

# BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

## **Capital Planning & Budget Committee**

Thursday, July 6, 2023

10:45 a.m. – 12:00 p.m.

2120-2130, Student Union  
UW-La Crosse Student Union  
521 East Avenue N  
La Crosse, Wisconsin  
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the June 08, 2023 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
  - 1. UW-Madison: Authority to Sell 1,067 SF of Property Containing Part of the Wisconsin Energy Institute to the City of Madison
  - 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 Increase the Budget for the UW Managed Chemistry 2<sup>nd</sup> and 4<sup>th</sup> Floor Lab Renovation
- F. UW-Madison: Authority to Design and Construct the UW Managed Engineering Hall Sprinkler Piping and Gas Distribution Piping Phase II
- G. UW-Madison: Authority to Increase the Budget of the Chemistry Addition and Renovation
- H. UW-Madison: Authority to Increase the Budget of the Veterinary Medicine Addition and Renovation
- I. UW-Madison: Authority to Increase the Budget and Construct the College of Letters and Science Academic Building
- J. Report of the Senior Associate Vice President

**AUTHORITY TO SELL 1,067 SQUARE FEET OF PROPERTY CONTAINING  
PART OF THE WISCONSIN ENERGY INSTITUTE TO THE CITY OF  
MADISON, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution D1., authority to approve the sale of 1,067 SF of vacant land adjacent to the road right-of-way located in Madison, Wisconsin to the City of Madison.

**Resolution D1.** That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents approve the sale of 1,067 SF of vacant land adjacent to the road right-of-way and part of the Wisconsin Energy Institute to the City of Madison for construction of the Bus Rapid Transit system.

**SUMMARY**

This sale of property located at 1552 University Avenue is occupied by the UW-Madison Wisconsin Energy Institute building. The City of Madison requested the purchase of the land to facilitate the construction and operation of the new city Bus Rapid Transit (BRT) system. The entire transaction with the City includes a Temporary Limited Easement that will aid construction enough for a 'bus only' traffic lane. The temporary limited easement totals 3,304 SF.

**Presenter**

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

**BACKGROUND**

The City of Madison is constructing the BRT to connect the growing east and west sides of the city through the land-locked isthmus as part of an effort to provide better access to jobs, reduce travel times, and improve transit throughout the Madison area. The BRT will operate in a combination of exclusive, semi-exclusive, and shared traffic lanes. The sale of this linear parcel will allow the creation of a 'bus-only' lane along Campus Drive.

The City of Madison requests transfer of ownership of a strip of land now part of the Wisconsin Energy Institute. This strip of land is beyond the northern edge of the retaining wall of the property.

An appraisal was completed in March 2023 and derived a fair market value of \$38,412 or \$36 per square foot for the land to be acquired.

### **Previous Action**

March 30, 2023 Resolution 12006	Authorized the sale of 3,230 square feet of vacant road right-of-way located in Madison, Wisconsin to the City of Madison for construction of the West Terminal Bus Rapid Transit Park and Ride facility.
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### **Related Policies**

- Regent Policy Document 13-2, "[Real Property Contracts: Approval, Signature Authority, and Reporting](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

### **ATTACHMENT**

A) UW-Madison: Proposed Sale of Land Map



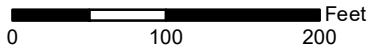
Sources: UW System Administration,  
State of Wisconsin, Wisconsin State  
Cartographers Office,  
US Census Bureau

This map is for reference purposes only.

### UW-Madison: Proposed Sale of Land

- Proposed Sale Area
- Proposed Limited Easement Area

- UW Property
- Campus Building



July 6, 2023

## 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 \$21,300,400 (\$9,644,900 Program Revenue Supported Borrowing; \$11,555,500 Cash; and \$100,000 Gifts/Grants).

### SUMMARY

#### FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFTS	TOTAL
MIL	21K1O	Kenilworth Apartments Exterior Envelope Repairs		\$1,883,000			\$1,883,000
MSN	22L2D	Athletic Facility Repair and Renovation			\$2,996,000		\$2,996,000
MSN	22J1P	Kohl Center Cooling Coil Replacement			\$2,000,000		\$2,000,000
PKS	22A2J	Student Center Elevator Renovation			\$618,100		\$618,100
RVF	22D1M	Hathorn Hall Normal & Emergency Power System Renovation			\$2,998,000		\$2,998,000
<b>FACILITY MAINTENANCE AND REPAIR SUBTOTALS</b>			<b>\$0</b>	<b>\$1,883,000</b>	<b>\$8,612,100</b>	<b>\$0</b>	<b>\$10,495,100</b>

#### UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFTS	TOTAL
OSH	22I3E	Titan Stadium Track Replacement		\$1,553,000		\$100,000	\$1,653,000
PKS	21F1S	Wyllie Hall Parking Lot			\$555,800		\$555,800
WTW	22D2U	Parking Lot 19 Reconstruction		\$2,819,000	\$180,000		\$2,999,000
<b>UTILITY REPAIR AND RENOVATION SUBTOTALS</b>			<b>\$0</b>	<b>\$4,372,000</b>	<b>\$735,800</b>	<b>\$100,000</b>	<b>\$5,207,800</b>

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFTS	TOTAL
LAX	19K1N	Wentz Hall Renovation		\$809,100	\$2,189,000		\$2,998,100
PKS	22F2L	Residence Life Fire Alarm System Renovation		\$2,580,800	\$18,600		\$2,599,400
HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION SUBTOTALS			\$0	\$3,389,900	\$2,207,600	\$0	\$5,597,500

	GFSB	PRSB	CASH	GIFTS	TOTAL
JULY 2023 TOTALS	\$0	\$9,644,900	\$11,555,500	\$100,000	\$21,300,400

**Presenter**

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

**BACKGROUND****UW-Milwaukee – Kenilworth Apartments Exterior Envelope Repairs:**

This project repairs the concrete and metal panel façades of the Kenilworth Square Apartments (KSA) building. Project work includes repairing spalled and cracked concrete; removing an abandoned and deteriorated concrete tank platform and the failed concrete coating; and surface preparation and re-coating the concrete materials on each elevation and the third-floor exterior terrace. Project work also includes replacing missing or loose fasteners and reinstalling loose preformed gaskets on the metal panels.

