

# BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

## **Capital Planning and Budget Committee**

Thursday, March 30, 2023  
10:45 a.m. – 12:00 p.m.

Great Hall  
UW-Stout Memorial Student Center  
302 10<sup>th</sup> Avenue East  
Menominee, Wisconsin  
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the February 9, 2023 Meeting of the Capital Planning and Budget Committee
- D. Proposed Consent Agenda
  - 1. UW-Madison: Authority to Sell 3,230 Square Feet of Property at the West Madison Agricultural Research Station to the City of Madison
  - 2. UW-Green Bay: Authority to Sell Approximately 80 Acres of Vacant Land Located in Door County
  - 3. UW System: Authority to Construct All Agency Maintenance and Repair Projects
  - 4. UW System: Authority to Construct Minor Facilities Renewal Projects
- E. UW-Madison: Authority to Complete Design and Construct the UW Managed Libraries Collections Preservation Facility
- F. UW-Madison: Authority to Complete Design and Construct the UW Managed Near East Play Fields Reconstruction
- G. UW-Madison: Authority to Complete Design and Construct the UW Managed Chemistry 2<sup>nd</sup> and 4<sup>th</sup> Floor Lab Renovation
- H. UW-Madison: Authority to Increase the Budget of the South Campus Utility Improvements Project
- I. UW-Stout: Host Campus Presentation “Intentional and Strategic Planning for the Future”
- J. UW-Madison: Presentation “Advancing UW-Madison’s Mission and Revenues Through Real Estate: West Campus District Plan”

- K. Report of the Senior Associate Vice President
  - 1. Update on 2023-25 Capital Budget Request
  - 2. Program Revenue Borrowing Update

**AUTHORITY TO SELL 3,230 SQUARE FEET OF PROPERTY AT THE WEST  
MADISON AGRICULTURAL RESEARCH STATION TO THE CITY OF  
MADISON, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution D1., authority to approve the sale of 3,230 square feet of agriculture land 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 approves the sale of 3,230 square feet of agricultural land located at the West Madison Agricultural Research Station to the City of Madison for construction of the West Terminal Bus Rapid Transit Park and Ride facility.

**SUMMARY**

This sale of property located at 8501 Mineral Point Road is occupied by UW-Madison's College of Agriculture and Life Sciences, as part of the West Madison Agricultural Research Station (ARS). The City of Madison requested the purchase of the land to facilitate the construction and continued operation of the Park and Ride station as part of the new Bus Rapid Transit (BRT). The entire transaction with the City includes a Permanent Limited Easement and a Temporary Limited Easement that will aid with the construction, maintenance, and access to the proposed West Terminal from the adjacent pedestrian path.

**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 West Terminal, located on Junction Road, will be constructed on City of Madison property, adjacent to Board of Regents property.

The City of Madison requests a fee simple ownership of a strip of property now part of the UW-Madison, West Madison ARS. This strip of land is north and east of the current Ice Age Trail pedestrian path and not actively farmed.

An appraisal was completed in May 2022 and derived a fair market value of \$150,000 per acre or \$3.44 per SF. The estimated sale price is \$11,111.

Since this parcel is classified as agricultural lands, funds from the purchase will be directed towards the future purchase of additional agricultural land to support research and instruction in animal husbandry, agricultural engineering, and agriculture and life sciences in compliance with state statute.

### **Previous Action**

None.

### **Related Policies**

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

This map is for reference  
purposes only.

### UW-Madison: Proposed Sale of Land

UW Property

Proposed Sale

Proposed Easement

Document Path: G:\CPBGIS\Projects\BORSBC\_Maps\MSN\BRT\_Land\_Sale\_2023\MSN\_BRT\_Sale\_20230310.mxd



**AUTHORITY TO SELL APPROXIMATELY 80 ACRES OF VACANT LAND  
LOCATED IN DOOR COUNTY, UW-GREEN BAY**

**REQUESTED ACTION**

Adoption of Resolution D2., granting authority to sell two approximately 40-acre parcels of unimproved land located in Peninsula Center, Door County, Wisconsin.

**Resolution D2.** That, upon the recommendation of the Chancellor of UW-Green Bay and the President of the UW System, the UW System Board of Regents approves the sale of two approximately 40-acre parcels of unimproved land located in Door County, Wisconsin.

**SUMMARY**

UW-Green Bay received a donation of 160 acres of unimproved land located in Peninsula Center, Door County, Wisconsin in 1971. The university has not used the property for research in many years and would like to divest itself of the property. The Door County Land Trust (DCLT) was contacted to determine their interest in purchasing the property. DCLT is a non-profit organization that acquires land to preserve and enhance the open space and the ecological integrity of Door County. DCLT is very interested in the property as it enhances their current acquisitions-in-process to preserve a local watershed and has started the process to acquire the land.

**Presenter**

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

**BACKGROUND**

The donor stated that, although not a condition of the transfer, the hope was the University would leave the land as an outdoor nature laboratory for UW-Green Bay students studying Botany, Wildlife and Biology. Out of respect for the original donor's intent, prior to offering the property for sale to the public, DCLT was contacted to determine their interest in purchasing the entire 160-acre parcel for the appraised value. DCLT is currently purchasing

an 80-acre parcel south of this parcel within the same watershed and has just been offered a 20-acre parcel abutting the UW-Green Bay land, so their funding is otherwise committed.

As an alternative, UW-Green Bay offered DCLT the two parcels located on County Road E and will retain the two parcels to the south. DCLT agreed and has engaged an appraiser to determine the sales price. In addition, DCLT expressed interest in placing a conservation easement on the remaining parcels as an alternative to purchasing them. An access easement will be recorded to continue to provide access from the road to the parcels to the south so students and faculty will still be able to use them for field research.

### **Previous Action**

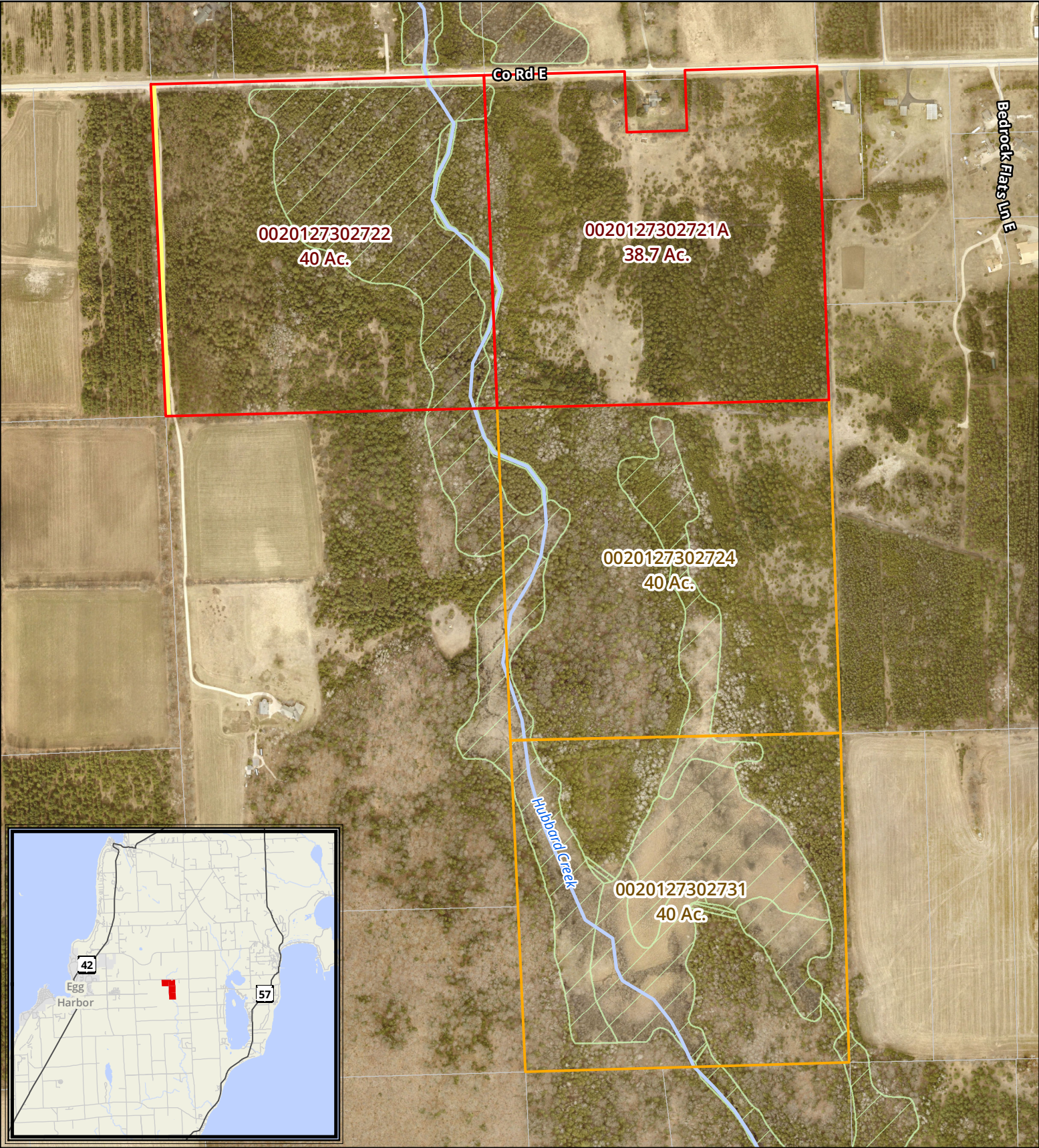
None.

