

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget Committee

Thursday, October 5, 2023

8:45 a.m. – 10:00 a.m.

University Center
Riverview Ballroom - Room 260
UW-River Falls
501 Wild Rose Avenue
River Falls, Wisconsin
& via Zoom Videoconferences

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the July 6, 2023 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
 - 1. UW System: Authority to Construct All Agency Maintenance and Repair Projects
 - 2. UW System: Authority to Construct Minor Facilities Renewal Projects
 - 3. UW-Madison: Authority to Enter Into a Lease of Office Space for the School of Medicine and Public Health
- E. UW-Superior: Authority to Execute a Pre-Development Agreement for the Development of an Indoor Turf Fieldhouse Under a Public-Private Partnership
- F. UW-La Crosse: Authority to Complete Design and Construct the Center of the Arts Parking Ramp and Police Building Addition
- G. UW-River Falls: Host Campus Presentation “Strategic and Integrated Capital Planning to Support Modern Interdisciplinary Learning in STEM and Agricultural Science Fields”
- H. Report of the Senior Associate Vice President
 - 1. Update on 2025-31 Capital Budget Plan

October 5, 2023

AUTHORITY TO CONSTRUCT AN ALL AGENCY MAINTENANCE AND REPAIR PROJECT, UW SYSTEM**REQUESTED ACTION**

Adoption of Resolution D1., authorizing construction of a maintenance and repair project.

Resolution D1. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct a maintenance and repair project at an estimated total cost of \$1,276,000 (\$576,000 Program Revenue Supported Borrowing and \$700,000 Cash).

SUMMARY**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
OSHKOSH (Winnebago Co.)	22E1C	Scott Hall Restaurant Renovation		\$576,000	\$700,000	\$1,276,000
PROGRAMMATIC REMODELING AND RENOVATION SUBTOTALS			\$0	\$576,000	\$700,000	\$1,276,000

	GFSB	PRSB	CASH	TOTAL
OCTOBER 2023 TOTALS	\$0	\$576,000	\$700,000	\$1,276,000

Presenter

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

BACKGROUND**UW Oshkosh – Scott Hall Restaurant Renovation:**

This project fully renovates 2,850 SF of kitchen, dining, and mercantile area within the high-rise student residence facility. New and existing kitchen equipment will be combined into a

new kitchen layout. New hood, exhaust fan, separate fire suppression system, and makeup air will be provided for the kitchen, on the roof above. The dining area will be reconfigured, with new finishes and furnishings provided. A new partition will be installed to separate the convenience store from the dining area, and a storage room will be constructed. New vending equipment will be provided for the convenience store.

The cold deli-sandwich market theme offers few menu choices while the proposed new full lunch and dinner menu will provide healthier food choices. There is a desire to provide a collegiate dining experience with card access entry for late evening dining in a secure and welcoming atmosphere.

Previous Action

None.

Related Policies

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

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

Adoption of Resolution D2., authorizing construction of a maintenance and repair project.

Resolution D2. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct a minor facilities renewal project at an estimated total cost of \$7,395,000 General Fund Supported Borrowing.

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

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MSN	20J11	Multi-Building Fire Suppression System Renovations	\$7,395,000		\$7,395,000
OCTOBER 2023 TOTAL			\$7,395,000	\$0	\$7,395,000

Presenter

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

BACKGROUND**UW-Madison – Multi-Building Fire Suppression System Renovations:**

This project installs new sprinkler distribution piping and heads throughout the Animal Science, Educational Sciences, and Teacher Education buildings to provide complete building coverage. The fire pumps in Animal Science and Educational Sciences buildings will be replaced with new units. New electrical power will be extended to the new fire pumps in each location. A fire pump is not needed for the Teacher Education building. New standpipes will be installed in areas of the Animal Science building not currently served by standpipes. New distribution piping will be extended from the standpipes throughout all three building areas.

Animal Science (14 stories) and Educational Sciences (13 stories) are both designated as high-rise facilities, whereas the Teacher Education (5 stories) building is designated as a low-rise facility. All three buildings house and support a large number of occupants, primarily students. To enhance the safety and wellbeing of both students and staff, UW-Madison is working towards having all of its buildings served by sprinkler systems, equal to what would be required in new buildings of like construction.

Previous Action

None.

Related Policies

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

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

REQUESTED ACTION

Adoption of Resolution D3., authority to enter into a lease of office space for the School of Medicine and Public Health.

Resolution D3. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents grants authority to enter into a lease of office space for the School of Medicine and Public Health of approximately 3,952 square feet located in Madison, Wisconsin.