In 2010, a study was performed by a building envelope consultant examining all façade elevations at the Kenilworth complex. The result of that study documented the deteriorating conditions issues noted in the proposed project scope included in this request. In the fall of 2017, a large spall (approximately 5 feet long by 6-inches deep) of concrete on the south façade of KSA was removed. The findings of the 2010 study and recent pre-design work need to be completed to prevent similar emergency situations.

**UW-Madison – Athletic Facilities Repair and Renovation:**

This project selectively constructs a phased project to include various maintenance, repair, and renovation scopes of work across the majority of athletics facilities on campus. The facilities include, but are not limited to, the following: Camp Randall Stadium complex, Kohl Center, McClain Center, University Ridge Golf Course, Goodman Softball complex, McClimon complex, and Nicholas Johnson Pavilion. Project work addresses time-sensitive

scopes that must be completed amidst athletics event schedules. The project work includes a range of scopes including: providing card access and security upgrades; health, safety, and code-required repairs; energy conservation measures; maintenance and repair of site improvements; and programmatic enhancements for user experience at all athletic facilities.

The foreseeable work includes the following structures and scopes: (1) Camp Randall complex work includes repairs or replacements of air handling units, waterproofing, structural repairs, medium pressure steam, and HVAC; (2) Kohl Center work includes repairing or replacing building utilities, and fire alarm/suppression; (3) McClain Center work may include replacing air handling units; (4) University Ridge work includes repairs or replacements to the fire alarm system, HVAC, and boiler; (5) Goodman Softball complex work includes replacement of the roof and other facility repairs; (6) Nicholas Johnson Pavilion work includes the replacement of the roof. This project addresses three main issues: safety, customer satisfaction, and energy efficiency. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities in a timely manner, especially with scheduling constraints related to athletics event schedules.

#### **UW-Madison – Kohl Center Cooling Coil Replacement:**

This project removes and replaces cooling coils in twelve air handling units. This project will replace the cooling coils, supports, control valves, piping from isolation valves to the coils, and isolation valves for twelve air handling units. The cooling coils are original to when the Kohl Center was built in 1998. During this time, the coil wall thickness has worn down, resulting in an increasing number of leaks in the cooling coils every year. The increased number of leaks and the location of the leaks raises concerns about larger leaks developing off-hours when there is minimal staff on-site with the potential to cause extensive damage to the arena playing surface(s) and the building interior.

#### **UW-Parkside – Student Center Elevator Renovation:**

This project modernizes and replaces elevator components and equipment for passenger elevator number one and the associated elevator machine room. Project work includes replacing elevator controls, car and hall signal fixtures, enclosure finishes, door hardware, cooling-only split system, hoistway hangers, hydraulic jack, and sump pump.

The passenger elevator in the Student Union is original to the building constructed in 1976 and has not been substantially upgraded. This is the only passenger elevator in the facility. The campus elevator service contractor has experienced increased obsolescence of parts to make needed repairs to the elevator. The elevator inspector has informed the campus that the passenger elevator needs to be modernized because a failure to make needed repairs on the elevator will cause the car to fail future inspections and not be given a

certificate of operation.

### **UW-River Falls – Hathorn Hall Normal and Emergency Power System Renovation:**

This project resolves maintenance and reliability issues with the Hathorn Hall electrical distribution systems and emergency power backup systems. Project work includes replacing an obsolete emergency generator and aged electrical distribution systems including medium voltage equipment, main distribution panels, branch circuit panels, and feeders for Hathorn Hall. The project also provides new emergency and optional standby power for life safety systems and critical equipment necessary to prevent building freeze-up or flooding during an electrical power outage. Emergency and optional standby automatic transfer switches and distribution equipment will be provided. Existing circuits will be extended and connected to the new distribution equipment.

Hathorn Hall has 188 student rooms and two hall manager apartments that combine for a total capacity of 376 residents. This building also is home to the Residence Life Staff offices. This is the most important campus building for Residence Life. The primary electrical equipment was installed during the building's 1961 addition. The primary 4,160 volt to 120/208-volt transformer is rated for 150-kilovolt-amps (KVA) and undersized for a building this large. The limited emergency system is supported by a 20-kilowatt (KW) generator installed in 1993. This 29-year-old generator does not have capacity for additional loads and is well over the projected life span of 20 years. Additional capacity of a newer generator will allow critical loads like radiant heat pumps to be powered by the new generator, preventing winter freezing during a main electrical supply interruption. This work will allow building residents to remain in their rooms during a power outage any time of the year and keep the building from freezing. Emergency and optional standby loads will be separated out by this project with a separate transfer switch for both. Electrical panels are full throughout the building with no room to install additional circuits. Maintenance calls for tripped breakers are common for the student resident rooms, as each circuit feeds multiple rooms. Dedicated branch panels will be added for the hall manager apartments which are currently fed from several separate electrical panels and is a code violation.

