PROJECTS PROGRAM

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
PKS	22J3I	Health Science Laboratory Renovation	$4,650,000		**$4,650,000**
		2023-25 INSTRUCTIONAL SPACE SUBTOTALS	**$4,650,000**	**$0**	**$4,650,000**

	GFSB	PRSB	TOTAL
DECEMBER 2023 TOTALS	**$4,650,000**	**$0**	**$4,650,000**

Presenter

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

BACKGROUND

UW-Parkside – Health Science Laboratory Renovation:

The project creates a new laboratory suite and program home for the new Physician's Assistant Master's Degree program, including cadaver laboratory and storage, fume hood, chemical storage, lockers, changing rooms, accessible restrooms, classroom, examination rooms with observation facilities, offices, reception area, records storage, kitchenette, and

student study areas within the designated 7,160 GSF project area on the level L1 of Tallent Hall.

UW-Parkside received Board of Regents approval to create a Physician's Assistant (PA) Master's Degree program. While space has been identified that can support the program in the short-term, there are no spaces on campus that currently meet all the needs of the program in one location. The proposed space in Tallent Hall is adjacent to the nursing program and creates a logical health sciences adjacency in the building. The PA program is likely to attract more non-traditional students and working professionals who are seeking to advance their education and career opportunities. The location of Tallent Hall is suitable as an easily navigable stand alone building and with ample parking adjacent to the building. The accrediting body for the program also has requirements for the types of space, teaching spaces, and office spaces the PA Master's Degree program requires to receive accreditation.

Tallent Hall provides the most flexible square footage on the campus that can be reallocated to achieve the program needs. The new program responds to an expressed need for talent from the local hospital and health care networks in the areas that the university serves. The initial enrollment is targeted at 18 students with potential to grow to 24 students per year. The new program extends the excellent longstanding track-record that UW-Parkside has in developing health sciences talent. Approximately 90% of the Pre-Medical Program students are accepted into medical school, which is twice the national average.

Previous Action

August 18, 2022 Resolution 11906	Recommended that the UW System Instructional Space Projects Program Funding request of $48,855,000 General Fund Supported Borrowing be submitted to the Department of Administration and the State Building Commission as part of the UW System 2023-25 Capital Budget Request.

Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

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

REQUESTED ACTION

Adoption of Resolution D2., authorizing construction of various maintenance and repair projects.

Resolution D2. 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 $14,173,000 ($4,000,000 General Fund Supported Borrowing; $4,360,100 Program Revenue Supported Borrowing; and $5,812,900 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
EAU	19F1Y	Chancellors Hall HVAC System Renovation Increase			$604,200	**$604,200**
STP	23C2M	Multi-Residence Halls Roof Replacements			$1,368,800	**$1,368,800**
		FM&R SUBTOTALS	**$0**	**$0**	**$1,973,000**	**$1,973,000**

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MIL	21K1P	Central Heating Plant Chiller Replacement	$4,000,000		$1,000,000	**$5,000,000**
MIL	23A1S	Service Drive/Parking Lot/Curb & Gutter Repairs			$936,000	**$936,000**
MSN	21H1M	Microbial to Radio Hall 15kV Cable Replacement		$3,449,300	$1,549,700	**$4,999,000**
STP	23C1A	Trainer Natural Resources Chiller Plant Tower Renovation		$910,800	$354,200	**$1,265,000**
		UR&R SUBTOTALS	**$4,000,000**	**$4,360,100**	**$3,839,900**	**$12,200,000**

	GFSB	PRSB	CASH	TOTAL
DECEMBER 2023 TOTALS	**$4,000,000**	**$4,360,100**	**$5,812,900**	**$14,173,000**

Presenter

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

BACKGROUND

UW-Eau Claire – Chancellors Hall HVAC System Renovation Increase:

This request increases the project budget by $604,200 for a revised budget of $1,878,200 to match recent re-bid results for the project scope previously approved. The budget increase is needed to complete the originally approved project scope and intent.

UW-Stevens Point – Multi-Residence Hall Roof Replacements:

This project replaces ~28,000 SF of roofing systems on two student residence halls (Knutzen Hall and Thomas Hall) and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the buildings and their contents. Project work includes removal of each roofing system down to the asphaltic vapor retarder and deck; installing new 60-mil, fully adhered EPDM single-ply roof membrane over tapered insulation system and pre-finished sheet metal flashings and trims; and installing new, non-penetrating fall protection around perimeters of buildings.

The roof sections are more than 32 years old, installed in 1991. Recent site inspections 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.

UW-Milwaukee – Central Heating Plant Chiller Replacement:

This project designs, specifies, and procures a 3,000-ton electric-start chiller unit to replace one of the non-functioning and de-rated 2,200-ton steam turbine drive centrifugal units. Demolition of Chiller No.'s 1 and 2, replacement equipment installation will be completed under a previously approved project (18H3D) along with all associated work (including abatement) and ancillary equipment, controls, and systems to restore the central plant chilled water system to working condition. The replacement chiller unit will use refrigerant that is more environmentally friendly and available.

Chiller No. 2 is a 1966 vintage steam-turbine-driven centrifugal unit with an original capacity of 2,750-tons and well beyond its expected useful life. In 2013, the steam turbine was rebuilt, which derated the nameplate capacity to approximately 2,200-tons. The chiller has not run dependably since 2013, operating just a handful of hours since then. Multiple attempts have been made to troubleshoot and repair this unit without success and further analysis and consultation has determined that it is time to completely replace the unit to restore reliable operations. This unit also uses an R-22 refrigerant, which was phased out of use by the Environmental Protection Agency in 2020 due to its negative impacts on the ozone layer, making it illegal to manufacture or import. As the existing inventory/stockpiles diminish, R-22 will be difficult to find and expensive to purchase, so it should be reclaimed

and stored for use on-site if needed in other chiller units. It is also inefficient and more costly to operate and use the steam driven unit in comparison to an electric start model. Campus development plans require the chiller plant have at least one of the two defunct chillers replaced with a unit operating near the original nameplate capacity to reliably meet chilled water demand in the southwest quadrant. The new Chemistry Building is scheduled to be substantially complete in mid-2024, and a future Engineering & Neuroscience facility is already in pre-design with an anticipated enumeration in the 2025-27 biennium.

UW-Milwaukee – Service Drive/Parking Lot/Curb & Gutter Repairs:

The proposed project will rehabilitate sections of parking lots that are in poor condition on the UW-Milwaukee campus. Project work includes removing and replacing sections of asphalt pavement; concrete slab pavement driveways, walkways, driveway aprons; and concrete curb and gutter. Sub-pavement bedding conditions will be verified during construction and repaired as needed. Disturbed and faded pavement markings will be restored. The areas of the project are listed below:

- Mitchell Hall: Drive north of building and parking lot west of building
- Golda Meir Library: Drive west of building
- Enderis Hall: Drive north of building and Parking Lot east of building
- Klotsche Center: Drive east of building
- Engelmann Hall: Drive south of building

The selected project areas are heavily cracked and spalled beyond repair. The unsightly pavement is a tripping and biking hazard as well as a challenge for those who require ADA accommodation. In some areas, the paving has completely disintegrated, while other areas have cracked, pot-holed, or heaved making patchwork difficult and short-term. While this work could be accomplished with multiple small project requests, the overall square footage could be completed in one summer of activity which is more economical and logistically preferable for campus operations.

UW-Madison – Microbial to Radio Hall 15kV Cable Replacement:

This project provides the campus greater electrical reliability, service, and interconnectivity for the Walnut, Radio Hall and Microbial Substations. By increasing the reliability of the electrical service, the university will be able to avoid potential power outages, thus maintaining the university's ability to serve its students. Project work includes installing 15kV medium voltage heavy tie feeders between the Walnut Street Substation and Microbial Substation and between Microbial Substation and Radio Hall Substation. The heavy tie feeders will be terminated on existing breakers in the substations. This project also installs a second 15kV campus building feeder in the west campus area along Observatory Drive. The building feeder will be routed between the Walnut Street Substation and the Microbial Substation. This feeder will off load the current building

feeder in the area to increase reliability and provide circuit capacity for campus growth. The building feeder will be terminated on existing breakers in the substations. Upon completion of the project, all areas disturbed by the project will be fully restored, including roadways, gutters, pedestrian walkways, terraces, landscaping features, and site structures.