SUMMARY

The School of Medicine and Public Health is requesting office space for 54 doctors to support the Residency Program. The Residency Program includes weekly seminars to teach the Family Medicine residency curriculum, hands-on workshops, as well as required exams and in-house trainings that support the residents' overall educational development. The location on the St. Mary's Hospital campus facilitates education and clinical experience for our physician educators who also provide patient care. Space on UW-Madison's campus that is also proximate to a hospital is not available to meet these requirements.

Presenter

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

BACKGROUND

The Department of Family Medicine and Community Health (DFMCH) Graduate Medical Education Office (GME) and the Madison Family Medicine Residency Program (Program) characterizes the Program as a customer service operation involving residents (as the primary consumers) along with faculty, applicants, and other partners. The GME and the Program's model allows residents face-to-face access to hospital staff to discuss schedules,

academic issues, personal concerns, and other topics that arise during their experience as a resident.

Residents spend much of their rotation time at St. Mary's Hospital, making it an ideal location for on-site training, attending conferences, seminars, and meetings. The Program is currently located in 4,742 square feet, in Alumni Hall, a former St. Mary's nursing school dormitory. The building has outlived its useful life and is in need of a significant investment in technology upgrades and capital improvements. This new lease will replace the current lease, which expires in November 2023. The program will holdover in their current location until the construction of tenant improvements is complete.

To create cohesion in the Program that is grounded in personal relationships among residents, staff, and faculty program leaders, DFMCH seeks to enter into a lease with St. Mary's Hospital for space to be used for the Program.

Lease Terms

University Function	School of Medicine and Public Health, Residency Program	
Lease Location	700 S. Park St., Madison, WI 53715	
Type of Negotiation or Selection Process	Request for Information selection	
Lessor	SSM Health Care of Wisconsin, Inc.	
Anticipated Occupancy Date	March 1, 2024	
Initial Lease Term	Five years	
Escalation Rate	2% annual increase	
Operating Expenses	Included in the gross rental rate	
Renewal Options	Two two-year renewal options	
Purchase Option	None	
Space Type	Office	
Square Feet	3,952	
Total Reconciled Cost Per Square Foot, year 1, without tenant improvements	\$29.00 per GSF	
Initial Lease Term Total Projected Cost	Gross rent	\$608,469
	Tenant Improvements	<u>\$550,000</u>
	Total	\$1,158,469
Funding Source	Gift/grant funds	

Previous Action

None.

Related Policies

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

ATTACHMENT

- A) UW-Madison: SMPH Office Space Lease Map



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

This map is for reference
purposes only.

UW-Madison: SMPH Office Space Lease

Proposed Lease Location

UW Property

Document Path: G:\CPBGIS\Projects\BORSBC_Maps\MSN\SMPH_Lease_700_Park\MSN_SMPH_Lease_700_Park_20230915.mxd

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**AUTHORITY TO EXECUTE A PRE-DEVELOPMENT AGREEMENT FOR
THE DEVELOPMENT OF AN INDOOR TURF FIELDHOUSE UNDER A
PUBLIC-PRIVATE PARTNERSHIP, UW-SUPERIOR**

REQUESTED ACTION

Adoption of Resolution E., granting authority to enter into a pre-development agreement for an indoor turf fieldhouse and other ancillary real estate development uses with a private developer to be constructed on UW-Superior campus.

Resolution E. That, upon the recommendation of the Chancellor of UW-Superior and the President of the UW System, the UW System Board of Regents authorizes the execution of a pre-development agreement for the development of an indoor turf fieldhouse and ancillary private development on UW-Superior campus.

SUMMARY

UW-Superior desires to expand its student recreation and athletic facilities to include an indoor turf facility. Development will alleviate crowding in existing facilities and aid in the recruitment of students. As traditional funding for the construction of a fieldhouse through the state budgeting process was not considered a viable option, the institution chose to utilize a public-private partnership arrangement. Through a competitive process, a real estate developer was selected to assist the institution in planning and developing a fieldhouse.

Since being selected in early March 2023, the developer has been working at risk to determine the project's viability and financial feasibility. The project has now evolved to the point where a pre-development agreement must be executed to document the costs and risks to all parties in the transaction. The land on which the fieldhouse is to be constructed will be leased to the developer with a term to correspond to the lease of the facility with an additional two years for construction.