### **UW Oshkosh – Titan Stadium Track Replacement:**

This project replaces the exterior competition track within the Titan Athletic Complex. Project work includes demolition, removal, disposal, and replacement of approximately 95,752 SF of runways and track surface; repair of the subsurface; and drainage improvements and augmentation as necessary. The replacement track surface will meet NCAA – Rule 1 Construction of Facilities – Section 1 requirements. Specifications listed in this rule represent the minimums necessary to host intercollegiate track and field and technical information on construction, layout and marking. All track calculations and measurements, existing and proposed, must be verified to be in compliance with the most



current NCAA rules. Section 1 requirements include track and runways maximum and minimum slope and grades; length measured in meter; a curb border must be in place for competition; and markings of starting and finish lines, running lanes, break lines, and relay zone. Additional sections for hurdles, steeplechase, high jump, pole vault, long and triple jump, and throwing areas (shot put, discus, hammer, and javelin). All turf, pavements, and landscaping disturbed by the track replacement will be restored and repaired.

The original track and field were installed in 2005, with nine lanes to meet the then current NCAA requirements. The top surface has deteriorated and worn through and requires replacement. The track surface has shown normal signs of wear and breakdown for an installation that has exceeded the exterior surface life cycle. In its current condition, this track is restricted from scheduling any event. The runways and track are to be upgraded to meet the new NCAA Division III requirements, allowing the institution to host competitions in this location.

#### **UW-Parkside – Wyllie Hall Parking Lot:**

This project constructs a new approximate one acre and 55 stall parking lot east of Wyllie Hall, access drive to the parking lot from University Drive, and associated underground utility systems (domestic water, electrical, storm sewer, telecommunications). Project work includes constructing a new 500 LF long access drive with domestic watermain along the drive and parking lot to provide additional fire protection at and near Wyllie Hall, and a new electronic fee collection station. The new parking lot and access drive will include all site prep work, paving, lighting, landscaping, and will tie-in with existing University Drive.

The campus master plan identified the need for a visitors parking lot. Wyllie Hall contains the library, campus administration, and main student services hub but there is no convenient short-term parking near the building. Due to the original campus core facilities siting, Wyllie Hall is not easily accessible to emergency vehicles. The proposed parking lot and location will resolve these issues.

#### **UW-Whitewater – Parking Lot 19 Reconstruction:**

This project re-constructs Parking Lot 19 including the drive entrances off Lauderdale Drive, Prairie Street, and potentially Schwager Drive. Project work includes complete reconstruction of the lot with new concrete curb and gutter, base course, asphalt pavement, excavation below subgrade, biaxial geogrid, storm sewer piping, storm sewer inlets, lighting, and restoration. The project will also add a new storm water management detention facility to improve storm water quality.

Parking Lot 19 is more than 15 years old and the prevalence of tire ruts and potholes throughout the surface indicate that the subgrade is of poor quality and may need to be completely removed before full reconstruction of the lot. This lot is located in a low

swampy area known to have poor soils and high ground water issues. The pre-design process included investigating the potential to add new storm water management features to reduce total suspended solids (TSS) removal and contribute towards the campus meeting its municipal separate storm sewer system (MS4) requirements.

#### **UW-La Crosse – Wentz Hall Renovation:**

This project improves life/safety systems and ADA accessibility in two residence halls. Project work includes installing a full fire suppression system including the extension of a new water main from the city main within the adjacent fire lane. New electrical conduits will be extended to all resident rooms. The building electrical transformer and switchgear will be replaced to provide for the upgraded circuits. A new fire alarm system, high-speed data cabling, and wireless access points will also 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 shower 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.

Wentz Hall was constructed in 1964 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. Wentz Hall will be vacated for the Spring and Summer 2024 semesters, providing an eight-month construction window.

#### **UW-Parkside – Residence Life Fire Alarm System Renovation:**

This project renovates and upgrades the residence life facilities fire alarm systems to meet all current building and fire/safety codes and fully integrate controls, reporting, operations, functions, and features into the campuswide fire alarm system implemented and installed under a previous project. This project replaces and augments the fire alarm and smoke detection system in Pike River Suites, Ranger Hall, and University Apartments to meet current life safety code and accessibility standards, improve reliability and features, and reduce operational maintenance costs. The central and building annunciator panels, control panels, pull stations, heat and smoke detectors, and speaker/strobe signal devices will be replaced and new panels and devices will be installed as required. The fully addressable fire alarm system will maintain its one-way voice communication capabilities and central reporting through the campus fiber optic network in two campus locations. The new control panels will be sized to accommodate all current and anticipated future devices. All elevator controls will be connected and interfaced with the new control panels for the elevator recall function. Telecommunication risers will be replaced or installed as

required to accommodate the required system capacity.

The campus-wide fire alarm and smoke detection system was incrementally developed building by building as they were constructed. These disparate systems were then universally upgraded and connected together through central reporting during a campus-wide renovation project in 2000 and then subsequently renovated and updated again in 2021-22 for all but the three student residences due to cost overruns. Central reporting annunciator panels are located in the central Heating and Chilling Plant and in Tallent Hall (University Police). The fire alarm and smoke detection system in Pike River Suites was constructed in 2009. The fire alarm and smoke detection system devices are more than 15 years old and have exceeded their recommended cyclic life. Multiple communication issues are experienced on a weekly basis, typically lasting one to three minutes. The unreliability of this system has required significant and increasing amounts of time from the campus electrician to troubleshoot and diagnose the faults, as well as billable service calls to the manufacturer. The fire control panels do not transfer from battery power to hard-wired power, which results in the backup batteries being drained and no coverage provided. If the fire control panel(s) require a reset, the maintenance electrician is frequently required to rewire the circuits that control the pull stations in order to properly reset the panel(s).

### **Previous Action**

None.

### **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"](#)

July 6, 2023

## 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 \$8,813,000 (\$7,399,000 General Fund Supported Borrowing and \$1,414,000 Cash).