### **Related Policies**

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

### **ATTACHMENT**

A) UW-Green Bay: Peninsula Center Map



Sources: UW System  
Administration,  
State of Wisconsin,  
Wisconsin DNR,  
USFWS, WROC,  
Door County,  
US Census Bureau

This map is for reference  
purposes only.

UW-Green Bay: Peninsula Center

- Proposed Sale Parcels
- Proposed Easement Parcels
- Access Easement
- NWI Wetlands

0 150 300 Feet



March 30, 2023

## AUTHORITY TO CONSTRUCT ALL AGENCY MAINTENANCE AND REPAIR 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 maintenance and repair projects at an estimated total cost of \$20,252,700 (\$100,000 General Fund Supported Borrowing; \$7,538,600 Program Revenue Supported Borrowing; and \$12,614,100 Cash).

### SUMMARY

#### FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
LAX	19K1N	Wentz Hall Renovation		\$2,997,000		<b>\$2,997,000</b>
MSN	22H3T	Arlington ARS Hay Storage Replacement	\$100,000		\$755,000	<b>\$855,000</b>
MSN	21D3R	Witte Residence Hall - B Tower Ventilation Renovation		\$2,955,000		<b>\$2,955,000</b>
PKS	22A2J	Student Center Elevator Renovation			\$618,100	<b>\$618,100</b>
<b>FMR SUBTOTALS</b>			<b>\$100,000</b>	<b>\$5,952,000</b>	<b>\$1,373,100</b>	<b>\$7,425,100</b>

#### UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MSN	22C4Y	Eagle Heights Fiber Optic Installation			\$1,464,200	<b>\$1,464,200</b>
MSN	22G1Q	University Ridge Irrigation System Replacement			\$2,500,000	<b>\$2,500,000</b>
<b>URR SUBTOTALS</b>			<b>\$0</b>	<b>\$0</b>	<b>\$3,964,200</b>	<b>\$3,964,200</b>

#### PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MSN	22C4Z	Phillips Hall Renovation			\$2,999,900	<b>\$2,999,900</b>
MSN	19D1V	University Health Services Floors 7-8 Renovation			\$2,999,600	<b>\$2,999,600</b>
MIL	21H1O	Norris Infrastructure Renovation (Increase)		\$946,600		<b>\$946,600</b>
<b>PRR SUBTOTALS</b>			<b>\$0</b>	<b>\$946,600</b>	<b>\$5,999,500</b>	<b>\$6,946,100</b>

**ENERGY CONSERVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
SUP	20H1S	Solar Array Installation		\$640,000	\$1,277,300	\$1,917,300
EC SUBTOTALS			\$0	\$640,000	\$1,277,300	\$1,917,300

	GFSB	PRSB	CASH	TOTAL
MARCH 2023 TOTALS	\$100,000	\$7,538,600	\$12,614,100	\$20,252,700

**Presenter**

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

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

This project renovates the facility to improve life/safety systems and ADA accessibility. Project work includes installation of a full fire suppression system including the extension of a new water main from the municipal utility within the adjacent fire lane. New electrical conduits will be extended to all resident rooms. Transformer and switch gear will be replaced to provide for the upgraded circuits. A new fire alarm system will be installed. High speed data cabling and wireless access points will be installed. One accessible shower/bathroom will be constructed on each of the four residential floors. The showers and restrooms on all four residential floors will be reconfigured and made accessible. The single-user toilet 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 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. This facility will be vacated for the spring and summer 2024 semesters, providing an eight (8) month construction window.

**UW-Madison – Arlington ARS Hay Storage Replacement:**

This project replaces the Hay Storage structure in-kind. On June 26, 2022, a fire at the Arlington Agricultural Research Station (ARS) resulted in the total loss of the Hay Storage facility. Project work includes constructing a three-sided, 12,000 GSF pre-engineered post-

and-footing wood truss-framed agriculture storage building, sheathed and roofed in pre-finished steel panel. The interior floor of the building will be rough graded.

The Arlington ARS supports a wide variety of agricultural research. The ARS operates a central feed mill to support the many animals housed at the location and the hay storage facility is used to store feed and equipment for harvesting. The site does not have an additional 12,000 GSF available to temporarily store the material which cannot be directly exposed to the elements. Until the new property is constructed, the State will fund monthly storage fees as a part of the property loss claim. This project needs to be addressed in an expeditious manner.

### **UW-Madison – Witte Residence Hall – B Tower Ventilation Renovation:**

This project resolves condensation issues and the associated air quality problems present in resident rooms due to excessive moisture. Project work includes addition of new ductwork to resident rooms in the B tower of Witte Hall to improve ventilation and address ongoing humidity issues in the building spaces. New duct risers will be constructed between the floors in new fire rated chase enclosures. A new energy recovery unit will be added on the building roof to provide exhaust and makeup supply air for the ventilation system. The new energy recovery unit will be served by campus chilled water and hot water from the building's existing heating water system. Direct digital controls (DDC) will be provided on the new units. Additional supporting work includes electrical power distribution to the new equipment, fire alarm extension, general work on the roof, and to create the new openings and chases. Some fire suppression work will be required to accommodate the new ductwork installation.

The Witte Residence Hall Renovation was completed August 2019. During the academic year and after construction was completed, housing staff noticed a significant increase in condensation on the walls and windows in the newly renovated resident rooms. Towers Hall at UW-Eau Claire, which is a sister building to Witte Hall, also underwent a similar renovation because it experienced the same post-renovation high humidity and condensation issues. A consultant was hired to understand the cause at Towers Hall. It was determined that the unusual building envelope, in combination with the building's size and increased efficiency of the new building systems, prevented the HVAC system from properly balancing indoor humidity levels. Towers Hall is currently installing supplemental HVAC systems and controls to mitigate these high humidity and condensation conditions and we are looking to do the same at Witte Hall. Similar designs of the combined HVAC systems have proven effective in other residence hall renovations across the state.

### **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 corridor 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 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-Madison – Eagle Heights Fiber Optic Installation:**

This project installs new single mode fiber cables to various buildings in the Eagle Heights complex (868,000 GSF). Project work includes installing new buried conduit and single mode fiber optic cable that links buildings throughout the Eagle Heights complex. The project installs high fiber-count cables between existing super-node buildings. New cabling will also be installed from the super-nodes to all node buildings. The new cabling supplements existing cabling to improve performance and reliability. All other buildings at the complex are served by existing fiber optic cables connecting them to a node building. An existing fiber optic link from a super-node to Animal Science super-node provides access to the campus network. The project does not modify this cabling.

The apartments at Eagle Heights are served by fiber optic cables installed in 1998 and 2000. The cables include both multi-mode and single mode optical fibers. The single-mode fiber count is no longer adequate to support the necessary services. The apartments are running an old model of network switches that are beyond their usable life and need to be upgraded to new, more advanced models. The newer switch models will perform much faster and be deployed in a more efficient and reliable way. The upgrade will also provide the residents a more advanced network experience. A campuswide building automation system controls the communication between individual fire alarm control panels in each residential building at Eagle Heights and the UW Police Department (UWPD). Support for that system ended January 1, 2023. The installation of the new fiber optic cable and new network electronics will allow for the fire alarm system to run on the UW network improving reliability and monitoring.

### **UW-Madison – University Ridge Irrigation System Replacement:**

This project replaces the original irrigation system installed in 1991 at University Ridge Golf Course. Project work includes all materials and labor for the removal of the existing green sprinkler heads along with the installation of new main line connections, isolation valves, main line piping, lateral piping, sprinkler heads, quick coupler valves, and control wire on the existing greens. The original irrigation system sprinkler heads, valves, and related parts are no longer available, resulting in significant replacement costs. The system components cannot be repaired, and repairs that are made are unreliable in terms of reliable function. A needs assessment of the irrigation system was developed in 2018 which details the need for replacement.