On August 15, 2023, senior leadership at UW-Superior presented the development plan to the City of Superior which has tentatively pledged a several million-dollar capital improvement grant. Other sources of funds being pursued include a partnership with

Essentia to provide clinic space, revenue bonding with the Tourism Commission, and possible partnership with a local professional athletic team. There is also the possibility of naming rights with one or more of the partners. It is expected that the developer will finance approximately \$17 to \$20 million of the total projected \$26 million development cost.

Presenters

- Alex Roe, Senior Associate Vice President for Capital Planning and Budget
- Renee Wachter, Chancellor of UW- Superior

BACKGROUND

The University of Wisconsin System Administration (UWSA) issued a Request for Information (RFI) as the first phase of a phased approach to construct a variety of athletic facilities and private real estate development projects on campus. The RFI asked for real estate developers to demonstrate interest in constructing an indoor turf fieldhouse, expansion of the existing hockey arena, new student housing, and finally baseball and softball fields in multiple phases. Approximately four acres were identified for these uses by private real estate developers. Nine development teams submitted proposals.

A Request for Proposal (RFP) with a narrower scope was issued to identify qualified and interested parties; four teams were selected. The RFP asked for submissions to develop an indoor turf facility, an expansion of the hockey facility, and outdoor baseball/softball fields under a public-private partnership model.

The Vermilion Campbell development team was selected and includes the following members:

Developer – Vermilion Campbell, and P&R Companies
Project Architects – Perkins & Will and DGSW
General Contractor – Kraus-Anderson Construction
Owner – Provident Resources Group
Financing – RBC Capital Markets

Through the last several months of stakeholder discussions, the project has been further refined to focus on the indoor turf fieldhouse. The expansion of the hockey facility and the construction of the outdoor baseball/softball fields are more dependent on community partnerships and separate fundraising efforts are expected to be developed in a future phase. Student housing has been removed from this project.

UW-Superior is at the point in the planning process where a pre-development agreement is the first contractual agreement to be executed. This agreement defines the financial risk between the developer and the Board during design and construction of the indoor turf facility. The agreement defines the development fee for both the developer and the eventual owner of the project. The agreement also defines how the developer, and their subcontractors, will be reimbursed for preliminary design services and expenses such as surveys, soil borings and other professional services if the project does not progress. The agreement caps the developer's initial partnership fee at \$240,000. Total exposure to the institution and UWSA if the project does not move to financial close is estimated at \$2.78 million including the developer's partnership fee. Since being selected in March 2023, the developer has been working at risk without compensation.

Once the pre-development agreement is executed, design development will begin, and construction estimates will be further refined. This project will return to the Board for approval of the ground lease and operating lease of the indoor turf facility with the owner, a special purpose 501(c)3 entity. These agreements will be negotiated over the next 15 to 18 months. In addition, the project must obtain approval from the State Building Commission to allow a non-state entity to construct on Board of Regents property. The current timeline is for financial close and construction to commence in January 2025, with the project opening for community and student use late-summer 2026.