### SUMMARY

#### 2019-21 MINOR FACILITIES RENEWAL, GROUP 1

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MSN	19G1Y	Fluno Center Plaza Deck Waterproofing and Repair (Increase)			\$1,414,000	\$1,414,000
2019-21 SUBTOTAL			\$0	\$0	\$1,414,000	\$1,414,000

#### 2021-23 MINOR FACILITIES RENEWAL, GROUP 1

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MSN	21E2G	Armory & Gymnasium Exterior Envelope Repair and Replacement	\$7,399,000			\$7,399,000
2021-23 SUBTOTAL			\$7,399,000	\$0	\$0	\$7,399,000

JULY 2023 TOTAL	\$7,399,000	\$0	\$1,414,000	\$8,813,000
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### Presenter

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

## **BACKGROUND**

### **UW-Madison – Fluno Center Plaza Deck Waterproofing and Repair (Increase):**

This request increases the project budget to match recent bid results for the originally approved project scope.

The project shall provide the necessary design and construction to waterproof the concrete cap of the underground parking garage at Fluno Center, repair the relevant damage to the parking garage, and restore the above ground site components as necessary. Surface water runoff from the ground surface courtyard has been entering into the underground parking ramp below the Fluno Center since 2007, causing damage to the underground facilities. It is common to have water cascading through ceiling joints through the first level and down into the second parking level. Water intrusions land on interior walk and drive surfaces creating slippery conditions for pedestrians and vehicles. Water has gradually damaged concrete surfaces and joints which has increased the volume of water intrusion. Continued water intrusion will eventually cause concrete to spall which could fall on pedestrians and vehicles. In winter, some water intrusions create large ice columns and slabs which tend to impede travel within the ramp. Several repairs have been performed by campus staff over the years which have had some limited short-term success but the overall problem continues to persist and grow. This project is needed to provide comprehensive long-term solutions to the water intrusions to maintain full use of the parking facility and mitigate damage to the overall structure.

### **UW-Madison – Armory & Gymnasium Exterior Envelope Repair & Replacement:**

This project repairs the exterior masonry walls and replaces the roof for this historic facility. Exterior envelope and wall repair work includes erecting scaffolding to provide access for repairing the exterior envelope and facades and replacing the roofing. The building exterior is comprised of red brick with a sandstone ashlar foundation and trim. Volumetrically, the central four-story basilica mass is approximately 96-feet by 165-feet, with a central stepped gable roof, flanked on both sides by a clerestory and lower shed roofs. There are dual, two-story rectangular masses, extending from the central building on the south and west sides. Both have flat roofs. The south side measures approximately 24-feet by 190-feet. The west side measures approximately 24-feet by 44-feet. Each corner features towers with corbelled and crenelated battlements.

The Armory and Gymnasium was constructed in 1894, designed in the Romanesque Revival style. It was listed with the National Register of Historic Places in 1993. In 1974, it was added to the Bascom Hill Historic District. The red brick masonry joints are deteriorating, and the sandstone ashlar foundation and trim need repairs. Some urgent repairs have been made with sealant. Interior structural cracks in the building envelope were identified during recent capital project work. Repair of the cracks will be incorporated in the scope of

work for the envelope repairs. Repointing of brick facades and the repair and replacement of the sandstone ashlar is also required. Repair and replacement of exterior windows as required will also be completed. Roof replacement work includes removing the asphalt shingles and trim pieces, underlayment, and flashing on the roofs and clerestory sections of the central four-story basilica mass. Repairs to roof substrate will be completed as needed, followed by the installation of new underlayment, copper or stainless-steel flashing, and new natural slate tile and trim pieces. Replacement of the clerestory windows will also be completed.

### **Previous Action**

September 29, 2022 Resolution 11928	Granted authority to construct the UW-Madison Fluno Center Plaza Deck Waterproofing and Repair project at an estimated total cost of \$5,986,000 (\$5,000,000 Program Revenue Supported Borrowing and \$986,000 Cash).
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### **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 INCREASE THE BUDGET FOR THE UW MANAGED  
CHEMISTRY SECOND AND FOURTH FLOOR LAB RENOVATION,  
UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution E., authorizing an increase to the budget of the UW Managed Chemistry Second and Fourth Floor Lab Renovation project.

**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 authorizes an increase in the budget for the construction of the Chemistry Second and Fourth Floor Lab Renovation project for an estimated total project cost of \$12,952,000 Gift/Grant Funds.

**SUMMARY**

This project renovates two locations for the UW-Madison Department of Chemistry. On the fourth floor of the new North Tower, approximately 17,000 GSF will be renovated from unfinished space into research labs, faculty offices, research assistant offices, lab support spaces, and conference rooms. On the second floor of the Daniels Building, approximately 2,000 GSF of lab space will be renovated into an educational suite. Both locations include a full renovation of mechanical, electrical, plumbing, and fire protection systems.

This project was originally approved by the Board of Regents in March 2023 with a budget of \$10,952,000. The budget increase of \$2,000,000 is due to cost escalation increases based on lead times and labor shortages, per the estimating consultant.

**Presenter**

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

## BACKGROUND

This project was originally part of the Chemistry Building and Addition project designed and constructed by the Department of Administration (DOA) and has transitioned to a UW Managed project. The UW Managed project will use design documents (35% design) completed as part of the DOA project.

The fourth floor of the new North Tower was left unfinished due to budget constraints on the DOA project. The design of the new chemistry tower set aside the fourth-floor space to address the lack of research space in the chemistry complex and constraints relating to maximum allowable quantities of chemical storage in high rise buildings.