There is breaker space available at the Walnut Substation and new underground duct that runs from the substation to Observatory Drive where it connects in with existing underground duct; however there are no conductors that run in this pathway to Microbial. There is also insufficient 15kV circuitry from the Walnut Substation in order to provide reliable and balanced power to the facilities along Observatory Drive.

In late August 2020 there was a bus fault in the Microbial Substation due to old age of the of the switchgear and associated cabling. The repairs to that fault were just completed, and the system was recently re-energized. During the morning of 6/25/21, a different bus section experienced a fault, not as significant as last year's fault, but power was lost to 58 buildings on campus (east and central campus) and the Charter Street Heating Plant which was significant. Due to these events, the campus is even more vulnerable to future failures. While repairs are conducted, all 5kV buildings loads served by this substation are running through a single transformer while the switchgear is assessed. Repairs are being completed through insurance for the current incident. This project replaces the old circuit and adds redundancy to the system.

UW-Stevens Point – Trainer Natural Resources Chiller Plant Cooling Tower Replacement:

This project installs approximately 540 LF of new underground chilled water supply and return piping and repairs the Cooling Tower No.4 basin located on the roof of the Trainer Natural Resources Building. This project will replace associated piping, electrical, and infrastructure as needed.

Cooling Tower No. 4 has exceeded the expected life and has had little to no major investments. The motors, pumps, bearings, and infrastructure are original. The heat transfer media within the cooling tower is breaking down, leading to reduced/inefficient heat rejection and frequent plugging of strainers/screens. This will only continue to worsen with time, ultimately resulting in insufficient heat rejection capability, which will take one of the chillers offline. The galvanized base pans are also leaking causing deterioration of the roofing system. Facilities maintenance staff work to repair the degrading structure, but permanent solutions are not attainable, leading to a scenario that is ultimately degrading the roofing material itself and limiting performance of the chilled water system. Access to the top of the structure is limited because there is no built-in ladder structure.

Previous Action

June 9, 2022 Resolution 11875	Granted authority to construct the UW-Eau Claire Chancellors Hall HVAC System Renovation project at an estimated total cost of $1,274,000 Program Revenue Supported Borrowing.

Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D3., authorizing construction of various maintenance and repair projects.

Resolution D3. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct various minor facilities renewal projects at an estimated total cost of $21,705,500 ($20,498,500 General Fund Supported Borrowing and $1,207,000 Program Revenue Supported Borrowing).

SUMMARY

2019-21 MINOR FACILITIES RENEWAL, GROUP 2

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MSN	19G2F	Memorial Library Fire Protection Retrofit & Renovation	$4,730,500		**$4,730,500**
		2019-21 MFR, GROUP 2 SUBTOTALS	**$4,730,500**	**$0**	**$4,730,500**

2019-21 MINOR FACILITIES RENEWAL, GROUP 3

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
PLT	19G2K	Central Chilled Water Plant Expansion	$4,875,000	$1,207,000	**$6,082,000**
		2019-21 MFR, GROUP 3 SUBTOTALS	**$4,875,000**	**$1,207,000**	**$6,082,000**

2021-23 MINOR FACILITIES RENEWAL, GROUP 1

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
PLT	21E2H	Williams Fieldhouse HVAC and Electrical Systems Replacement	$7,398,000		**$7,398,000**
SUP	21E3J	Sports & Activity Fields Redevelopment (Increase)	$3,495,000		**$3,495,000**
		2021-23 MFR, GROUP 1 SUBTOTALS	**$10,893,000**	**$0**	**$10,893,000**

	GFSB	PRSB	TOTAL
DECEMBER 2023 TOTALS	**$20,498,500**	**$1,207,000**	**$21,705,500**

Presenter

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

BACKGROUND

UW-Madison – Memorial Library Fire Protection Retrofit & Renovation:

This project replaces the fire protection system in the Special Collections area and provides sprinkler system retrofits in the original Memorial Library building. Project work includes replacing the halon clean agent system in Memorial Library with a new pre-action sprinkler system. The obsolete halon system serving the Special Collections Library will be replaced with zoned pre-action systems released with aspirating smoke detection. Ceilings will be removed and restored to allow for demolition and installation of the fire suppression systems. New lighting will be provided where ceilings are replaced.

The remainder of the facility is only partially served by a sprinkler system. The original 1950s era building is not served by a sprinkler system, but the subsequent 1974 and 1990 additions and limited remodeled areas were constructed with sprinkler systems installed. Automatic sprinkler systems will continue to be retrofitted within the building on a floor-by-floor basis which will provide property protection and improve the overall safety within the building. At the completion of the project, the building will remain only partially served by a sprinkler systems. A subsequent project will be necessary to complete the remaining sprinkler system retrofit on the lower floors, standpipe upgrades, and fire pump replacement. Ceilings will be removed and replaced to support the automatic sprinkler system installation. Soffits will be constructed and ceiling access installed to conceal piping where necessary. Asbestos will be abated where encountered through either full abatement or spot abatement dependent upon the installation.

The Memorial Library is designated as a high-rise building and it supports a significant number of daily occupants. The proposed pre-action sprinkler system is specialized for use in locations where accidental activation is especially undesirable. A pre-action system is a sprinkler system that consists of air-filled piping connected to the automatic sprinkler that is also tied into an automatic detection system located in the room being protected. In order for water to be discharged from the sprinklers, the detection system must be activated and one or more of the sprinklers must also reach its activation temperature.

The special collections library is comprised of five vaults, one storage/preparation area, an exhibition space, one conference room, one viewing room, a circulation desk, and office space located across the eighth and ninth floors. The area is currently suppressed by an FE-13 (halon) clean agent system which is now obsolete. The primary and secondary cylinders have had difficulty maintaining their charge due to failure of the gaskets. This has

led to problematic charging with an outdated agent. The system was last charged in 2013.

In 2002, a report of Probable Maximum Loss (PML) estimated the total value of the Special Collections contents at $307 million. The PML scenario involved a large fire beginning on the 8th floor in a larger rare book vault. This scenario assumed that the Halon system was impaired and the entire content of the vault is lost to the fire. The Fire Department was notified by either smoke detection of other Halon systems, smoke detection in return air ducts, temperature and humidity alarms or adjacent sprinklers operating in mechanical areas. The scenario assumed that the Fire Department was able to limit fire spread to 50% of the books on the 8th floor with smoke and water damage to an additional 25% of the 8th floor books. The 9th floor was assumed to have 10% smoke damage to books and some minor smoke and water damage to the rest of the building. Under this scenario, the Probable Maximum Loss was estimated at $185.2 million.

UW-Platteville – Central Chilled Water Plant Expansion:

This project replaces a district chilled water plant that serves the Art Building (24,759 GSF), Pioneer Student Center (92,000 GSF), Ullsvik Hall (132,800 GSF), and Williams Fieldhouse (232,090 GSF). Project work includes replacement of the chiller and associated cooling tower in the Pioneer Student Center. Associated piping, pumps, valves, controls, motors, and electrical will be replaced to serve the new equipment. Project work also includes connecting the central chilled water distribution system to Ottensman Hall.

This project was identified in the Comprehensive Campus Master Plan (10F1F). The chiller equipment in Ottensman Hall is at the end of its functional life, undersized, and inefficient. This project will connect several buildings to a district chilling loop and provide greater efficiency than operating and maintaining several building-specific chillers of different ages and designs. This plant will connect into the same chilled water piping loop as the original district plant located in Russell Hall. Both plants in tandem will comprise the planned chilled water system for the main academic campus space.

UW-Platteville – Williams Fieldhouse HVAC and Electrical Systems Replacement:

This project renovates the heating and ventilation system in select areas, installs new air conditioning in select areas, and renovates the electrical distribution system in the Williams Fieldhouse. Project work includes replacing five air handling units; provides new mechanical system controls for select spaces; resolving heating, ventilating, and air conditioning deficiencies in select spaces; assessing the replacement of the gymnasium ceiling; replacing the primary and secondary transformer(s), switchgear, and distribution panels; and reworking the emergency power feed to the building.

The heating and ventilating system is original to the facility (1961), has become functionally obsolete, and the controls no longer work effectively. The gymnasium makeup air system

does not work. Repair parts are no longer available. The gymnasium, wrestling room, and main locker rooms lack adequate heating and ventilation, which results in periods of high humidity and stale air. These spaces are uncomfortable, creating a substandard environment, and are almost uninhabitable in the early fall, summer, and late spring due to excessive heat and lack of air exchange. The academic offices, classrooms, and laboratories on the north side of the building require central air conditioning. These spaces are currently air conditioned by stand-alone window air conditioning units.