Previous Action

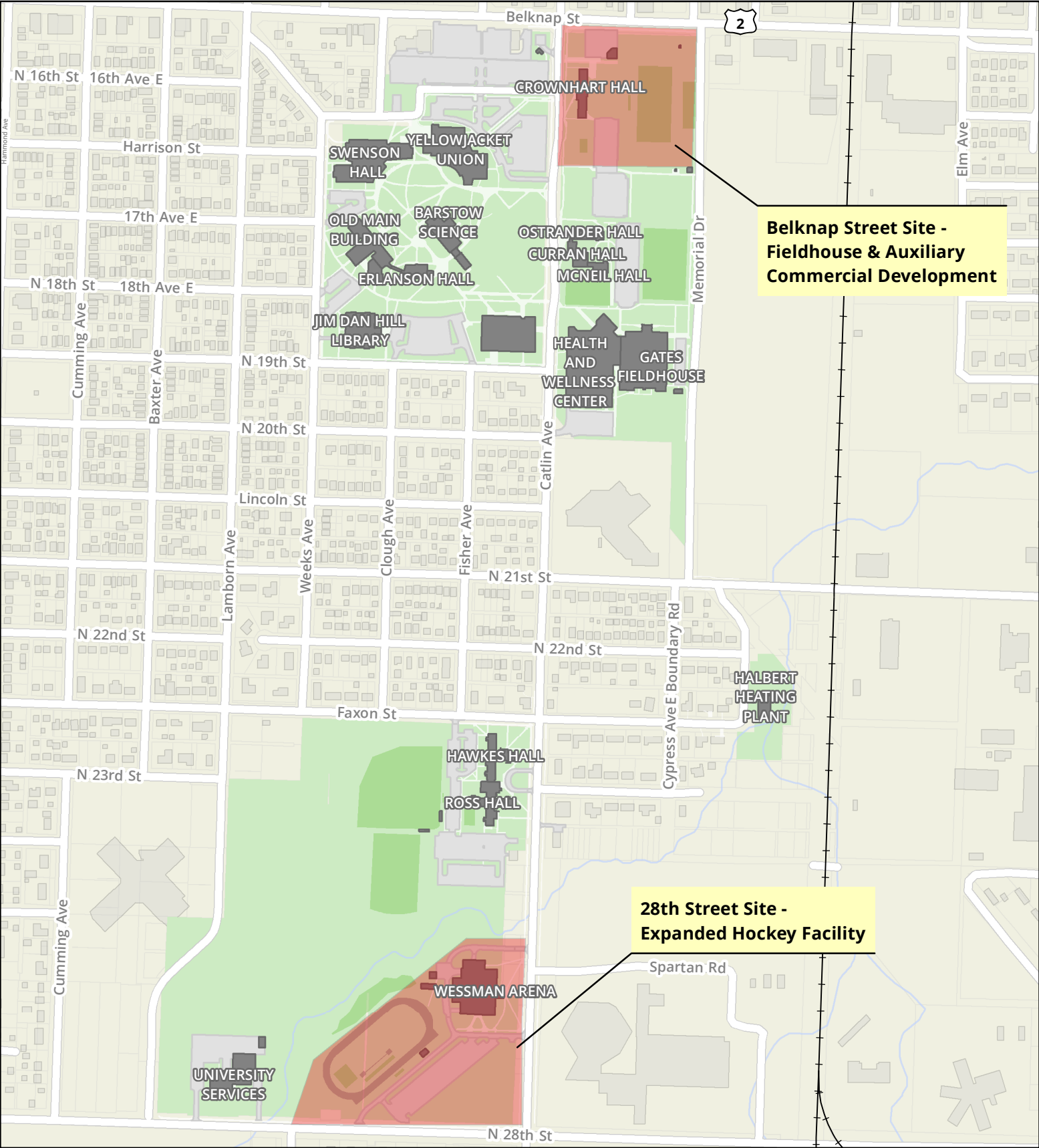
None

Related Policies

- Regent Policy Document 13-2, ["Real Property Contracts: Signature Authority and Approval"](#)
- Regent Policy Document 19-15, ["Physical Development Principles"](#)

ATTACHMENTS

- A) UW-Superior: Potential Development Sites Map
- B) UW-Superior: Letters of Support Compilation

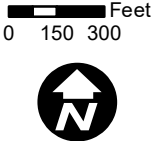


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Superior: Potential Development Sites

<div></div> Potential Development Areas	<div></div> Campus Building
<div></div> UW Property	<div></div> Campus Parking Area





SUPERIOR

WISCONSIN

Living up to our name.

Jim Paine, Mayor
Becky Scherf, Chief of Staff

Phone: (715) 395-7212
Fax: (715) 395-7590
TDD: (715) 395-7521
E-mail: mayor@ci.superior.wi.us

1316 North 14th Street, #301
Superior, WI 54880
Website: www.ci.superior.wi.us

September 12th, 2023

Board of Regents
University of Wisconsin System
1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Members of the Board of Regents,

I am pleased to write in strong support of "Our Superior Plan", one of the most significant economic, cultural, and academic investments in the history of Superior and our university, UW-Superior. This fall marks the 20th anniversary since my first classes at UW-Superior. Those years, and the years since my graduation, gave me a passion for the "Wisconsin Idea". The UW system should primarily support the people of Wisconsin and contribute to our shared growth as a society. More than any other University system in the world, therefore, each UW campus must root itself firmly in the community that surrounds it. As you know, UW-Superior lies in the heart of the City of Superior. The students, faculty, and staff actively participate in community life and invite that community into the campus to share in the fruits of their academic, artistic, and cultural work.

Our Superior Plan advances the Wisconsin Idea and the mission of UW-Superior not only by improving athletic, academic, and residential opportunities for students, it shares those opportunities with the community at large. By increasing the number of people in the center of our community and business district, we hope to meaningfully advance our economy. By offering more athletic and artistic events, we can advance our culture. By bringing more students to campus and investing in their work, we advance our society.