### **UW-Madison – Phillips Hall Renovation:**

This project converts underutilized space in Phillips Hall into a lower cost housing option. Project work includes renovation to create additional double-occupancy resident rooms with attached bathrooms within the existing under-utilized kitchen, loading dock, and common spaces. The project includes 17 new resident rooms, a new laundry room, life-safety upgrades, HVAC system upgrades, accessibility improvements, and the infilling of a two-story space to create two new student lounges. The existing building is four stories plus a basement, and the renovation work is concentrated on the first and second floors with some minor associated work in the basement and roof as required to serve the renovated areas.

Phillips Hall, originally known as the Friedrich Center, opened in 1959 with a similar design to a number of other residence halls in the area with double-loaded corridors and one large common-area bathroom per floor. In 1976 the building was converted to a hotel and conference center and resident rooms were replaced with kitchen, dining, and event spaces. In 2008, the space was largely transformed back into a residence hall with the exception of the spaces used as kitchen, dining, and event spaces. In 2011, the Friedrich Center was re-named Phillips Residence Hall after Vel Phillips, a civil rights pioneer, 1951 UW-Madison law graduate, and the first African-American woman to graduate with a law degree.

### **UW-Madison – University Health Services Floors 7-8 Renovation:**

This project renovates the 1,700 SF seventh floor reception area of the Mental Health Services operation and approximately 14,300 SF of offices and support space on the eighth floor for the University Health Services (UHS) operations. Project work creates new office space, a lactation room, and unisex restroom. Where possible, the design solution reuses existing space to keep the project within budget. New finishes to match existing will be provided in the renovated spaces to blend into the building and eliminate the need to replace finishes everywhere.

UHS is the campus student health care center. Their services comprise an integrated care model, combining a wide range of medical, mental health counseling, prevention, and wellness services to help support individual students so they can be personally and academically healthy and successful. UHS moved into its current space at 333 East Campus Mall in December 2008. Prior to the move, UHS was located in two facilities at 1552 University Avenue and 115 N. Orchard Street on the UW Madison Campus. The new UHS space was a major improvement over the old outdated facilities and is more convenient to students due to a more central campus location. The new space has allowed all UHS services to be unified into one facility. Since that time, UHS has continued to see growth in student demand for medical and mental health services. There has also been a shift in the model of how care is provided and both factors have implications for the use of the space in the facility. UHS is able to see patients much more quickly than in the past, so the large waiting rooms go mostly unused. Additionally, non UHS building tenants on the eighth floor have moved out and provided an opportunity for UHS to recapture that space for administrative staff. This in turn will allow for additional clinician offices to expand on seventh floor after administration moves to the eighth floor.

#### **UW-Milwaukee – Norris Infrastructure Renovation (Increase):**

This request increases the project budget to match recent bid results for the project scope approved at the April 7-8, 2022 Board of Regents meetings. The budget increase is needed to complete the originally approved project scope and intent.

#### **UW-Superior – Solar Array Installation:**

This project constructs a new 440 KW, ground mounted photovoltaic solar array on the site of a former campus soccer field southwest of Ross Hall. This project provides and installs new solar panels, inverters, combiner panel, medium voltage transformer, and medium voltage switch. Project work includes integration of solar array to campus medium voltage system and relocation of the capacitor bank.

This project will assist UW-Superior in complying with their energy reduction goals and provide an average savings of approximately 500,000 kWh annually. The implementation of the energy conservation measures (ECMs) identified in this request will result in an anticipated annual energy cost savings of approximately \$40,000 with a simple payback of 16 years. This meets the state energy fund simple payback requirement of 16 years or 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

## Previous Action

April 8, 2022  
Resolution 11842

Granted authority to construct the UW-Milwaukee – Norris Infrastructure Renovation project at an estimated total cost of \$2,029,000 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](#)"

March 30, 2023

**AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS,  
UW SYSTEM****REQUESTED ACTION**

Adoption of Resolution D4., authorizing construction of various maintenance and repair projects.

**Resolution D4.** 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 \$22,200,000 General Fund Supported Borrowing.

**SUMMARY****2021-23 MINOR FACILITIES RENEWAL, GROUP 1**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MSN	21E2B	Multi-Building Fire Alarm System Renovations - Phases X-XI	\$7,400,000	\$0	\$7,400,000
MSN	21E2C	Multi-Building Fire Protection System Renovations	\$7,400,000	\$0	\$7,400,000
2021-23 MFR, GROUP 1 SUBTOTALS			\$14,800,000	\$0	\$14,800,000

**2021-23 MINOR FACILITIES RENEWAL, GROUP 2**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MSN	21E2S	Multi-Building Elevator Modernization & Replacements	\$7,400,000	\$0	\$7,400,000
2021-23 MFR, GROUP 2 SUBTOTALS			\$7,400,000	\$0	\$7,400,000

	GFSB	PRSB	TOTAL
MAY 2023 TOTAL	\$22,200,000	\$0	\$22,200,000

**Presenter**

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

## **BACKGROUND**

### **UW-Madison – Multi-Building Fire Alarm System Renovations (Phases X-XI):**

This project completely replaces fire alarm and smoke detection systems in approximately 730,000 GSF across eleven buildings (Below Alumni Center, Bock Laboratories, Bradley Memorial, Dairy Cattle, Genetics Biotech, Hygiene Laboratory, Ingraham Hall, Limnology, Material Science, Veterinary Medicine Charmany, and Water Science) to improve smoke and heat detection, provide additional audio/visual alarm signals to meet ADA code, and improve maintenance over two phases of project work. The replacement systems will ensure greater security for building contents and improved occupant life safety. All construction will proceed without requiring a fire watch. The existing fire alarm systems will remain operational until new systems are installed, tested, and functional. Demolition will proceed only after each new system is installed, tested, and accepted by the Division of Facilities Development (DFD) and the Madison Fire Department. Distributed antenna systems will be installed as applicable.

The current fire alarm and smoke detection systems are more than 20 years old and obsolete, with no vendor support or replacement parts available. Technology has been greatly improved and moving from mechanical pull stations and relay panels to dependable solid-state panels. Modern fire alarm systems include methods of reducing fire alarms, are energy efficient, have internal power back-up, and require little maintenance in comparison to the original systems. The new systems will provide enhanced occupant life-safety, greater security for the buildings when they are not occupied, and meet all ADA requirements.

### **UW-Madison – Multi-Building Fire Protection System Renovations:**

This project installs new fire suppression systems and upgrades the fire alarm and smoke detection systems in Bock Laboratories, Van Hise Hall, and Van Vleck Hall. Project work includes installing new piping, sprinkler heads, and notification devices as required to provide complete building coverage in each building by fire suppression systems as required for comparable new buildings. Existing fire protection system distribution will be expanded and extended from the standpipes to areas not currently served to provide full building coverage. This project will also upgrade the existing fire alarm systems as needed to accommodate the new sprinkler systems. A new dedicated fire pump and associated generator will be provided in Bock Laboratories.

These high-rise buildings have enhanced life-safety code requirements due to the increased risks associated with tall structures and long egress paths. All three buildings have inadequate fire protection systems by current standards. Bock Laboratories, Van Hise Hall, and Van Vleck Hall support a large number of occupants, primarily students.

To enhance the safety and wellbeing of students and staff, the university is working towards having all buildings equipped with fire sprinkler systems, equal to what would be required in comparable new buildings of like construction.

### **UW-Madison – Multi-Building Elevator Modernizations & Replacements:**

This project completes selected elevator replacements and modernization in multiple buildings. The work is to include replacement of elevator controls, hydraulic cylinders, cabs, controllers, and other worn components in ten facilities and thirteen selected elevators. Project work will be completed in the following buildings: Bradley Memorial Building, Charter Street Heating Plant, Chemistry Building, Engineering Research Building, Hygiene Laboratory, Primate Center, Russell Laboratories, Steenbock Memorial Library, Stovall Hall, and Vilas Communications Hall. Project work includes replacing the elevator controller; power or pumping unit; car and hoist way doors, sills, and associated operating equipment and panels; car rollers and guides; hydraulic jack and buffers or machine and ropes; all safety equipment; and light fixtures with vandal proof units. The cab interior will be upgraded. New rope grippers will be installed. The replacement units will have microprocessor-based controls to improve energy consumption and traffic management. Heating and cooling system modifications will be performed to improve the elevator machine room and satisfy equipment warranty. The elevators will be connected to the campus wide building automation system for monitoring operations. Elevator door access and operations will meet current ADA standards and requirements. Final design will integrate a review of the fire alarm and smoke detection system to ensure it can accommodate current elevator codes.