The primary/secondary transformer, switchgear, electrical distribution panels, and emergency generator have reached the end of their useful lifespan. Parts and additional circuit breakers are no longer available. The main gymnasium space is the only space on campus large enough to support events, presentations, and lectures of more than 400 participants. The gymnasium is used for both spring and winter commencement ceremonies and requires adequate, functional heating and ventilation to support these critical activities.

UW-Superior – Sports & Activity Fields Redevelopment:

This request increases the project budget by $3,495,000 for a revised budget of $7,100,000 to match recent re-bid results for the project scope previously approved. The budget increase is needed to complete the originally approved project scope and intent. The proposed funding source for the requested increase is uncommitted funding that is already available in the 2021-23 Minor Facilities Renewal Group 1 enumeration.

Previous Action

December 8, 2022 Resolution 11964	Granted authority to construct the UW-Superior Sports & Activity Fields Redevelopment project at an estimated total cost of $3,605,000 ($3,064,000 General Fund Supported Borrowing and $541,000 Program Revenue Supported Borrowing).

Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

Capital Planning and Budget Committee **Item E.**
December 7, 2023

AUTHORITY TO ENTER INTO A LEASE AMENDMENT FOR AN INTERDISCIPLINARY PATHOBIOLOGICAL RESEARCH GROUP, UW-MADISON

REQUESTED ACTION

Adoption of Resolution E., authority to lease additional laboratory space in Element Labs for an interdisciplinary pathobiological research group at 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 increase the amount of leased laboratory space located at Element Labs, 5510 Element Way, Madison, by approximately 13,648 Square Feet.

SUMMARY

In April 2021, UW-Madison was granted authority to enter into a lease renewal for the AIDS Viral Research Laboratory (AVRL) for almost 19,000 SF of BSL-2 and BSL-3 space at their current location, 555-585 Science Drive. At the time, the proposed tenant improvements of this facility would upgrade a portion of the space from BSL-2 to BSL-3 research space. With the onset of the pandemic, viral respiratory research increased, which led to the increased need for laboratory systems that support BSL3 research protocols. Unfortunately, through the design process, it was determined the current location cannot achieve higher research protocols because of the age and construction of the facility. Relocation of AVRL and the seven associated principal investigators to Element Labs will increase the existing lease to almost 65,000 SF. The new lab will increase respiratory viral research capabilities along with research funding estimated at $2.5 Million - $4 Million per year. Once the lab is relocated, the lease at 555-585 Science Drive with an annual expense of approximately $600,000, will be terminated.

Presenter

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

BACKGROUND

AVRL first occupied the facility at 585 Science Drive in 2005. Since that time the research facility has been updated and expanded several times to enable modern research practices. However the increase in viral respiratory research that demands more stringent research protocols and appropriate laboratory space cannot be constructed in the existing facility.

Similar to the lease that was approved at the September 2022 Board of Regents meeting, University Research Park will provide a building shell with basic HVAC systems, ceiling, walls, and concrete floors. UW-Madison is responsible for the cost of the interior finishes including all furniture, fixtures, and equipment to outfit labs. Relocation results in a net increase in rent over the next 15 years of $3.6 Million.

Lease Terms

University Function	Office of Vice Chancellor for Research and Graduate Education, the School of Veterinary Medicine, and the School of Medicine and Public Health
Lease Location	5510 Element Way, Madison, WI
Type of Negotiation or Selection Process	Sole Source
Lessor	University Research Park
Anticipated Occupancy Date	December 2024
Lease Term	15 years
Escalation Rate	2% Annual on base rent
Operating Expenses	$25/ SF utilities
Renewal Options	2 (two) five-year renewal options
Purchase Option	None
Space Type	Laboratory and Laboratory support space
Square Feet	13,648
Base Rate	$32.00/RSF
Projected Reconciled Cost Per Square Foot, year 1	$57.00/GSF
Initial Lease Term Total Projected Cost	Gross rent $14,500,000 Tenant Improvements $13,000,000 Total $27,500,000
Funding Source	Research Grant

Previous Actions

September 29, 2022 Resolution 11929	Granted authority to enter into a lease of 50,969 SF located at 5510 Element Way, Madison to be occupied by UW-Madison research units.
April 8, 2021 Resolution 11611	Granted authority to extend the term of an existing lease of 19,000 SF of space and provide additional tenant improvements for a research laboratory at 555-585 Science Drive which is occupied by the Office of the Vice Chancellor for Research and Graduate Education, the School of Veterinary Medicine, and the School of Medicine and Public Health.

Related Policy

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

ATTACHMENT

A) UW-Madison: Proposed Lease at 5510 Element Way Map

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

This map is for reference purposes only.

UW-Madison: Proposed Lease

- Proposed Lease Location
- UW Property
- Campus Building
- University Research Park

Feet
0 250 500

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\MSN\URP_Elements_Lab_Lease\MSN_Elements_Lab_20220830.mxd

AUTHORITY TO CONSTRUCT CHAMPIONS HALL ADDITION AND RENOVATION, UW-STEVENS POINT

REQUESTED ACTION

Adoption of Resolution F., authorizing the construction of the Champions Hall Addition and Renovation project.

Resolution F. That, upon the recommendation of the Chancellor of UW-Stevens Point and the President of UW System, the UW System Board of Regents authorizes the construction of the Champions Hall Addition and Renovation project for an estimated total cost of $32,906,000 ($24,435,000 Residual Program Revenue Supported Borrowing and $8,471,000 Program Revenue-Cash).

SUMMARY

This project constructs a new 2-story, 53,000 SF Student Health and Wellness Center addition to Champions Hall. Situated in the southwest corner of the facility, the new footprint demolishes Parking Lot F West and a small 1-story storage area. New accessible parking and 1-story storage area will be constructed on the northside. This reconfiguration protects valuable greenspace along the west for future development. Separated from the existing building with a fire wall, the Type II-B steel structure addition features a concrete slab on grade, composite elevated deck, and steel roof deck. Minor interior renovations to the existing facility for connecting circulation and infrastructure will be necessary. All new spaces will be protected with automatic sprinklers and will be fully accessible.

The building design achieves campus and DFD goals for sustainability, and includes new bike parking, EV (electrical vehicle) charging station infrastructure, native landscaping, biofilters, dark-sky compliant exterior lighting, high-performance bird-friendly glazing, solar-driven automatic shades, PV (photo-voltaic) array ready roof area, all-gender locker rooms and restrooms, efficient plumbing fixtures, and substantial acoustical upgrades.

To encourage student interaction and reflect the University's Healthy Communities Initiative, a new fitness space for cardio, training and weights will be provided. The Center will also include space for Student Health Services, Counseling Services and Testing Services.

Project work includes demolition of two buildings no longer needed and beyond their intended use, Delzell Hall and Park Student Services Center.

Presenters

- Alex Roe, Senior Associate Vice President for Capital Planning and Budget
- Dr. Thomas Gibson, Chancellor of UW-Stevens Point

BACKGROUND

Champions Hall is located on the Fourth Avenue corridor, a significant community and campus east/west artery for vehicles and pedestrians. The municipal street is planned for redevelopment in the next few years to include landscaping improvements as well as connections to pedestrian plazas, walkways, and adjacent parking lots. The university is collaborating with the City of Stevens Point on the campus portion effected by the redevelopment.

UW-Stevens Point offers nine undergraduate, 12 graduate and two doctoral degree programs as part of the School of Health Science and Wellness. This project will provide valuable space opportunities in clinical research for a multitude of these majors including the new Doctor of Physical Therapy, added in 2021.

To resolve the indoor recreation and fitness space needs identified in the current Campus Master Plan and subsequent studies, the addition will provide a comprehensive facility to address them. Student participation in intramurals, club sports and health and wellness activities has grown so much that many programs have set participation hours due to lack of adequate space. The university has 21 NCAA Division III sports which 60-70% rely on indoor spaces for competition or practice space. Intramural and club sport activities are scheduled until 1:00 a.m. to meet facility demand and serve approximately 10,000 participants annually.