As the Mayor of Superior and an alumnus of UW-Superior, I am committed to the success of this University. I fully support Our Superior Plan and look forward to investing city funds in this project. I am eager to share my passion for this project and the work of the university with you in person and I hope that I can convey my conviction that the success and development of UW-Superior is critical to the future of the City of Superior. I trust that you will find unified support among the leadership of Northern Wisconsin for this project and recognize our commitment to its completion. I look forward to your support and expect you will be proud of the work we accomplish together in the coming years.

Sincerely,

Jim Paine
Mayor
City of Superior



September 13, 2023

Board of Regents
University of Wisconsin System
1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Members of the Board of Regents:

Our Superior Plan, in partnership with the University of Wisconsin-Superior, provides a once-in-a-generation opportunity to re-imagine the connection between campus and the Superior community. By leveraging an innovative public-private partnership or "P3" model, UW-Superior leads a coalition of community partners to catalyze new development on Belknap Street, while also establishing an athletics and recreation district to inspire campus and community spirit.

The Superior Amateur Hockey Association (SAHA) is proud to partner with UW-Superior on this important initiative, recognizing that we can accomplish more together than we can alone. A perfectly timed partnership with UW-Superior as SAHA's current facility needs significant capital improvements to replace aged infrastructure. With our current facility at max usage/capacity SAHA would significantly benefit from additional ice sheets, combining the region's hockey under a single roof. The new combined facility would allow hockey in Superior to enter a new area of potential, bringing large scale tournaments to a region that has never had the opportunity. For the sake of not only SAHA's future, but all hockey in Superior, we remain committed to finding a path forward.

These projects will serve critical community needs, including health and wellness programming and access to childcare. They will also expand year-round participation and attendance at sporting events, enhancing UW-Superior's sense of place and connection to the broader community, while inspiring civic pride through the spirit of athletic competition.

We draw inspiration from the motto, *WE ARE SUPERIOR*. We believe in our community's potential and the important role UW-Superior plays as the *Anchor of the North*, and we ask the University of Wisconsin System to join us by supporting *Our Superior Plan*.

Sincerely,

Kyle Severin
SAHA Board of Directors – President
Kyle@sahahockey.com

A handwritten signature in black ink that reads "Kyle Severin".



September 11, 2023

Board of Regents
University of Wisconsin System
1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Members of the Board of Regents:

Our Superior Plan, in partnership with the University of Wisconsin-Superior, provides a once-in-a-generation opportunity to re-imagine the connection between campus and the Superior community. By leveraging an innovative public-private partnership or "P3" model, UW-Superior leads a coalition of community partners to catalyze new development on Belknap Street, while also establishing an athletics and recreation district to inspire campus and community spirit.

The School District of Superior is proud to partner with UW-Superior on this important initiative, recognizing that we can accomplish more together than we can alone. This partnership aligns with our core values, specifically the values of Strong Community Relationships, Student-Centered Decision Making, and Collaborative Teamwork. All of which are essential as we strive to reach our district goal that every Spartan graduates college, career, and life ready.

These projects will serve critical community needs, including health and wellness programming and access to childcare. They will also expand year-round participation and attendance at sporting events, enhancing UW-Superior's sense of place and connection to the broader community, while inspiring civic pride through the spirit of athletic competition.

We draw inspiration from the motto, *WE ARE SUPERIOR*. We believe in our community's potential and the important role UW-Superior plays as the *Anchor of the North*, and we ask the University of Wisconsin System to join us by supporting *Our Superior Plan*.

Sincerely,

A handwritten signature in dark ink, appearing to read "Amy Starzecki".

Dr. Amy L. Starzecki
District Administrator

School District of Superior

3025 Tower Ave, Superior, WI 54880

Media Contact:
David Coy
Communications/PR Specialist
O: 715-394-8700 ex. 10158
C: 614-625-5439
david.coy@superior.k12.wi.us

September 12, 2023

Board of Regents
University of Wisconsin System
1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706



Members of the Board of Regents:

Our Superior Plan, in partnership with the University of Wisconsin-Superior, provides a once-in-a-generation opportunity to re-imagine the connection between campus and the Superior community. By leveraging an innovative public-private partnership or "P3" model, UW-Superior leads a coalition of community partners to catalyze new development on Belknap Street, while also establishing an athletics and recreation district to inspire campus and community spirit.

Duluth FC is proud to partner with UW-Superior on this important initiative, recognizing that we can accomplish more together than we can alone. Duluth FC's mission is to raise the level of soccer in the Twin Ports area through both our National Premier Soccer League team's successes and the support and enhancement of local youth soccer programs. We know that working together on this project will greatly increase our ability to fulfill our mission. We have seen the tremendous effects our organization has had without resources such as those proposed, and we cannot wait to see how much greater of an impact we can have working alongside UW-Superior within these facilities in the future.