The second floor Daniels Chemical Education Research Suite was part of the 2011 Chemistry Master plan but not fully designed or constructed due to budget constraints. A version of this research suite was displaced by the renovation of the Daniels Building and this project will restore the space for research.

### Budget/ Schedule

Construction	\$9,986,000
Hazardous Materials	\$22,000
Design	\$664,000
Contingency	\$1,564,000
Equipment	\$311,000
Management Fees	\$405,000
TOTAL	\$12,952,000

A/E Selection	July 2022
BOR Approval	March 2023
Bid Posting	July 2023
Bid Opening	September 2023
Start Construction	October 2023
Substantial Completion	September 2024
Final Completion	October 2024

### Previous Action

March 31, 2023  
Resolution 12012

Authorized the completion of design and construction of the Chemistry Second and Fourth Floor Lab Renovation project for an estimated total project cost of \$10,952,000 Gift/Grant Funds.

### Related Policies

- Regent Policy Document 13-5, "[Capital Projects Solely Managed by the UW System: Approval and Signature Authority](#)"
- 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 DESIGN AND CONSTRUCT THE UW MANAGED  
ENGINEERING HALL SPRINKLER PIPING AND GAS DISTRIBUTION  
PIPING PHASE II, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution F, authorizing the design and construction of the UW Managed Engineering Hall Sprinkler Piping and Gas Distribution Piping Phase II 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 design and construction of the Engineering Hall Sprinkler Piping and Gas Distribution Piping Phase II project for an estimated total project cost of \$10,000,000 Gift/Grant Funds.

**SUMMARY**

This project is Phase 2 of a two-phase project that seeks to design and construct a fire suppression system and gas distribution piping system in Engineering Hall. The first phase completed advanced planning and schematic design for installation of the systems, along with construction of the infrastructure necessary to accommodate the installation of the systems in the east wing. Phase 1 is nearly complete.

Phase 2 extends the fire suppression system to protect the entire building and additional gas distribution infrastructure to support any remaining program spaces. Phase 2 will also assess existing conditions of control zones throughout the facility and make adjustments to existing control zones to ensure required maximum allowable quantities (MAQs) for oxidizing gases, flammable gases, and flammable liquids are satisfied.

These adjustments will include the reconstruction and/or renovation of identified walls within the building to satisfy code required fire/smoke ratings for building partitions.

**Presenter**

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

## BACKGROUND

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

Due to the complexity and safety concerns during construction of the systems, UW-Madison implemented a phased approach to the overall project. Phase 2 is the final step toward full building compliance. Completing the installation of the fire suppression and gas distribution piping systems to the center of the building and the west wing of Engineering Hall will allow for an increase to the MAQ of gases and flammable liquids in laboratories, addressing suitable space and code compliance concerns.

### Budget/Schedule

Construction	\$7,624,000
Design	\$925,000
Contingency	\$1,144,000
Equipment	\$0
Other Fees	\$307,000
TOTAL	\$10,000,000

BOR Approval	July 2023
Bid Posting	November 2023
Bid Opening	December 2023
Start Construction	January 2024
Substantial Completion	April 2024

### Previous Action

February 5, 2021  
Resolution 11595

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

### Related Policies

- Regent Policy Document 13-5, "[Capital Projects Solely Managed by the UW System: Approval and Signature Authority](#)"
- 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 INCREASE THE BUDGET OF THE CHEMISTRY  
ADDITION AND RENOVATION, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution G., authorizing an increase to the budget of the Chemistry Addition and Renovation 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 an increase to the budget of the Chemistry Addition and Renovation project by \$7,400,000 for a revised estimated total project cost of \$140,500,000 (\$91,200,000 GFSB, \$7,400,000 EX-GFSB, \$16,072,000 PR-CASH, and \$25,828,000 GIFTS)

**SUMMARY**

The project, as currently funded, consists of the design and construction of a ten level, 188,442 GSF undergraduate chemistry teaching tower, and the replacement of critical HVAC and exhaust systems serving the existing research and teaching labs in the Daniels and Mathews chemistry buildings.

The project was enumerated in 2015 and allowed for a new tower to be constructed on the southwest corner of University Ave. and Mills St. The new tower consists of ten levels including a basement, sub-basement, and a two-story mechanical floor. This work includes modernizing six undergraduate teaching labs original to the 1964 building and providing additional classrooms, student study spaces, and offices for undergraduate chemistry staff. The renovation of Daniels also includes portions of the basement, first and second floors, mechanical systems in the sub-basement and on the roof above the second floor (Floors B, 1, and 2 in the existing Daniels building previously deferred). Other work includes constructing six more undergraduate teaching labs on floors seven and eight in the new tower.

**Presenter**

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

## BACKGROUND

The UW-Madison chemistry complex is comprised of the Mathews and Daniels buildings completed in the late 1960s and the Shain Research Tower completed in 2000. The complex (224,180 ASF/409,079 GSF) houses all administrative, instructional, and research functions of the Department of Chemistry, as well as the Chemistry Library and Chemistry Learning Center.

The new Tower opened in spring 2022 and work is nearly complete on the renovation of the Daniels Building. However, due to unforeseen conditions, the project requires additional funding to complete the necessary upgrades to the mechanical systems to meet the needs of the research laboratories in the existing building.