Through multiple studies and planning efforts, it was determined that Delzell Hall and Park Student Services Center are ill-suited for costly renovations and should be completely torn down.

Student Health Services is currently located in Delzell Hall and will relocate to the new Champions Hall Addition. The Bursar's Office, Registrar, and Student Fiscal Services are located in the Park Student Services Center and will move to the Albertson Hall building replacement upon its completion.

Budget/Schedule

Construction	$24,042,000
Design	$2,060,000
DFD Mgt	$1,106,000
Contingency	$3,606,000
Equipment	$2,092,000
Other Fees	$0
TOTAL	**$32,906,000**

SBC Approval	Dec 2023
A/E Selection	Sep 2017
Design Report	Oct 2023
Bid Opening	Feb 2024
Start Construction	Apr 2024
Substantial Completion	Dec 2025
Final Completion	Jan 2026

Previous Actions

August 18, 2022 Resolution 11906	Recommended that the Champions Hall Addition and Renovation/Two Building Demolition project for an estimated total cost of $32,906,000 ($20,700,000 EX-PRSB; $8,471,000 PR-CASH and $3,735,000 BTF) be submitted to the Department of Administration as part of the UW System 2023-25 Capital Budget Request.
August 23, 2018 Resolution 11079	Recommended that the Student Health and Wellness Center project for an estimated total cost of $32,500,000 ($25,200,000 PRSB and $7,300,000 PR-CASH) be submitted to the Department of Administration as part of the UW System 2019-21 Capital Budget Request.
August 18, 2016 Resolution 10745	Recommended that the New Student Health and Wellness Center project for an estimated total cost of $41,843,000 ($35,616,200 PRSB and $6,226,800 PR-CASH) be submitted to the Department of Administration as part of the UW System 2017-19 Capital Budget Request.
August 21, 2014 Resolution 10393	Recommended that the New Student Health and Recreation Center project for an estimated total cost $41,126,000 ($1,105,900 GFSB; $39,263,000 PRSB and $757,100 PR-CASH) be submitted to the Department of Administration as part of the UW System 2015-17 Capital Budget Request.

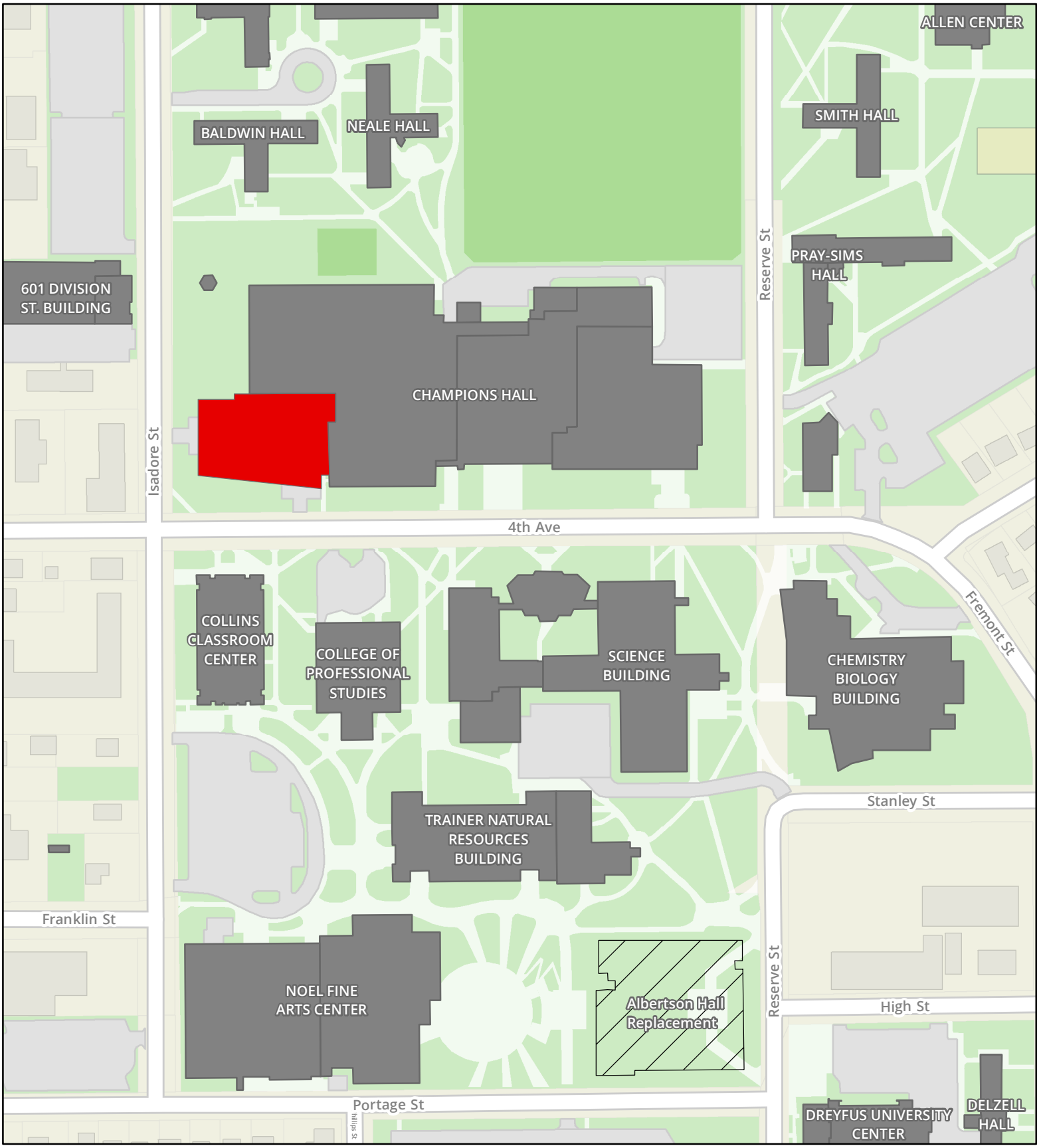
Related Policies

- Regent Policy Document 19-1,"University Facilities, Space, and Physical Development Capital Funding and 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"

ATTACHMENTS

A) UW-Stevens Point: Champions Hall Addition Map
B) UW-Stevens Point: Champions Hall Addition Renderings



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

This map is for reference purposes only.

UW-Stevens Point: Champions Hall Add.

Proposed Addition
Campus Building
UW Property
Under Construction

Feet
0 100 200

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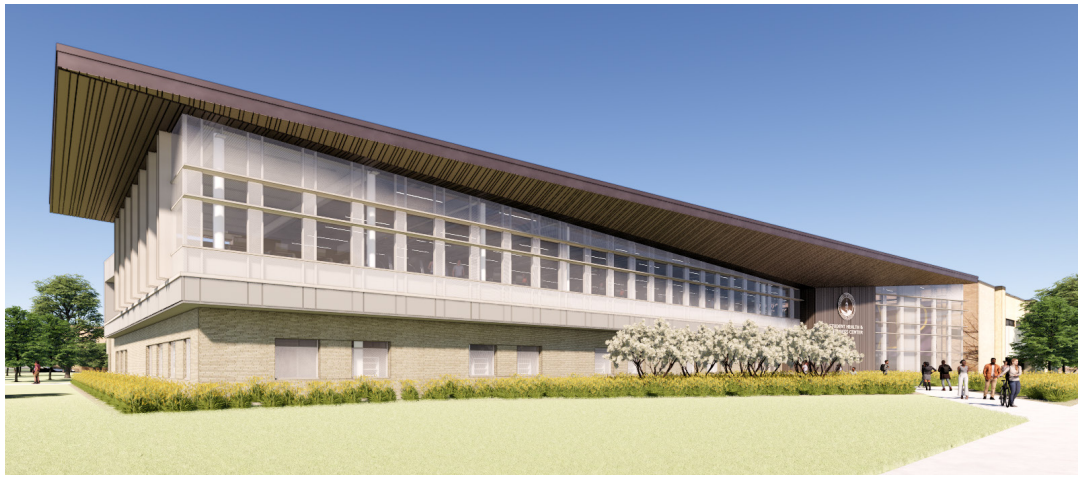


UW-Stevens Point
Champions Hall Addition and Renovation

UW-Stevens Point
Champions Hall Addition and Renovation

Capital Planning and Budget Committee **Item G.**
December 7, 2023

AUTHORITY TO CONSTRUCT HERITAGE HALL ADDITION AND RENOVATION, UW-STOUT

REQUESTED ACTION

Adoption of Resolution G., authorizing the construction of the Heritage Hall Addition and Renovation project.