These projects will serve critical community needs, including health and wellness programming and access to childcare. They will also expand year-round participation and attendance at sporting events, enhancing UW-Superior's sense of place and connection to the broader community, while inspiring civic pride through the spirit of athletic competition.

We draw inspiration from the motto, *WE ARE SUPERIOR*. We believe in our community's potential and the important role UW-Superior plays as the *Anchor of the North*, and we ask the University of Wisconsin System to join us by supporting *Our Superior Plan*.

Sincerely,

Two handwritten signatures in black ink. The first signature is "Alessandro Giuliani" and the second is "John Shuster".

Alessandro Giuliani and John Shuster
Owners, Duluth FC



Essentia Health

September 12, 2023

Board of Regents
University of Wisconsin System
1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Members of the Board of Regents:

Our Superior Plan, in partnership with the University of Wisconsin-Superior, provides a once-in-a-generation opportunity to re-imagine the connection between campus and the Superior community. By leveraging an innovative public-private partnership or “P3” model, UW-Superior leads a coalition of community partners to catalyze new development on Belknap Street, while also establishing an athletics and recreation district to inspire campus and community spirit.

Essentia Health is proud to partner with UW-Superior on this important initiative, recognizing that we can accomplish more together than we can alone. At Essentia we are called to make a healthy difference in the lives of those we serve. We are committed to collaborating with diverse stakeholders and partners to build health and vitality into our communities. The development of an athletic and recreation district aligns with our goal of making a health difference and we are excited to be supporting the *Our Superior Plan*.

These projects will serve critical community needs, including health and wellness programming and access to childcare. They will also expand year-round participation and attendance at sporting events, enhancing UW-Superior’s sense of place and connection to the broader community, while inspiring civic pride through the spirit of athletic competition.

We draw inspiration from the motto, *WE ARE SUPERIOR*. We believe in our community’s potential and the important role UW-Superior plays as the *Anchor of the North*, and we ask the University of Wisconsin System to join us by supporting *Our Superior Plan*.

Thank you,

Tamm Kritzer, Senior Vice President
Essentia Health
502 East Second Street
Duluth, MN 55805

Kim Pearson, Administrator
Essentia Health
St. Mary’s Hospital of Superior and Superior Clinic
3500 Tower Avenue
Superior, WI 54880



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

September 13, 2023

Board of Regents
University of Wisconsin System
1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Members of the Board of Regents:

Our Superior Plan, in partnership with the University of Wisconsin-Superior, provides a once-in-a-generation opportunity to re-imagine the connection between campus and the Superior community. By leveraging an innovative public-private partnership or “P3” model, UW-Superior leads a coalition of community partners to catalyze new development on Belknap Street, while also establishing an athletics and recreation district to inspire campus and community spirit.

The Superior Douglas County Family YMCA is proud to partner with UW-Superior on this important initiative, recognizing that we can accomplish more together than we can alone. We are a powerful association of people joined together by a shared commitment to nurturing the potential of kids, promoting healthy living and fostering a sense of social responsibility. We believe that lasting personal and social change can only come about when we all work together to invest in our children, our health, and our neighbors.

These projects will serve critical community needs, including health and wellness programming and access to childcare. They will also expand year-round participation and attendance at sporting events, enhancing UW-Superior’s sense of place and connection to the broader community, while inspiring civic pride through the spirit of athletic competition.

We draw inspiration from the motto, *WE ARE SUPERIOR*. We believe in our community’s potential and the important role UW-Superior plays as the *Anchor of the North*, and we ask the University of Wisconsin System to join us by supporting *Our Superior Plan*.

Sincerely,

Jeff Cushman
Chair, Superior Douglas County Family YMCA Board of Directors



September 9, 2023

Board of Regents
University of Wisconsin System
1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Members of the Board of Regents:

Our Superior Plan, in partnership with the University of Wisconsin-Superior, provides a once-in-a-generation opportunity to re-imagine the connection between campus and the Superior community. By leveraging an innovative public-private partnership or “P3” model, UW-Superior leads a coalition of community partners to catalyze new development on Belknap Street, while also establishing an athletics and recreation district to inspire campus and community spirit.

The Development Association is proud to partner with UW-Superior on this important initiative, recognizing that we can accomplish more together than we can alone.