All selected elevators and controls are obsolete. Parts for repairs are difficult to obtain or are non-existent. The control system does not meet current safety standards. The controller and power unit, although functional, are inefficient. The elevators do not connect into the campuswide building automation system. Current placement of equipment is a potential safety hazard to service personnel. The cab interiors are worn and obsolete. The elevators lack modern fire service features and are not ADA compliant.

### **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”](#)

**AUTHORITY TO COMPLETE DESIGN AND CONSTRUCT THE  
UW MANAGED LIBRARIES COLLECTIONS PRESERVATION FACILITY,  
UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution E., authorizing the completion of design and construction of the Libraries Collections Preservation Facility 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 the completion of design and construction of the Libraries Collections Preservation Facility project for estimated total project cost of \$ 35,228,400 Gift/Grant Funds.

**SUMMARY**

This project constructs a new off-site collections preservation facility to house some of the most valuable and important items from Special Collections and archives within the UW-Madison Libraries collections, valued at more than \$2.36 billion. The new addition creates physical conditions that preserve irreplaceable archives, art, and scholarly collections owned by the university, while also allowing for collection growth.

The project constructs an addition (~38,000 GSF) to the existing Verona Shelving Facility (10,000 GSF) located at 1061 Thousand Oaks Trail in Verona. This high-capacity structure requires preservation-grade mechanical, electrical, plumbing, and fire protection systems designed to maintain relative humidity and temperatures with minimal fluctuation to ensure the long-term preservation of the archives. New utilities will be provided to serve the facility addition. Support spaces include the processing area workspace, restrooms, loading dock/staging area, and a transition room for moving archive materials to and from their controlled storage environment.

**Presenter**

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

## BACKGROUND

The UW-Madison General Library System (GLS) completed a Campus Libraries Facilities Master Plan in 2018 that recommended the continued use of the Verona Shelving Facility and the construction of an off-site preservation-quality storage facility.

This project works to enact that recommendation and is in accordance with the GLS commitment to reducing space dedicated to on-campus collections and consolidating collections and services into four major resource centers strategically located across campus. Space on campus freed up by the relocation of collections will be reprogrammed and renovated.

## Budget

Construction	\$ 18,558,700
Design	\$ 1,994,800
Contingency	\$ 3,372,900
Equipment	\$ 10,542,000
Management Fees	\$ 760,000
TOTAL	\$ 35,228,400

A/E Selection	July 2022
BOR Approval	March 2023
Bid Opening	October 2023
Start Construction	November 2023
Substantial Completion	January 2025
Final Completion	February 2026

## Previous Action

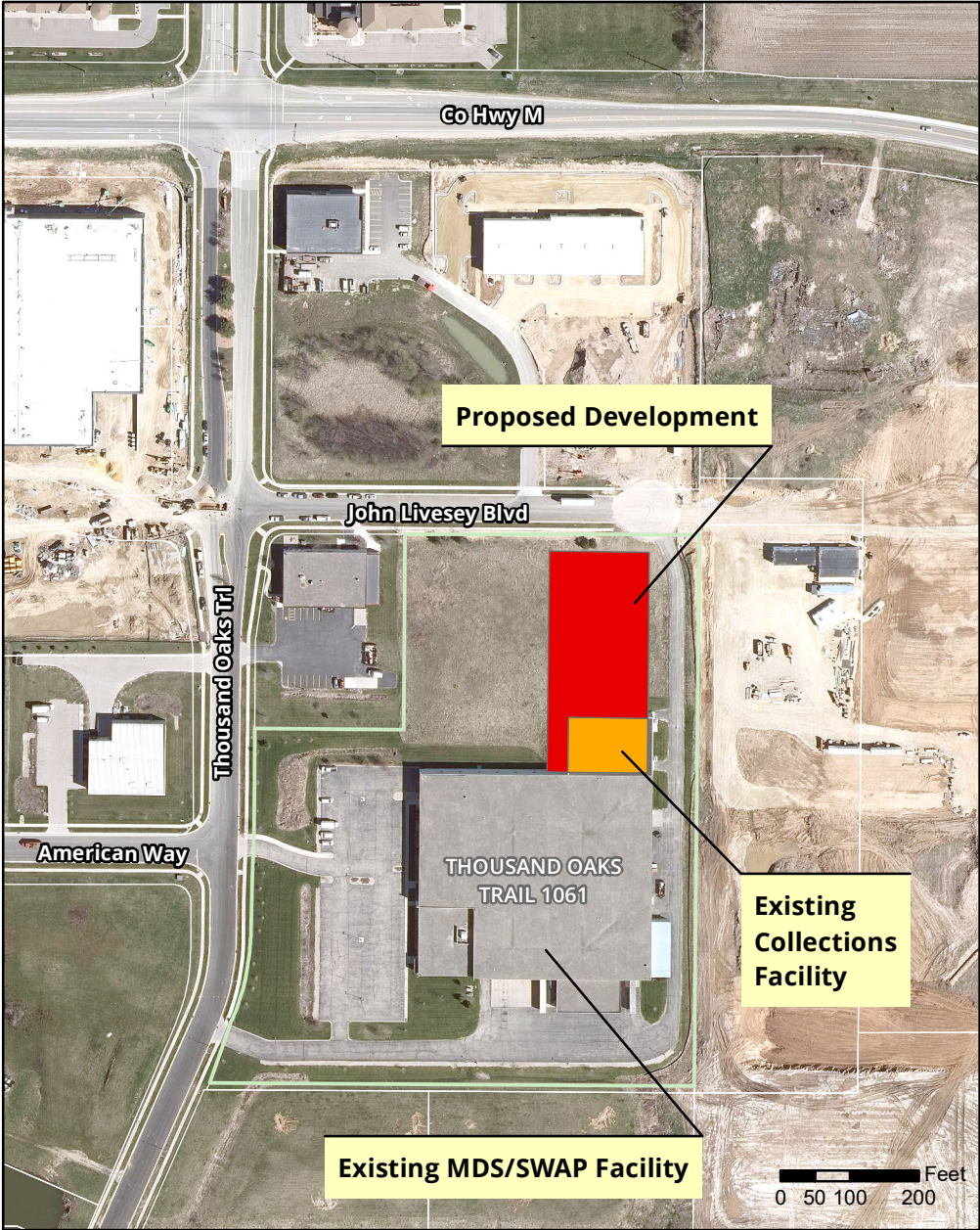
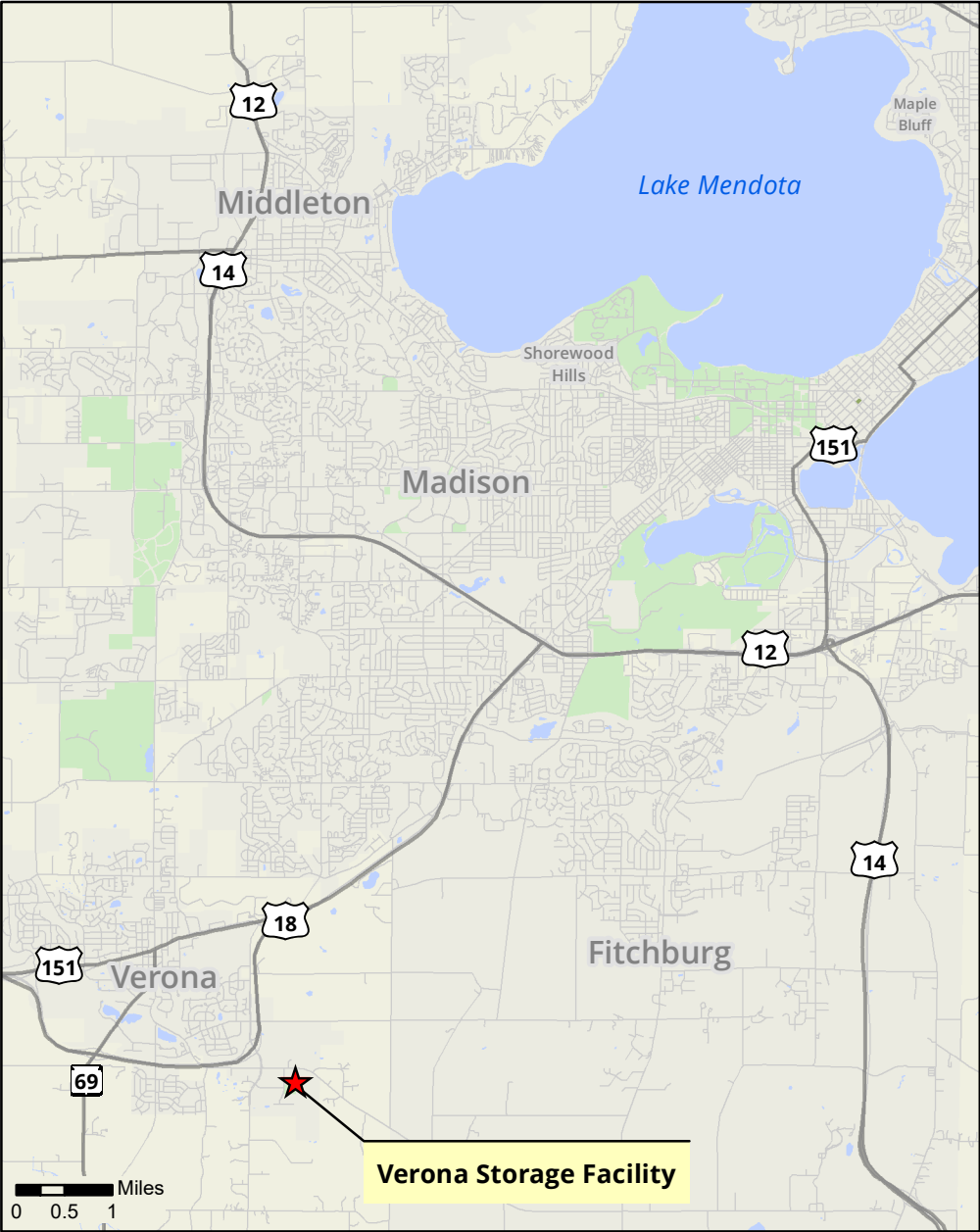
None.