Resolution G. That, upon the recommendation of the Chancellor of UW-Stout and the President of UW System, the UW System Board of Regents authorizes the construction of the Heritage Hall Addition and Renovation project for an estimated total cost of $138,887,000 Segregated Revenue.

SUMMARY

This project creates a new, unified home for the College of Arts and Human Sciences (CAHS) within Heritage Hall by consolidating and co-locating spaces currently spread across several facilities. The proposed new north building entrance provides for direct community access, adjacent parking, public visibility to the community, and is the only building entrance not facing the campus for increased client confidentiality. All interior floor layouts will be reconfigured for the new program occupancy and adjacency requirements; all building infrastructure (mechanical, electrical, telecommunication, plumbing) systems will be replaced; a new fire suppression system will be installed; the roofing system and all exterior doors and windows will be replaced; and site grading and landscaping will be modified and improved. The new ventilation systems will be adequately sized, configured, and balanced for performance, energy efficiency, and to meet applicable air exchange codes and standards. All plumbing fixtures, piping, and equipment will be replaced to assure water quality and safety.

Consolidating and co-locating all CAHS programs in a single facility provides greater space efficiencies, utilization, and opportunity in the new areas intended for collaboration and informal learning; eliminates duplication of space and equipment; creates a unified, fully accessible Disability Services suite for Program and Student Counseling Center; and allows expansion of support spaces, including restrooms and mechanical equipment rooms, to resolve accessibility and access issues associated with the original facility.

Fully renovating Heritage Hall will also modernize the CAHS instructional spaces by emulating real world working environments; creating new customizable and flexible program spaces that promote collaboration and informal learning techniques; and replacing outdated educational facilities with technology-rich spaces configured and sized for the proposed activities that take place within them.

Upon the occupancy of Heritage Hall, this project will include abatement and demolition of the 1954 wing of the Vocational Rehabilitation Building. Construction and demolition will be administered in one bid and construction package.

Presenters

- Alex Roe, Senior Associate Vice President for Capital Planning and Budget
- Dr. Katherine Frank, Chancellor of UW-Stout

BACKGROUND

The College of Arts and Human Sciences (CAHS) programs, space needs, and enrollments have evolved and progressed far beyond the 1970s era home economics ethos. CAHS programs in the Fall 2019 semester served more than 2,400 students and the programs housed in Heritage Hall served more than 2,000 students. The programs, now collectively and nationally referred to as Family and Consumer Sciences, focus on nutrition, hospitality and food service, family health, and child development. Between January 2020 and February 2022, there were more than 57,000 unique job postings within the region supported by the programs housed within this building. The number of job openings in these areas are predicted to increase in Wisconsin between 2020-2025 and job openings in education are predicted to decline less than one percent.

The building systems have failed, do not operate as intended, are obsolete and inadequately sized, and have exceeded their intended useful lives. The poor building performance and lack of functionality diminishes the effective use of spaces available, restricts flexible and ad hoc space utilization, and stagnates program development and ingenuity. A poorly performing building presents a substandard teaching and learning environment and a building that is on the brink of failure, like Heritage Hall, is even more ineffective for its intended purpose.

Budget/Schedule

Construction	$102,860,000
Design	$6,517,000
DFD Mgt	$4,731,600
Contingency	$15,429,000
Equipment	$6,447,000
Other Fees	$2,902,400
TOTAL	**$138,887,000**

SBC Approval	Dec 2023
A/E Selection	Feb 2022
Design Report	Sep 2023
Bid Opening	Oct 2024
Start Construction	Aug 2025
Substantial Completion	Jun 2029
Final Completion	Oct 2029

Previous Action

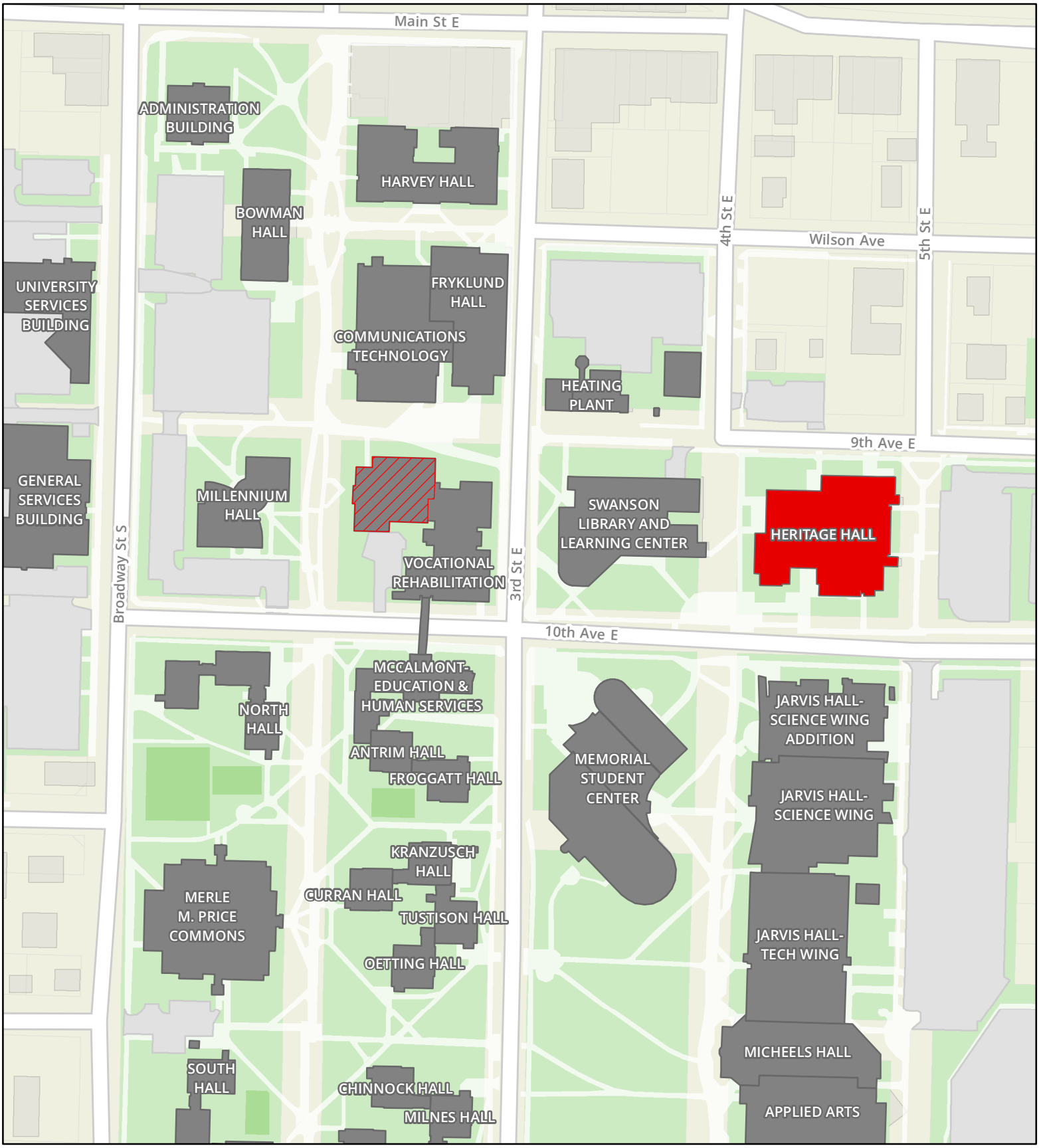
August 18, 2022 Resolution 11906	Recommended that the Heritage Hall Addition and Renovation project for an estimated total cost of $138,887,000 ($137,690,000 GFSB and $1,197,000 BTF) be submitted to the Department of Administration as part of the UW System 2023-25 Capital Budget Request.

Related Policies

- Regent Policy Document 19-1,"University Facilities, Space, and Physical Development Capital Funding and 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"

ATTACHMENTS

A) UW-Stout: Heritage Hall Renovation Map
B) UW-Stout: Heritage Hall Addition and Renovation Renderings



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

This map is for reference purposes only.