These projects will serve critical community needs, including health and wellness programming and access to childcare. They will also expand year-round participation and attendance at sporting events, enhancing UW-Superior’s sense of place and connection to the broader community, while inspiring civic pride through the spirit of athletic competition.

We draw inspiration from the motto, *WE ARE SUPERIOR*. We believe in our community’s potential and the important role UW-Superior plays as the *Anchor of the North*, and we ask the University of Wisconsin System to join us by supporting *Our Superior Plan*.

Sincerely,
Jim Caesar

Executive Director
The Development Association
1401 Tower Avenue
Suite 309
Phone 715-392-4749
Mobile 218-310-9887
jim@wegrowbiz.org

1401 Tower Avenue, Suite 309 • Superior, WI • 54880 • 715-392-4749

www.wegrowbiz.org

**AUTHORITY TO COMPLETE DESIGN AND CONSTRUCT THE CENTER
FOR THE ARTS PARKING RAMP AND POLICE BUILDING ADDITION,
UW-LA CROSSE**

REQUESTED ACTION

Adoption of Resolution F., authorizing the completion of design and construction of the Center for the Arts Parking Ramp and Police Building Addition project.

Resolution F. That, upon the recommendation of Chancellor of UW-La Crosse and the President of the UW System, the UW System Board of Regents authorizes the completion of design and construction of the Center for the Arts Parking Ramp and Police Building Addition project for an estimated total project cost of \$27,642,000 (\$20,293,000 PR Cash and \$7,349,000 PRSB).

SUMMARY

This project constructs a new 550-stall, above ground, cast-in-place post tensioned concrete parking garage structure on the southwest edge of the campus boundary along Vine Street, between North 15th Street and North 16th Street. A small wooden storage building located on the plot will be demolished. The facility will include an elevator, along with necessary exit stairways, and an area that can be secured for storage of university maintenance materials. The exterior of the ramp will be precast concrete spandrel panels inset with brick to match the architecture of the campus. A snow chute will be provided on the south elevation for snow removal. The stairways and elevator will be extended vertically, and plumbing, fire suppression, mechanical and electrical systems will be provided. The garage will be fully dry system sprinklered due to the upcoming code change. The structure will be designed for a future solar array to be installed above to the top level of parking.

An addition to the existing Police Services building at the north side of campus will also be constructed to provide an incident command center, training room, police squad room, break room, and building storage. The break room of the existing facility will be expanded. There will be a separate public entrance to this addition to allow the community meeting and training room to be used by the public without giving them access to the entire police building. A basement will be provided under the new addition. Limits of the basement will

be determined by minimizing the undermining of adjacent foundations during excavation. Plumbing, fire suppression, mechanical and electrical systems will be like the existing building systems.

Presenter

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

BACKGROUND

There are various constituencies that are served by campus parking facilities. Resident students use their cars to travel home on weekends and holidays and many also require transportation to their jobs throughout La Crosse County. The locations of these jobs are often beyond reasonable walking distances. Commuting students who reside in off-campus housing travel by vehicle to campus on a regular basis. Requests for parking permits by faculty and staff have grown as the university has hired additional employees due to increased enrollment. In addition, the university has a growing need to provide convenient visitor parking for the campus.

The new parking ramp will provide over 500 spaces for students and staff and is an essential infrastructure project for UW-La Crosse as it replaces 200 spaces lost on the site of the new Fieldhouse, 150 spaces on the campus perimeter lost due to City parking restrictions, and 150 spaces on the site of the future residence hall. The loss of these 500 spaces amounts to 17% of the parking inventory provided to students, faculty, and staff. More than 52% of UW-La Crosse students come from Milwaukee, Madison, and the Fox Valley, and the university wants to provide adequate parking for them.

The Police Services building opened in 2013, in conjunction with the original campus parking ramp. Several concessions were made in that design that now adversely impact the demand for police services and public safety. Three specific areas that were affected include the size of the police training room, the lack of storage space, and the lack of an incident command center for emergency response management.