### Budget:

Construction	\$112,587,000
A/E Fees	\$9,472,000
DFDM Mgt.	\$4,900,000
Contingency	\$9,913,000
Equipment	\$3,000,000
Other Fees	\$628,000
Total Project Cost	\$140,500,000

### Previous Actions

May 5, 2018 Resolution 11035	Authority to Increase the Budget of the Chemistry Building Addition and Renovation Project by \$10,000,000 (\$5,000,000 Existing General Fund Supported Borrowing and \$5,000,000 Program Revenue-Cash) for a revised estimated total project cost of \$133,100,000 (\$86,200,000 General Fund Supported Borrowing, \$5,000,000 Existing General Fund Supported Borrowing, \$16,072,000 Program Revenue-Cash, and \$25,828,000 Gift Funds).
April 6, 2018 Resolution 11026	Authority to Increase the Budget of the Chemistry Building Addition and Renovation Project by \$29,300,000 (\$5,300,000 Program Revenue-Cash and \$24,000,000 Gifts) for a revised estimated total cost of \$123,100,000 (\$86,200,000 General Fund Supported Borrowing, \$11,072,000 Program Revenue-Cash, and \$25,828,000 Gifts).
December 8, 2016 Resolution 10806	Approval of the Design Report and Authority to Construct the Chemistry Building Addition and Renovation Project for a total cost of \$93,800,000 (\$86,200,000 General Fund Supported Borrowing,

\$5,772,000 Cash, and \$1,828,000 Gift Funds).

August 21, 2014  
Resolution 10393

Authority to submit the 2015-2017 UW System Biennial Capital Budget to the Department of Administration and the State Building Commission to include \$107,760,000 GFSB to construct the Chemistry Addition and Renovation project.

### **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 INCREASE THE BUDGET OF THE VETERINARY  
MEDICINE ADDITION AND RENOVATION, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution H., authorizing an increase to the budget of the Veterinary Medicine Addition and Renovation project.

**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 authorizes an increase to the budget of the Veterinary Medicine Addition and Renovation project by \$24,000,000 (\$10,000,000 EX-GFSB and \$14,000,000 PR-CASH) for a revised estimated total project cost of \$152,103,000 (\$90,103,000 GFSB, \$10,000,000 EX-GFSB, \$14,000,000 PR-CASH, and \$38,000,000 GIFTS).

**SUMMARY**

This project constructs a new three-story building on the Lot 62 site, just north of the School of Veterinary Medicine (SVM) between Observatory and Linden Drives. The new facility will provide space for the small animal clinic and connect it to the existing clinic; construct new research, animal biosafety level 3, and biosafety level 2 and 3 laboratories; and include new offices, conference rooms, and shared collaboration/interaction spaces to support the teaching hospital. The clinical space will be expanded to increase access to the small and large animal isolation suites that are required to meet accreditation standards, increase the quantity of specialized surgery environments and equipment, provide imaging space for horses and cattle, and separate patient access to medical oncology services. This project will also renovate portions of the animal hospital and raze three buildings (Veterinary Diagnostics Laboratory, Farm House, Storage Building I) at the SVM Charmany site.

**Presenter**

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

## BACKGROUND

The School of Veterinary Medicine (SVM) facility (144,330 ASF/248,850 GSF) was constructed in 1983 and an 8,100 GSF addition was constructed in 2009 to house a tomography unit and associated clinical space. The School also occupies the SVM-Hanson Biosciences Building (27,300 ASF/43,500 GSF constructed in 1962) and has a large animal instructional facility located on Mineral Point Road. More SVM faculty research programs are scattered around campus in a variety of buildings, including the Waisman Center. These facilities collectively house a veterinary medical teaching hospital, UW Veterinary Care, and instructional and research space.

The scope for this project has been revised to include an upgrade to the existing BSL-3 lab. The pandemic related challenges of the past three years highlighted the importance of high quality, secure biological research laboratories at UW-Madison. The renovation portion of this project provides an opportunity for SVM to upgrade an existing BSL-3 laboratory to modern standards to meet the need for biological research facilities conducting critical and timely research on airborne diseases, such as COVID-19.

To accomplish the additional scope and address additional project expenses due to unprecedented increases in materials costs, supply-chain disruptions, and an increasingly tight labor market over the last year, a total budget increase of \$24,000,000 is needed.

### Budget:

Construction	\$116,550,000
Design	\$10,771,590
DFDM Mgt.	\$4,794,400
Contingency	\$17,355,410
Equipment	\$1,000,000
Other Fees	\$1,631,600
Total Project Cost	\$152,103,000

### Previous Actions

December 10, 2020 Resolution 11534	Authority to construct the Veterinary Medicine Addition and Renovation project for an estimated total cost of \$128,103,000 (\$90,103,000 General Fund Supported Borrowing and \$38,000,000 Gift Funds).
August 23, 2018 Resolution 11079	Authority to submit the 2019-2021 UW System Biennial Capital Budget Request to the Department of Administration and the

State Building Commission to include \$128,103,000 (\$88,656,000 GFSB; \$38,000,000 Gift;, and \$1,447,000 BTF) to construct the Veterinary Addition and Renovation project.

### **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](#)"



July 6, 2023

**AUTHORITY TO INCREASE THE BUDGET AND CONSTRUCT THE  
COLLEGE OF LETTERS AND SCIENCE ACADEMIC BUILDING,  
UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution I., authorizing an increase to the budget and construction of the College of Letters and Science Academic Building project.

**Resolution I.** That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes a \$27,550,000 increase to the budget and construction of the College of Letters and Science Academic Building project for a revised estimated total project cost of \$115,991,000 (\$60,363,000 GFSB, \$20,628,000 CASH, and \$35,000,000 Gift/Grant Funds).