UW-Stout: Heritage Hall Renovation

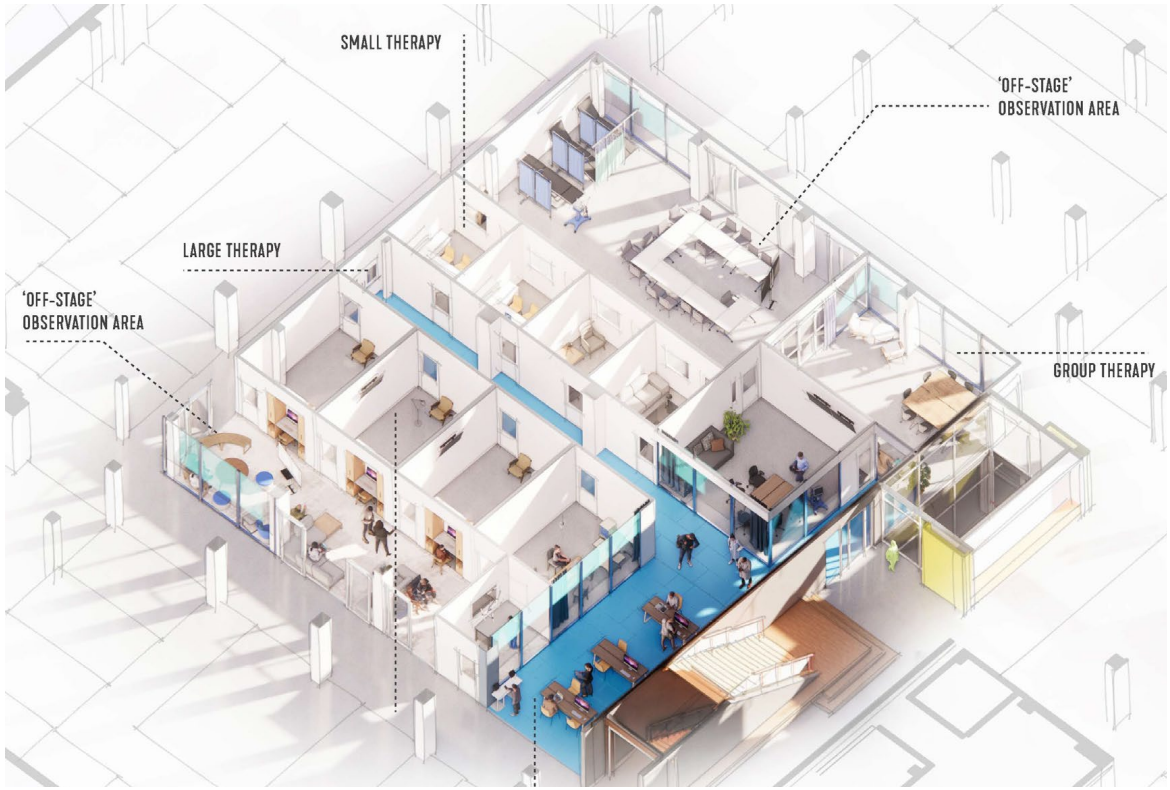
Proposed Renovation
Campus Building
Proposed Removal
UW Property

Feet
0 100 200

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\STO\Heritage_Hall\STO_Heritage_Hall_Renovation_20231011.mxd

UW-Stout
Heritage Hall Addition and Renovation

UW-Stout
Heritage Hall Addition and Renovation



AUTHORITY TO CONSTRUCT SCIENCE/ HEALTH SCIENCE BUILDING PHASES I AND II AND LOWER CAMPUS CHILLER AND COOLING TOWER REPLACEMENT, UW-EAU CLAIRE

REQUESTED ACTION

Adoption of Resolution H., authorizing the construction of the Science/Health Science Building Phases I and II and the Lower Campus Chiller and Cooling Tower Replacement projects.

Resolution H. That, upon the recommendation of Chancellor of UW-Eau Claire and the President of UW System, the UW System Board of Regents authorizes the construction of the Science/Health Science Building Phases I and II and the Lower Campus Chiller and Cooling Tower Replacement projects for an estimated total cost of $342,405,200 ($96,035,000 GFSB, $226,757,000 SEG REV, $5,548,000 PRSB, $356,200 PR Cash and $13,709,000 GIFTS)

SUMMARY

The Science/Health Science Building project constructs a new home for the Biology, Computer Science, Geography & Anthropology, and Geology programs and includes space for the Psychology and Watershed programs. The current primary science facility, Phillips Hall (192,250 GSF), will be razed and the site will be redeveloped partially to an expanded parking lot and the remainder restored back to green space. The new instructional spaces will be designed and modeled for flexibility to adequately serve multiple courses, disciplines, and programs. The new facility will include a fire suppression system, structural fire compartmentalization, code compliant hazardous chemical storage, air supply and exhaust systems. The exterior envelope, building entrances, and mechanical system equipment and controls will be designed for optimal energy efficiency and sustainability.

The Lower Campus Chiller and Cooling Tower Replacement Project replaces an existing 650-ton centrifugal chiller with a new nominal 1000-ton centrifugal chiller that serves the lower campus. All necessary piping, controls, electrical and other related components will be replaced as well. The new chiller and controls will be connected to and integrated with an existing 1400-ton chiller and controls to work in parallel.

Presenter

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

BACKGROUND

Phase I of the UW-Eau Claire Science Building was enumerated in 2019. Concurrently, a utility project was enumerated to repair and upgrade the Lower Campus Chiller Plant which is located adjacent to the site of the new science building. The two projects have worked in tandem to ensure that the chiller plant upgrades address the needs of the existing campus and future development. Phase II (Building Completion) of the Science Building was enumerated in July of 2023, allowing the design teams to solidify their plans and identify the final cooling need for the facility.

Phillips Hall was not designed to handle modern STEM education which requires cross-disciplinary laboratories and student and faculty collaboration within flexible spaces that promote innovation. Its mechanical, electrical, and plumbing infrastructure was selectively renovated and augmented in 1999 with additional mechanical upgrades and replacement of laboratory casework completed in 2003. Despite the addition of new dedicated air handling units in 1999, the mechanical air supply and exhaust systems do not have adequate capacity to provide the required air changes, especially in the laboratories where contaminated air originates. It has neither a fire suppression system, nor proper fire compartmentalization. In terms of the overall UW-Eau Claire operating budget impacts, Phillips Hall remains the most expensive building to maintain and the least efficient building to operate.

The existing lower campus chiller plant consists of a 1400-ton and a 650-ton unit. The current configuration of the plant does not allow for both units to run in parallel, which limits plant capacity. The addition of the new science building and the removal of Phillips Hall nets an increase in chilled water need, which cannot be handled in the current plant configuration and size.

Budget/Schedule

Construction	$252,897,000
Design	$26,625,000
DFD Mgt	$11,633,000
Contingency	$37,935,000
Equipment	$10,000,000
Other Fees	$5,000,000
TOTAL	**$344,090,000**

SBC Approval	Dec 2023
A/E Selection	Jul 2020
Design Report	Jul 2023
Bid Opening	Feb 2024
Start Construction	Jul 2024
Substantial Completion	Apr 2027
Final Completion	Dec 2027