## 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](#)"

## ATTACHMENTS

- A) UW-Madison: Libraries Collections Preservation Facility Map
- B) UW-Madison: Libraries Collections Preservation Facility Renderings



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

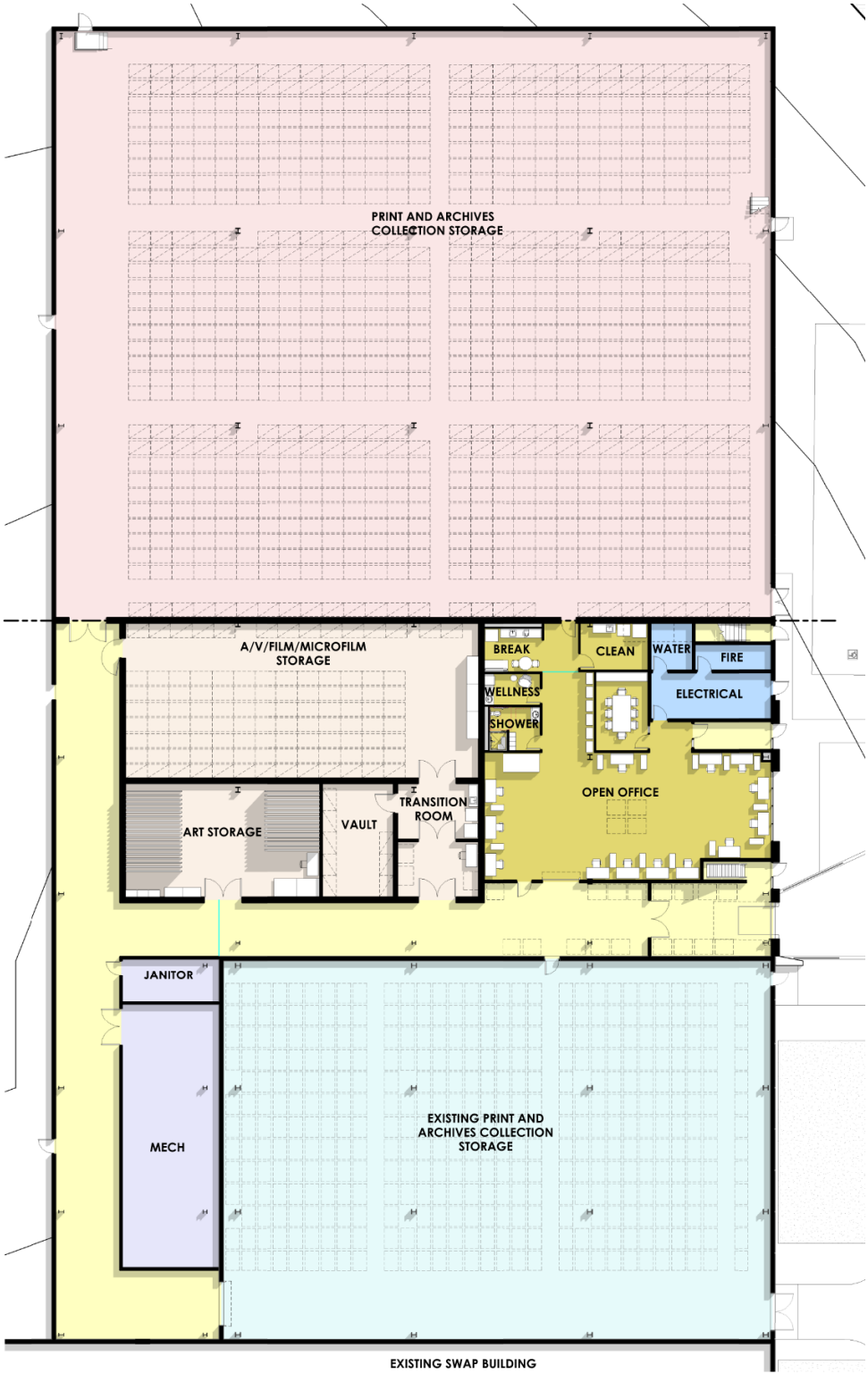
This map is for reference  
purposes only.