**SUMMARY**

This project creates a new 70,028 ASF/115,881 GSF unified home for the Department of History and nine other ethnic studies departments, programs, and centers within the College of Letters and Sciences (L&S) by consolidating and co-locating spaces currently spread across eight facilities, including 432 East Campus Mall, Bradley Memorial Building, Helen C. White Hall, Ingraham Hall, Meiklejohn House, Mosse Humanities Building, Sterling Hall, and Van Hise Hall. The proposed new facility will provide an identity and sense of community, as well as a hub for engagement, collaboration, and learning for various ethnic studies academic programs and will provide a variety of spaces where students can pursue knowledge independently as well as within a larger learning community. This project continues the campus planning trend to realign the physical location of L&S departments into cohesive academic districts that are meant to foster collaboration between compatible departments.

The proposed five story academic building will include 26,000 SF of classrooms, along with offices and support areas for each department. The new facility will include a fire suppression system, structural fire compartmentalization, air supply, and exhaust systems with adequate capacity and controls to provide the required air exchanges and 16-foot floor-to-floor clearance to accommodate the modern building infrastructure and facilitate future maintenance and renovation activities. The exterior envelope, building entrances,

and mechanical system equipment and controls will be designed for optimal energy efficiency and sustainability. Two residence halls (Susan B. Davis Hall and Zoe Bayliss Co-Op) currently located on this site (intersection of Park Street and West Johnson Street, southwest corner) will be demolished (15,393 ASF/23,570 GSF), and the lost residential room capacity has been resolved within other UW Housing facilities. A new parking structure is planned to be located immediately south of this site to accommodate any lost parking capacity and address campus parking deficits.

The new academic building's lower floors will consist primarily of general assignment classrooms ranging in size from a large auditorium style lecture hall to small seminar rooms. The new instructional spaces will be expanded in comparison to the obsolete original spaces to accommodate the current space planning standards for square feet per student station, flexible furnishings, active learning studios, and instructional technology. Upper floors will consist of departmental and individual faculty/staff offices. Informal learning space on each level will create natural links between departmental and instructional spaces where students and faculty can meet and interact. Ethnic studies programs will be co-located and built around dedicated cultural student spaces. A series of open spaces interior to the facility will connect the main entry lobby to the proposed campus open space located on the southwest corner of the block. This series of open spaces will include a coffee shop, community engagement spaces, and large reconfigurable multipurpose event space.

The increase in budget will address cost escalations related to inflation and ensure programmatic requirements of the Departments are not cut from the scope. Additionally, it adds a cistern for improved stormwater management, and removes five structures to facilitate construction of the building.

## **Presenter**

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

## **BACKGROUND**

The College of Letters & Science is the largest academic unit at UW-Madison and has more than 800 faculty; 22,000 undergraduate and graduate students; and offers 70 undergraduate majors, 42 certificates, and 115 graduate and professional majors. It is divided into three units: Natural Sciences (STEM), Arts and Humanities, and Social Sciences. In 2017, a comprehensive master plan was completed that included the goal of identifying opportunities for enhancement and modernization that support the L&S focus on multi-disciplinary research, interactive experiences, and team-based learning environments. A key recommendation of that master plan included consolidation of departments currently located in multiple facilities to strengthen the units and promote strategic relationships.

The Mosse Humanities Building (168,310 ASF/333,363 GSF), was originally conceived as three separate buildings to house art, history, and music. By the time it opened in September 1969, the building's original design intent had already been compromised due to budget overruns, value engineering, and labor strikes and material shortages encountered during construction. Currently its poor functional and physical condition no longer supports long term continuous use, and its architectural and structural limitations, along with its inability to be upgraded to align with modern building codes and standards, prevent it from being renovated to meet the needs of modern educational programs.

The Mosse Humanities Building site has been identified as the future location for two separate replacement facilities with a 250,000 GSF cumulative potential and will include 450 below grade/below building parking stalls. The proposed site is ideal, with a prominent position at the base of Bascom Hill and adjacent to the Library Mall. Historic design considerations will be implemented as appropriate since this location is within the Bascom Hill Historic District. Since the Mosse Humanities Building has been identified for demolition and the site to subsequent redevelopment, all current occupants of that facility, including the College of Letters & Science, will require new permanent homes elsewhere on campus. The planning and pre-design efforts already completed have concluded the Humanities Building cannot effectively be renovated for the humanities program's purposes. Through multiple campus planning and targeted project analysis and investigations, it has been determined that the proposed scope of work included in this request represents the highest and best use of the proposed site. This proposed scope of work furthers the university's goal to eventually vacate the 1960s era Mosse Humanities Building so it can be demolished and follows a planned capital project sequence, preceded by the Hamel Music Performance Center and to be followed by the Frances Street Parking Ramp, Art Lofts Studio Laboratory Addition & Renovation, and a Music Academic Facility Addition.

There are more than \$70 million worth of deferred maintenance and repairs pending in the Mosse Humanities building including exterior envelope, structural supports, mechanical system and equipment, electrical system and equipment, elevators, fire suppression upgrades, plumbing system and equipment, and hazardous materials abatement. Resolving these issues cannot correct the inherent building deficiencies, its poor adaptive reuse, nor overcome poor building performance both functionally and physically. Interior wayfinding is a disaster with non-contiguous floor levels, unconnected circulation corridors, blind corners, and unused open plazas. The floor-to-floor ceiling heights are low and occasionally angled in the lower-level classrooms, making the installation of modern technology for teaching nearly impossible. The in-floor radiant heating system has failed and became inoperable shortly after the building opened. It cannot feasibly be repaired due to it being embedded in concrete. The exposed structural elements, floor slab edges, concrete, and stone surfaces throughout the building's exterior and interior do not support the use of insulating materials, which makes the perimeter heating system critical to user comfort, space functionality, and maintaining the overall building's envelope integrity. The entire HVAC system is inefficient due to a lack of a vapor barrier, single-pane exterior

windows, and uninsulated metal panels on the exterior envelope. Frost forms on many surfaces during the winter months due to the building's high humidity levels that are required to support musical instruments. The facility does not meet current accessibility codes or standards as evidenced throughout the building in restrooms, door hardware, improper railing heights, and non-compliant ramps. Exiting distances also exceed current code requirements and create a safety concern.