Previous Actions

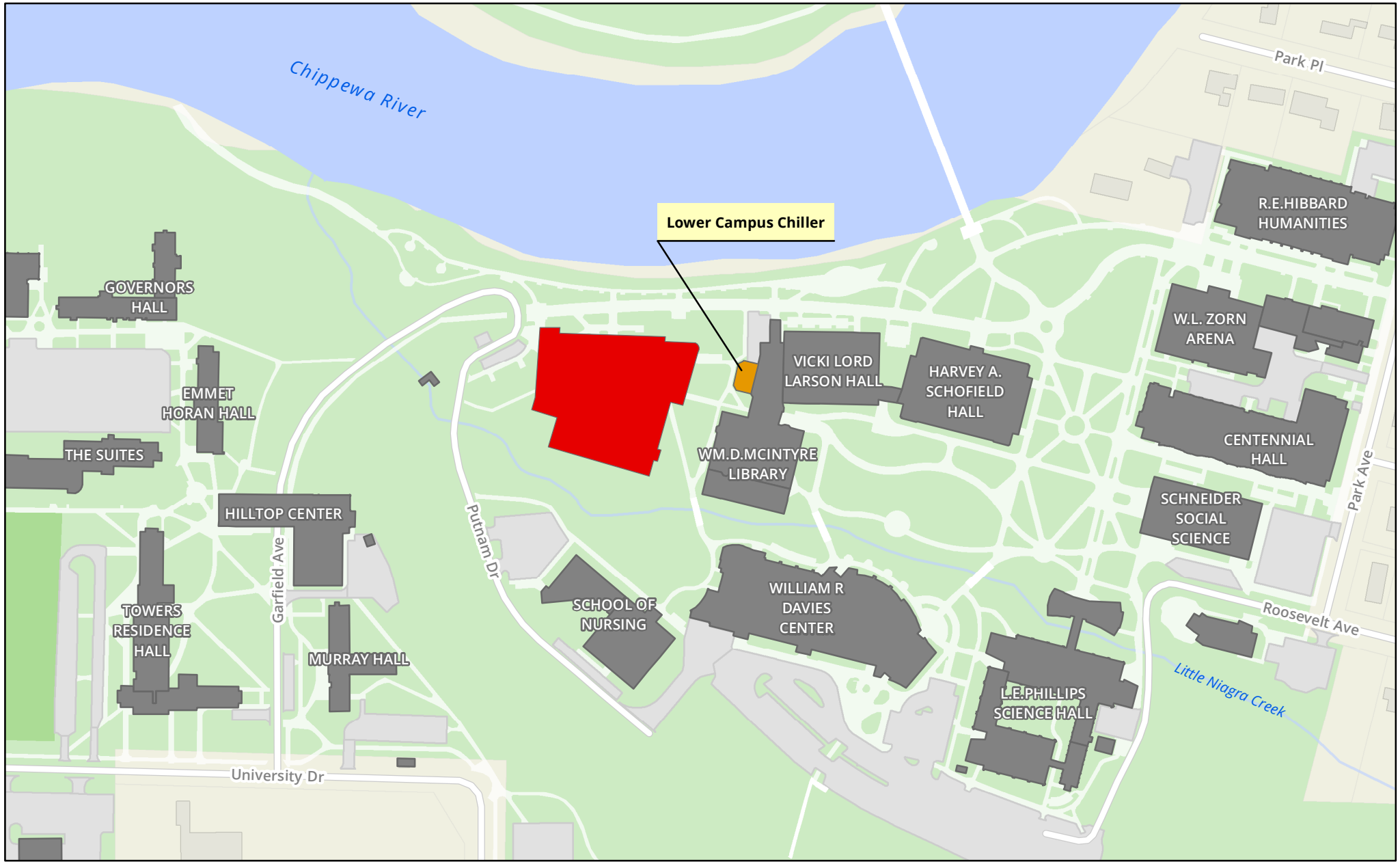
August 18, 2022 Resolution 11906	Recommended that the Science/Health Science Building Phase II and Phillips Hall Demolition project for an estimated total cost of $231,326,000 ($219,076,000 GFSB; $4,569,000 PRSB and $7,681,000 BTF) be submitted to the Department of Administration as part of the UW System 2023-25 Capital Budget Request.
April 8, 2022 Resolution 11839	Authorized the demolition of Thomas and Putnam Residence Halls to prepare the site for the new Science/ Health Sciences Building for an estimated cost of $1,684,800 PR-CASH.
August 23, 2018 Resolution 11079	Recommended that the Science/Health Science Building Phase I project for an estimated total cost of $109,000,000 ($93,250,000 GFSB; $2,041,000 PR-CASH and $13,709,000 GIFTS); the Science/Health Science Building Phase II project for an estimated total cost of $147,152,000 ($136,905,000 GFSB and $10,247,000 BTF); and the Lower Campus Chiller and Cooling Tower Replacement project for an estimated total cost of $3,764,000 (as part of the System-wide Utility Improvements request) 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,"University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-15,"Physical Development Principles"
- Regent Policy Document 19-16,"Building Program Planning and Approval"

ATTACHMENTS

A) UW-Eau Claire: Science/Health Science Building Map
B) UW-Eau Claire: Science/Health Science Building Renderings



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

This map is for reference purposes only.

UW-Eau Claire: Science/Health Science Building

- Proposed Development
- Proposed Replacement
- Campus Building
- UW Property

Feet
0 100 200

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UW-Eau Claire
Science/Health Science Building

UW-Eau Claire
Science/Health Science Building

Capital Planning and Budget Committee **Item I.**
December 7, 2023

AUTHORITY TO CONSTRUCT UNIVERSITY HOSPITAL – D2 MODULE EXPANSION, UW-MADISON

REQUESTED ACTION

Adoption of Resolution I., authorizing the construction of the University Hospital – D2 Module Expansion project.

Resolution I. That, upon the recommendation of the Chancellor of UW-Madison and the President of UW System, the UW System Board of Regents authorizes the construction of the University Hospital – D2 Module Expansion project for an estimated total project cost of $139,637,000 UW Health Cash Reserves.

SUMMARY

The proposed University Hospital – D2 Module Expansion is a project that has been envisioned since 2005 and included in the 2015 UW-Madison Campus Master Plan. It is part of a long-term growth strategy to accommodate and modernize the University Hospital Clinical Science Center (CSC). The Module addition will correspond and align to existing adjacent programmatic uses thereby allowing for efficiency of service and additional treatment and diagnostics space associated with the emergency department.

The D2 Module Expansion project will add approximately 101,500 GSF in a location that is currently open space and loading dock area. It will be organized around the existing module system typical of the complex. The module footprint is approximately 14,600 GSF and will be six levels with an enclosed penthouse on level seven. Levels 1 and 2 will be below grade with the remaining floors visible. The module will be serviced by existing parking and loading facilities via internal connections to the existing hospital. There will be no external entrances to the module and will maintain existing vehicular and pedestrian circulation patterns.

Presenter

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

BACKGROUND

The D2 Module is located in the CSC complex, and the following programmatic uses are anticipated as follows:

- Level 1 – Facility Support Services
- Level 2 – Emergency Department Expansion
- Level 3 – Surgery and Diagnostic Imaging Pre-Post Expansion
- Levels 4-6 – 16-bed Inpatient Unit, per floor (48 total).

This project will be delivered under the University of Wisconsin Hospital & Clinics Authority as granted in Wis. Stats. 233.04 and is subject to approval from the Board of Regents (BOR) prior to being submitted to the Department of Administration for approval. In addition, capital projects delivered under the Hospital Authority are subject to BOR approval when the project value exceeds $636,321—a threshold amount identified in the 1997 lease agreement with UW-Madison, escalated to 2023 dollars.

Budget/Schedule

Construction	$95,000,000
Design	$9,000,000
Contingency	$16,000,000
Equipment	$19,400,000
Management Fees	$237,000
TOTAL	**$139,637,000**

A/E Selection	Oct 2023
BOR Approval	Dec 2023
Bid Opening	Sep 2024
Start Construction	Nov 2024
Substantial Completion	Aug2026
Final Completion	Nov 2026

Related Policies

- Regent Policy Document 19-16, "Building Program Planning and Approval"
- Lease Agreement Between the Board of Regents of the University of Wisconsin System and the University of Wisconsin Hospitals and Clinics Authority

ATTACHMENT

A) UW-Madison: University Hospital Addition Map

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

This map is for reference purposes only.

UW-Madison: University Hospital Addition

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

Feet
0 100 200

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\MSN\Hospital_Addition_2023\MSN_Hospital_Addition_20231115.mxd

Capital Planning and Budget Committee **Item J.**
December 7, 2023

AUTHORITY TO INCREASE THE BUDGET FOR UW MANAGED NEAR EAST PLAY FIELDS RENOVATION, UW-MADISON

REQUESTED ACTION

Adoption of Resolution J., authorizing an increase to the budget of the UW Managed Near East Play Fields Renovation project to accept the bids.

Resolution J. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes an increase in the budget of the Near East Play Fields Renovation project by $2,118,255 for estimated total project cost of $12,118,255 Gift/Grant Funds.

SUMMARY

This request seeks approval of a budget increase for the Near East Play Fields Renovation project (UWSA project no. A-22-011) due to the lowest bid being greater than budgeted. This project replaces the existing natural turf outdoor playing fields east of the Bakke Recreation and Wellbeing Center on Observatory Drive with synthetic turf. The new fields will accommodate four soccer fields and one overlaid championship soccer field.