### UW-Madison: Proposed Libraries Collections Facility

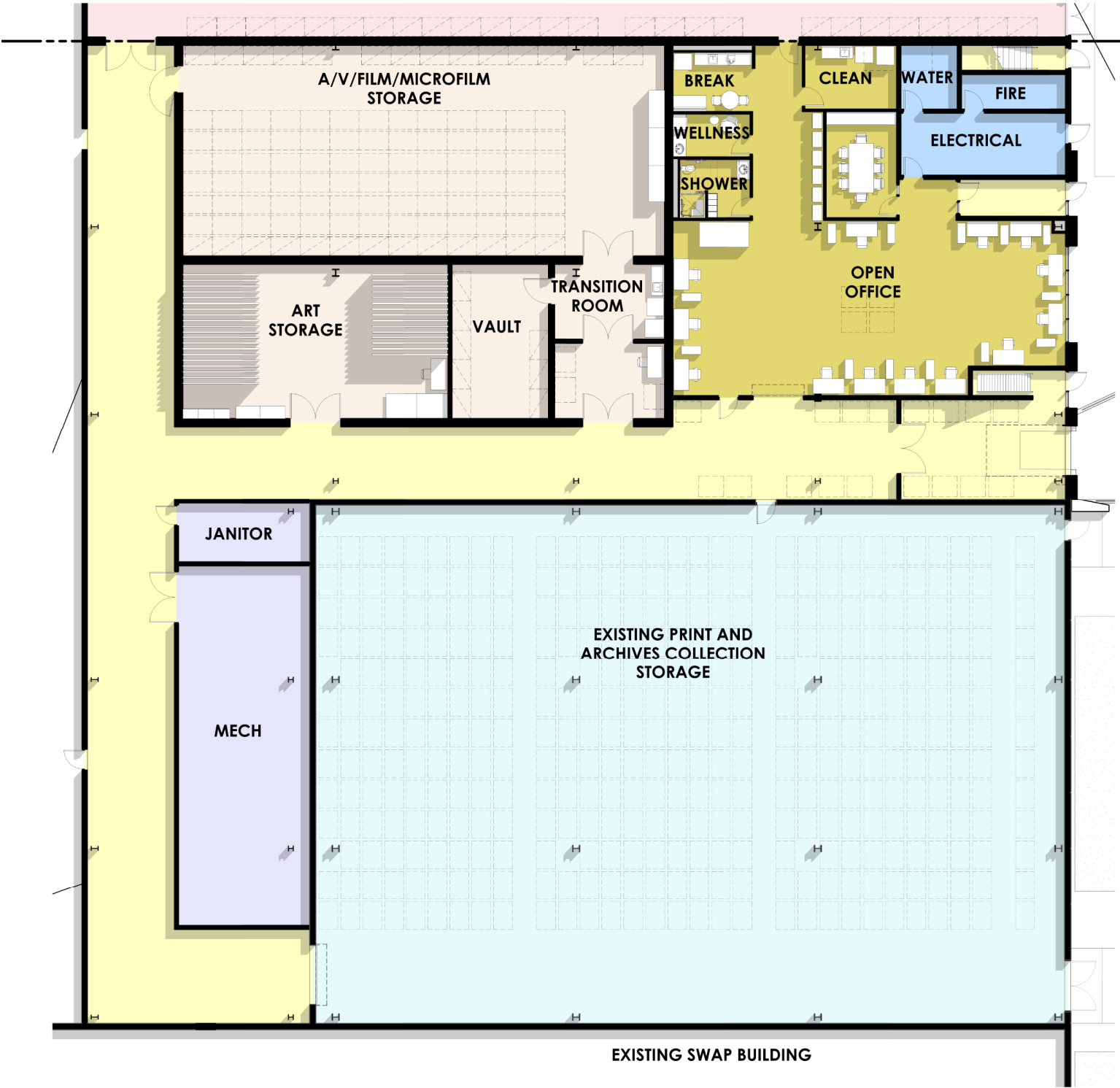
■ Proposed Development ■ UW Property



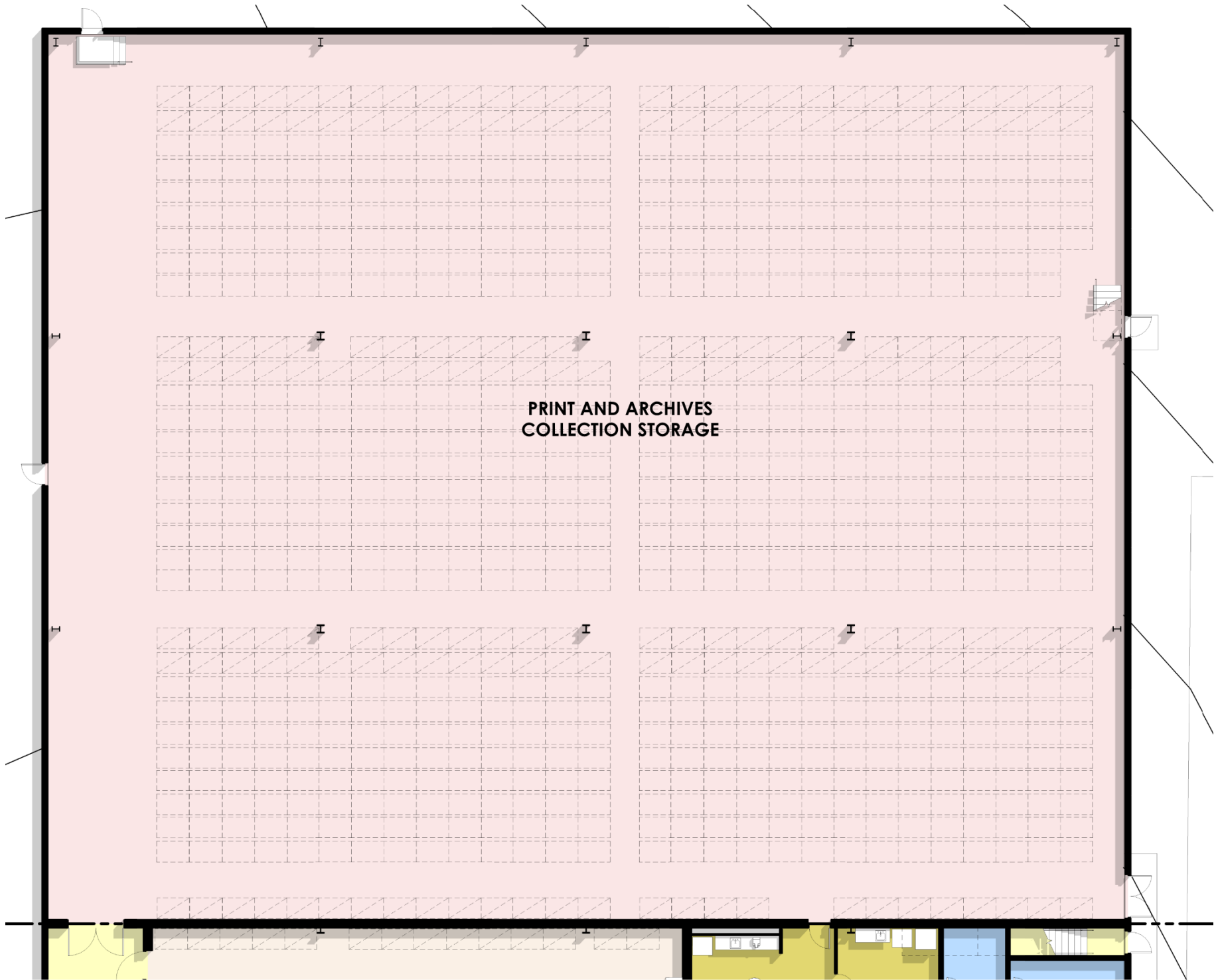
# OVERALL FLOOR PLAN

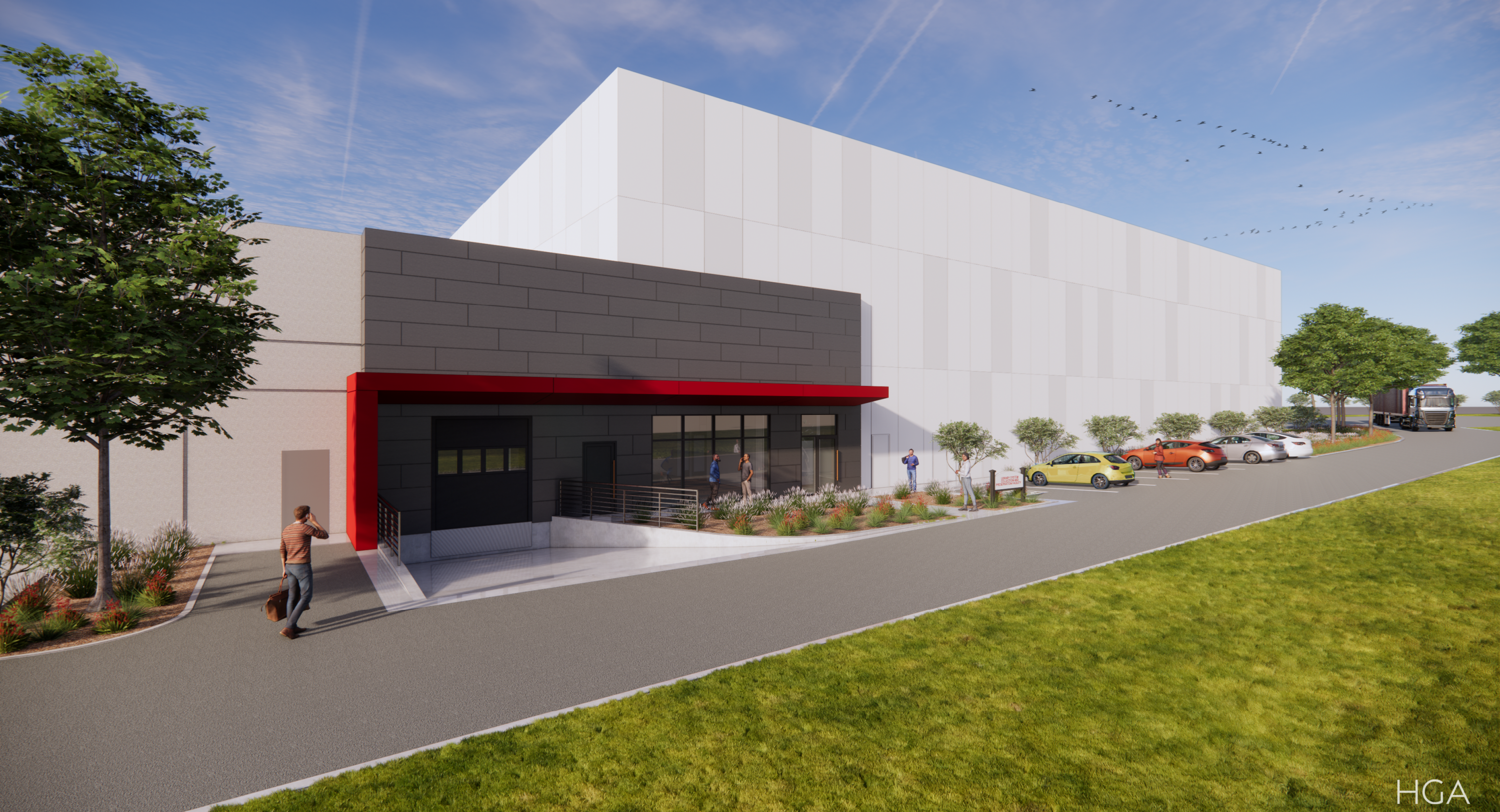


# FLOOR PLAN – AREA A



# FLOOR PLAN – AREA B





**AUTHORITY TO COMPLETE DESIGN AND CONSTRUCT THE UW  
MANAGED NEAR EAST PLAY FIELDS RENOVATION, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution F., authorizing the completion of design and construction of the Near East Play Fields Renovation project.