The additional funding and restored scope for this project allows UW-Madison to meet the spirit of this new academic building by accommodating eight L&S departments, including vacating all the History Department from the Mosse Humanities building; allows UW-Madison to address growth in the STEM fields of math and quantum physics by relocating Gender and Women's Studies out of Sterling Hall and into the new Levy Building; and adds improved stormwater management to the site.

#### **Budget/ Schedule:**

Construction	\$74,222,000	BOR Approval	Jul 2023
Design	\$5,713,000	A/E Selection	Nov 2021
DFDM Mgt.	\$3,399,000	Design Report	Apr 2023
Contingency	\$21,459,000	Bid Opening	Sep 2023
Equipment	\$9,594,000	Start Construction	Nov 2023
Other Fees	\$1,604,000	Substantial Completion	Apr 2026
Total Project Cost	<b>\$115,991,000</b>	Final Completion	Aug 2026

#### **Previous Actions**

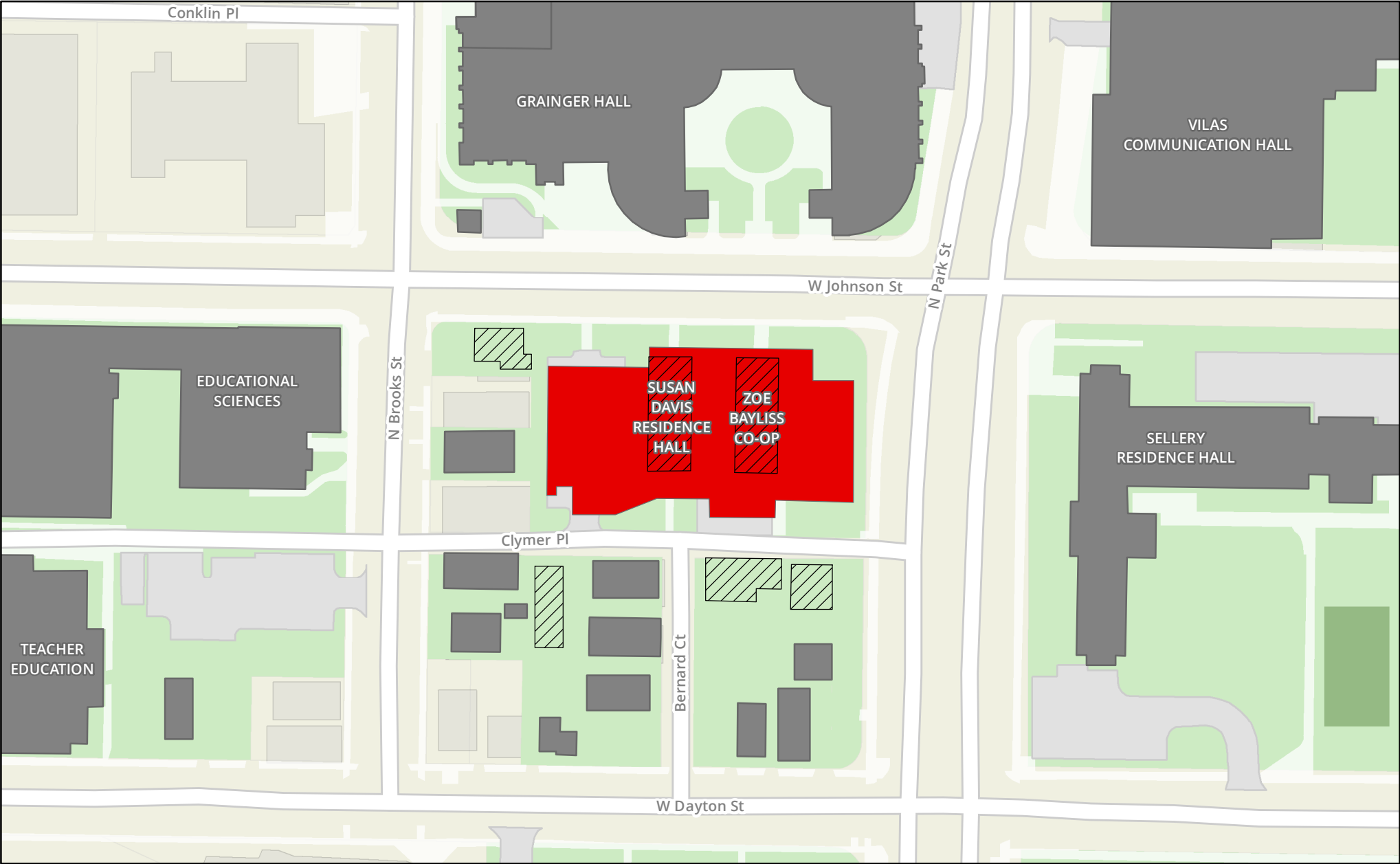
August 20, 2020 Resolution 11493	Authority to submit the 2021-2023 UW System Biennial Capital Budget to the Department of Administration and the State Building Commission to include \$88,441,000 (\$65,363,000 GFSB and \$23,078,000 Gifts and Grants) to construct the College of Letters and Science Academic Building project.
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#### **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](#)"

#### **ATTACHMENT**





A) UW-Madison: Levy Hall Letters & Science Building Map



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

This map is for reference purposes only.

### UW-Madison: Levy Hall Letters & Science Building

- |                                                                                                          |                                                                                                       |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Proposed Development |  Campus Building |
|  Proposed Removals    |  UW Property     |