The scope includes synthetic fields with aggregate drainage layer, perimeter fence, scoreboards, lighting upgrades, and underground tanks for stormwater quality and temperature management for the 32 acres sub-watershed in this area of campus.

This project was originally approved with a total budget of $10,000,000. A construction bid of $9,395,000 was received on November 29, 2023 that exceeded the originally approved construction budget. The updated project budget total is $12,118,255. In order to accept bids and begin construction, an increase of $2,118,255 in funding is required.

Presenter

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

BACKGROUND

The 2013 Recreational Sports Master Plan identified deficiencies in the current recreational facilities and playing fields available to UW students, faculty, staff, and community. Both facilities and playing fields are considered inadequate for current and future programming by students, as well as in comparison to peer institutions.

The Near East Play Field activities currently average 1,500 hours of use per year, and the usable playing season is frequently shortened due to weather, poor soil and turf conditions, and general overuse.

The underground stormwater facility was identified in the 2015 Campus Master Plan, Green Infrastructure and Stormwater section as an integral part of meeting campus stormwater goals. It is projected to annually remove 7,400 pounds of suspended solids from flowing into Lake Mendota.

Budget/Schedule

Construction	$9,395,000
Design	$733,730
Contingency	$1,409,250
Equipment	$200,000
Management Fees	$380,275
TOTAL	$12,118,255

A/E Selection	August 2022
BOR Approval	March 2023
Bid Opening	November 2023
Start Construction	December 2023
Substantial Completion	November 2024

Previous Action

March 30, 2023 Resolution 12011	Authorized the completion of design and construction of the Near East Play Fields Renovation project for an estimated total project cost of $10,000,000.

Related Policies

- Regent Policy Document 13-5, "Capital Projects Solely Managed by the UW System: Approval, Signature Authority, and Reporting"
- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

Capital Planning and Budget Committee **Item K.**
December 7, 2023

STATUS REPORT ON LEASING ACTIVITY JUNE 1, 2023, THROUGH NOVEMBER 30, 2023

REQUESTED ACTION

For information only.

SUMMARY

Attached is a summary report of all leases and amendments executed and which have commenced by the University of Wisconsin System, including housing, from June 1, 2023, through November 30, 2023. Three leases for new space were executed in the last six months: all for UW-Madison. Twelve leases were either amended, renewed, or terminated. The largest lease termination was the Fresh Water Council lease with 15,107 square feet. The Fresh Water Council had occupied a building in the Third Ward of Milwaukee since June 2013. There were no lease actions that required Board approval in the last six months.

New Leases

- UW-Madison – School of Medicine and Public Health, Department of Ophthalmology – Wisconsin Reading Center, 5-year term, 5,617 SF
- UW-Madison – Center for Tobacco Research and Intervention, new lease for reduced space, 3-year term, 10,814 SF.
- UW-Madison – Transportation Services, 3-year term, parking

Terminated, Renewed, or Amended Leases

- UW-Eau Claire, ReGen Theranostics, lease renewed for five years, 2,870 SF
- UW-Extension, Covering Kids and Families-WI, lease increased 60 SF for a total of 360 SF
- UW-Green Bay, Marinette Campus, returned responsibility for operation and maintenance of fieldhouse back to Marinette County
- UW-Madison, College of Letters & Science, School of Social Work, reduced lease by 401 SF for a total of 6,654 SF
- UW-Madison, RecWell, lease terminated, 5,671 SF
- UW-Madison, Odyssey Project, lease increased 2,852 SF

- UW-Madison, School of Medicine and Public Health, storage space reduced by 100 SF
- UW-Madison – School of Medicine and Public Health, Department of Ophthalmology, lease increased by 891 SF
- UW-Milwaukee, Fresh Water Council, terminated, 15,107 SF
- UW Oshkosh, Head Start – Neenah, lease terminated,
- UW Oshkosh, Appleton, Executive Master of Business Administration, lease terminated, 9,619 SF
- UW System Administration, Humanities Council, lease renewed for three years, 2,944 SF

Presenter

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

BACKGROUND

Regent Policy Document 13-2, Real Property Contracts: Approval, Signature Authority, and Reporting requires that the Office of Capital Planning and Budget provide a regular report to the Board on all leases not subject to Regent approval. The attached report is intended to meet that requirement.

The policy further directs that the Board of Regents approve a proposed lease when the initial terms of a lease exceed either $1,000,000 in total cost or five years in length, or the renewal options included in the lease exceed $1,000,000 in total or five years in length. In addition, a lease that will permit a facility to be privately owned or operated on state-owned land, a lease that would affect agricultural lands, or the lease of a state-owned residence hall to another state agency or nonstate nonprofit agency for the purposes of alternate use, will also require Board of Regents approval prior to execution.

Related Policy

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

ATTACHMENT

A) UW System: Status Report on Lease Activity

University of Wisconsin System Administration
Status Report on Lease Activity

New Leases
Executed between June 1, 2023 through November 30, 2023

Institution	Program or User	Location	Total Square Feet	Term in Years	Gross per Square Foot Rental Rate	Use	Funding Source	Lease Start Date
Madison	School of Medicine and Public Health; Department of Ophthalmology	Madison	5,617	5	$22.00	Office	Federal Grant funds	Aug-23
Madison	Center for Tobacco Research and Intervention	Madison	10,814	3	$24.41	Office	Federal Grant funds	Jul-23
Madison	Transportation Services	Madison	NA	3	$48,000.00	Parking	Program Revenue	Jul-23

Other Transactions
December 1, 2021 through May 31, 2022

Institution	Program or User	Location	Total Square Feet	Type of Transaction
Eau Claire	ReGen Theranostics	Eau Claire	2,870	Renewed for 5 years
Extension	Covering Kids and Families	Milwaukee	360	Increased square footage
Green Bay	Marinette Campus	Marinette	NA	Operation and maintenance of fieldhouse returned to County
Madison	School of Social Work	Madison	6,654	Reduced square footage
Madison	RecWell	Madison	5,671	Lease terminated
Madison	College of Letters & Science; Odyssey Project	Madison	4,248	Increased square footage
Madison	School of Medicine and Public Health	Madison	3,822	Reduce square footage
Madison	School of Medicine and Public Health	Madison	3,205	Increased square footage
Milwaukee	Fresh Water Council	Milwaukee	15,107	Lease terminated
Oshkosh	Head Start	Neenah	1,552	Lease terminated
Oshkosh	Executive Masters of Business Administration	Appleton	9,619	Lease terminated
System Admin	Humanities Council	Madison	2,944	Renewed for 3 years

University of Wisconsin System Administration
Status Report on Lease Activity

Leased Space by Use - System-wide (except Madison)
As of November 30, 2023

Type of Space	2019	2020	2021	2022	2023	Change 2019 to 2023	Percent of Total
Office	143,602	143,602	137,581	98,120	96,858	-46,744	8.2%
Lab	89,501	89,501	89,501	89,501	74,394	-15,107	6.3%
Radio Station	21,085	21,085	21,085	21,085	21,085	0	1.8%
Daycare	38,178	41,238	41,238	35,694	39,956	1,778	3.4%
Clinic	23,479	23,479	23,479	23,479	20,213	-3,266	1.7%
Classroom	26,907	26,907	17,356	17,356	7,737	-19,170	0.7%
Storage	2,613	2,613	2,613	32,613	32,613	30,000	2.8%
Retail	2,116	2,116	2,116	2,116	2,116	0	0.2%
Performance Space	74,803	74,803	74,803	74,803	74,803	0	6.4%
Housing	906,705	906,705	906,705	804,065	805,365	-101,340	68.5%
Total	**1,328,989**	**1,332,049**	**1,316,477**	**1,198,832**	**1,175,140**	**-153,849**	100.0%

Leased Space by Use - Madison
As of November 30, 2023

Type of Space	2019	2020	2021	2022	2023	Change 2019 to 2023	Percent of Total
Office	236,135	273,995	273,995	279,133	272,952	36,817	58.0%
Lab	99,973	99,973	99,973	101,202	106,032	6,059	21.2%
Clinic	4,200	4,200	4,570	5,800	5,800	1,600	1.0%
Greenhouse	60,000	60,000	60,000	60,000	60,000	0	12.7%
Storage	24,025	34,025	34,025	37,847	36,247	12,222	7.2%
Total	**424,333**	**472,193**	**472,563**	**483,982**	**481,031**	**56,698**	100.0%