**Resolution F.** That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes the completion of design and construction of the Near East Play Fields Renovation project for an estimated total project cost of \$10,000,000 Gift/Grant Funds.

**SUMMARY**

The project will replace 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.

The project also includes a 2,200 square foot support building which will include four gender-neutral restrooms, check-in for events, a utility room, an athletic training room, and storage for maintenance and athletic equipment. In addition to users of the Near East Fields, the restrooms and storage will support users of the adjacent Recreation and Wellbeing Cole outdoor tennis and volleyball facility. The facility is planned to be solar ready for adding solar panels in the future.

There are also 1,200 square feet of covered open area to provide shade. This includes roof coverage providing shade for the restroom entrances and the check-in area, and a canopy off the south end of the building for summer programming.

During construction, existing site use and activities on the Near East Playing Fields will be relocated to different playing fields. Summer construction is preferred to minimize the impact of the field closure during the school year.

## 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

Construction	\$7,495,250	A/E Selection	August 2022
Design	\$718,990	BOR Approval	March 2023
Contingency	\$1,393,727	Bid Opening	July 2023
Equipment	\$80,833	Start Construction	September 2023
Management Fees	\$311,200	Substantial Completion	October 2024
TOTAL	\$10,000,000		

## Previous Action

None.

## Related Policies

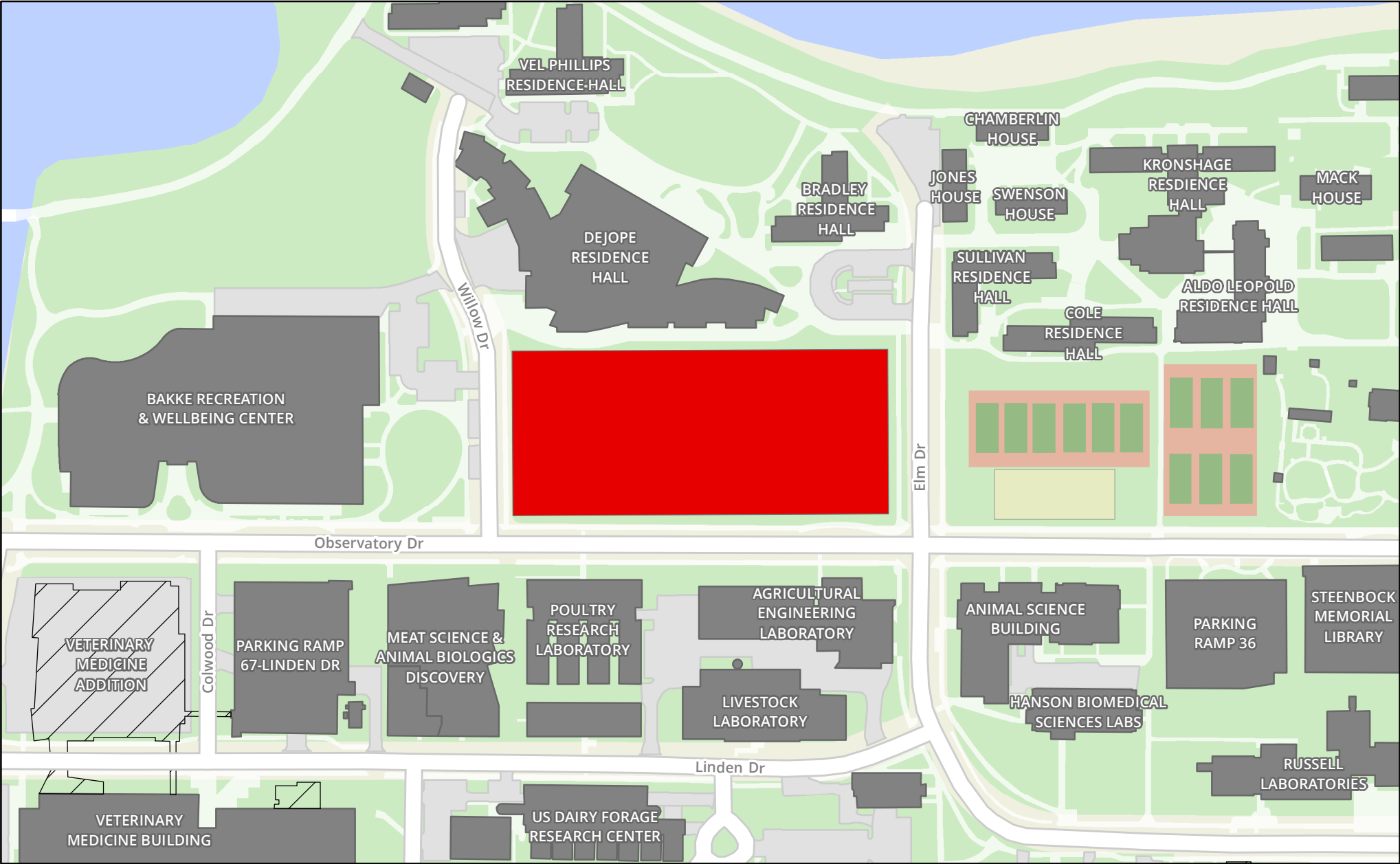
- Regent Policy Document 13-5, "[Capital Projects Solely Managed by the UW System: Approval and Signature Authority](#)"
- Regent Policy Document 19-1, "[University Facilities, Space, and Physical](#)

[Development Capital Funding and Costs](#)

- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

## **ATTACHMENTS**

- A) UW-Madison: Near East Play Fields Map
- B) UW-Madison: Near East Play Fields Renderings



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

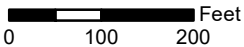
This map is for reference  
purposes only.

Proposed Development Area

UW Property

Campus Building

Under Construction



# BUILDING EXTERIOR

## ELM STREET FAÇADE | OBSERVATORY DRIVE APPROACH

DECORATIVE  
ENTRY GATE

(BAKKE)  
MINNESOTA  
DOLOMITE LIMESTONE  
DEFINES “PUBLIC” SPACES

DARK STONE  
DEFINES BACK  
OF HOUSE FUNCTIONS



# SITE PLAN

- Scoreboard (not to scale)
- Field lights

WILLOW DRIVE

ELM DRIVE

OBSERVATORY DRIVE

**AUTHORITY TO COMPLETE DESIGN AND CONSTRUCT THE UW  
MANAGED CHEMISTRY SECOND AND FOURTH FLOOR LAB  
RENOVATION, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution G., authorizing the completion of design and construction of the Chemistry Second and Fourth Floor Lab 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 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.

**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.

**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 is transitioning 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

Construction	\$8,357,000
Hazardous Materials	\$22,000
Design	\$665,000
Contingency	\$1,260,000
Equipment	\$311,000
Management Fees	\$337,000
TOTAL	\$10,952,000

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

### Previous Action

None.

### 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](#)"

March 30, 2023

**AUTHORITY TO INCREASE THE BUDGET OF THE SOUTH CAMPUS  
UTILITY IMPROVEMENTS PROJECT, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution H., authorizing a budget increase of \$1,552,200 (\$1,133,100 Existing General Fund Supported Borrowing and \$419,100 Existing Program Revenue Supported Borrowing) for a revised project budget of \$24,312,200 (\$16,115,600 General Fund Supported Borrowing; \$6,509,600 Program Revenue Supported Borrowing; and \$1,687,000 Cash) and construction of the South Campus Utility Improvements project at UW-Madison.

**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 a budget increase of \$1,552,200 (\$1,133,100 General Fund Supported Borrowing and \$419,100 Program Revenue Supported Borrowing) for a revised project budget of \$24,312,200 (\$16,115,600 General Fund Supported Borrowing; \$6,509,600 Program Revenue Supported Borrowing; and \$1,687,000 Cash) and construction of the South Campus Utility Improvements project at UW-Madison.

**SUMMARY**

This project replaces and/or constructs new steam and primary electric/signal communication utilities along Dayton Street. This request increases the project budget to match recent bid results for the previously approved project scope. The budget increase is needed to complete the originally approved project scope and intent, including connecting the Charter Street Heating Plant to the east campus steam distribution network and extension of chilled water laterals to the Teacher Education building.

**Presenter(s)**

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

**BACKGROUND**

The remaining project scope for this project is critical to supporting the new Letters and Science Academic Building Levy Hall and future expansion on the east side of campus. The

funding for this request will be transferred from the remaining balances for the Bascom Hill/Lathrop Drive Utility Replacement – Phase II project. That project is anticipated to be completed by the end of Summer 2023 and will have sufficient funds remaining after this proposed transfer of funding between utility projects.

## Budget

Construction	\$	18,918,000
Design	\$	870,200
DFD Mgt	\$	2,836,000
Contingency	\$	1,688,000
<b>TOTAL</b>	<b>\$</b>	<b>24,312,200</b>

## Previous Actions

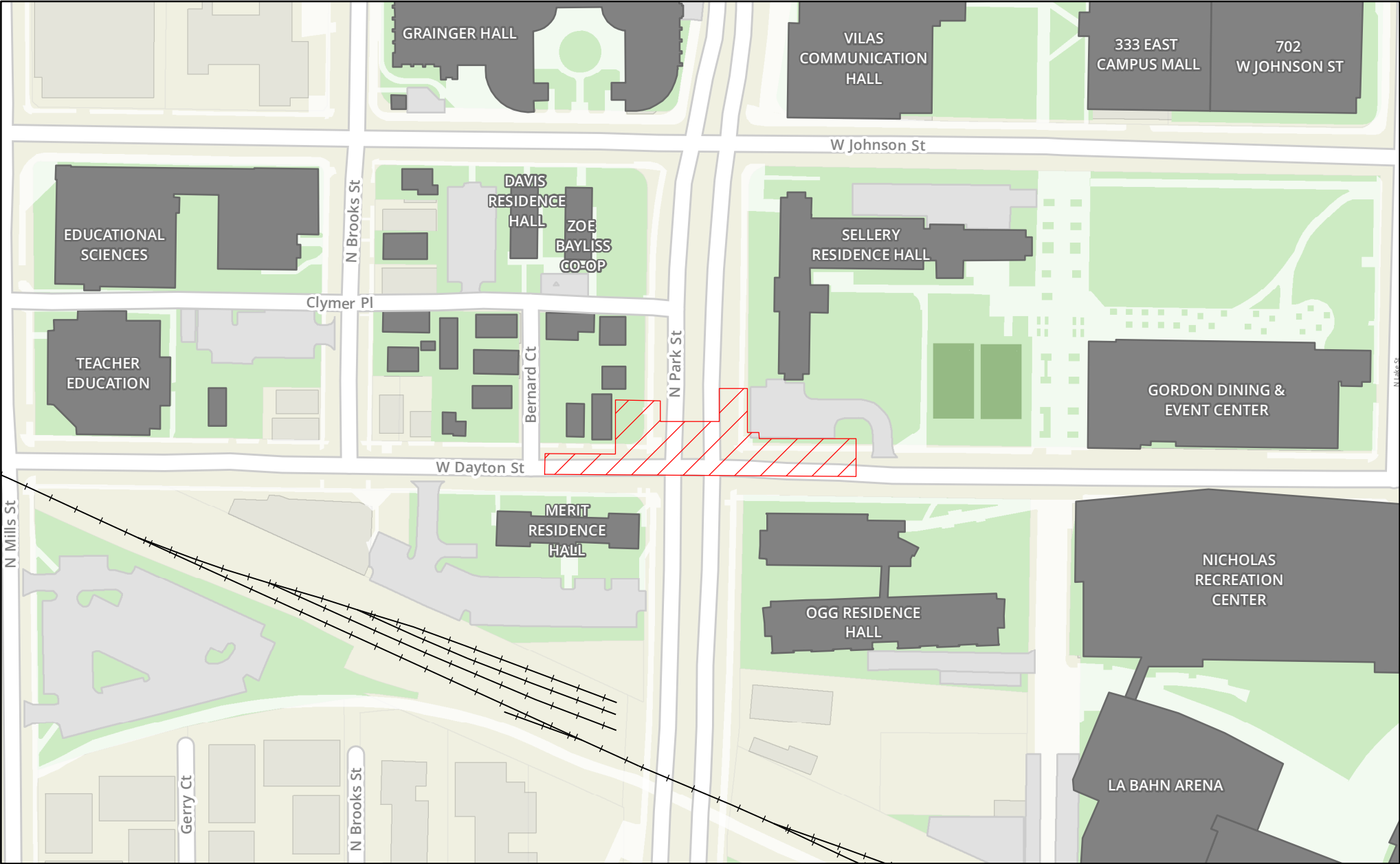
May 22, 2018 Resolution 11036	Granted authority to increase the budget of the South Campus Utility Improvements project by \$5,585,000 (\$3,676,500 Existing General Fund Supported Borrowing and \$1,908,500 Existing Program Revenue Supported Borrowing) and construct the project at an estimated total cost of \$22,760,000 (\$14,982,500 General Fund Supported Borrowing; \$6,090,500 Program Revenue Supported Borrowing; and \$1,687,000 Cash).
December 7, 2017 Resolution 10971	Granted authority to increase the budget of the South Campus Utility Improvements project by \$1,687,000 Cash and construct the Utility Improvements project by \$1,687,000 Cash and construct the project for an estimated total cost of \$17,175,000 (\$11,306,000 Existing General Fund Supported Borrowing, \$4,182,000 Existing Program Revenue Supported Borrowing, and \$1,687,000 Cash).
August 21, 2014 Resolution 10393	Recommended that the South Campus Utility Improvements project, at a total project cost of \$15,488,000 (\$11,306,000 General Fund Supported Borrowing and \$4,182,000 Program Revenue Supported Borrowing) be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 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 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

## **ATTACHMENTS**

- A) UW-Madison: South Campus Utility Improvements – Phase II Map



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

This map is for reference purposes only.

### UW-Madison: South Campus Utility Improvements - Phase II

- Project Area
- Campus Building
- UW Property
- Campus Parking Area

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**UW-STOUT HOST CAMPUS PRESENTATION:  
“INTENTIONAL AND STRATEGIC PLANNING FOR THE FUTURE”**

**REQUESTED ACTION**

For information only.

**SUMMARY**

The presentation will discuss UW-Stout's long-range planning processes currently underway to prioritize facilities that are flexible, efficient, and resilient. UW-Stout's planning and design work promotes curricular and co-curricular quality experiences to ensure overall student well-being. The presentation will briefly describe the participatory planning processes for the Recreation Complex Renovation and Addition and the Heritage Hall Renovation and Addition. Examples of how the university promotes student-focused, cross-institutional collaboration, and innovative planning will be shared.

**Presenters**

- Glendalí Rodríguez, Provost and Vice Chancellor for Academic Affairs
- Justin Utpadel, Director of Facilities Management

**UW-MADISON PRESENTATION:  
“ADVANCING UW-MADISON’S MISSION AND REVENUES THROUGH  
REAL ESTATE: WEST CAMPUS DISTRICT PLAN”**

**REQUESTED ACTION**

No action is required; this item is for information only.

**SUMMARY**

In October 2021, the Board of Regents approved a new memo of understanding (MOU) between UW-Madison and University Research Park (URP). This advances UW-Madison’s ongoing efforts to implement innovative opportunities to advance and fund its public mission. The West Campus District Plan is the first major initiative under this new relationship as UW-Madison continues to work with URP to operationalize the MOU in ways consistent with the operating principles developed by the Revenue Innovation Study Group, with particular attention to campus commitments to the Native Nations.

Paul Seitz will provide insight and updates on the West Campus District Plan process, including stakeholder engagement, benchmark visits, and preliminary concepts. He will also discuss the context that frames the real estate work, including the University’s broad opportunity to advance its mission and catalyze economic growth while capturing the compelling opportunity for industry partnerships in ways that accelerate the University’s research output.

This presentation will build on revenue innovations and real estate work previously shared with the Board of Regents over multiple meetings in 2020, 2021, and 2022. It follows an update in September 2022 on the launch of the West Campus District Plan and will connect to a planned update in July 2023.

**Presenter**

- Paul Seitz, Director Strategic Initiatives, Finance & Administration UW-Madison