Budget/ Schedule

Construction	\$	21,361,000
Design	\$	1,893,000
DFDM Mgt	\$	983,000
Contingency	\$	3,205,000
Equipment	\$	200,000
Other Fees	\$	0
TOTAL	\$	27,642,000

A/E Selection	October 2021
BOR Approval	October 2023
Bid Posting	October 2023
Bid Opening	December 2023
Start Construction	April 2024
Substantial Completion	April 2026
Final Completion	June 2026

Previous Action

August 22, 2022
Resolution 11906

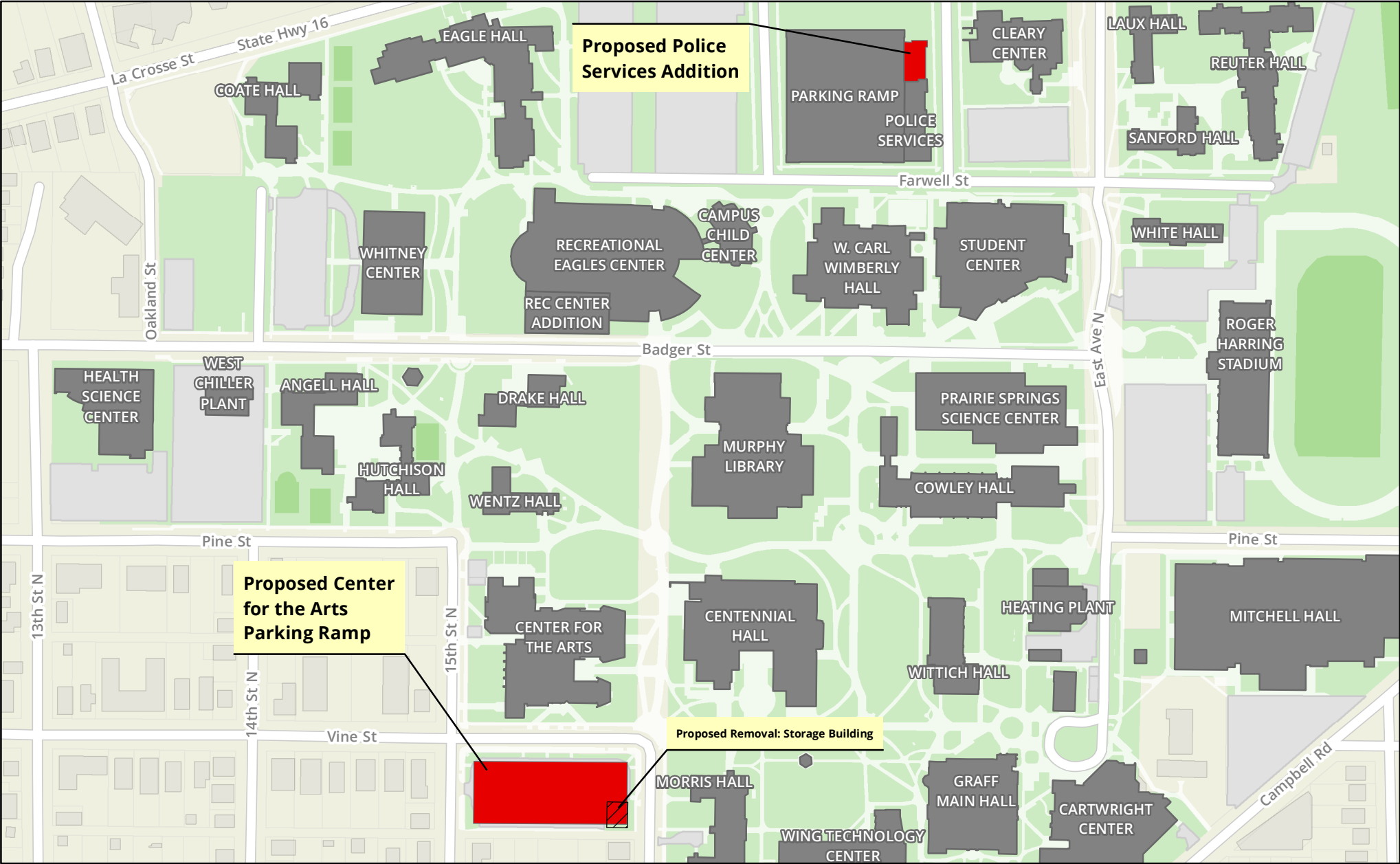
Authorized the submittal of the 2023-2025 UW System Biennial Capital Budget Request to the Department of Administration and the State Building Commission to include \$27,642,000 (\$20,293,000 PR Cash and \$7,349,000 PRSB) to construct the Center for the Arts Parking and Police Building Addition

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-La Crosse: Arts Parking & Police Services Addition Map



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

This map is for reference purposes only.

UW-La Crosse: Arts Parking & Police Services Addition

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

0 100 200 Feet



**HOST PRESENTATION BY UW-RIVER FALLS:
“STRATEGIC AND INTEGRATED CAPITAL PLANNING TO SUPPORT
MODERN INTERDISCIPLINARY LEARNING IN STEM AND
AGRICULTURAL SCIENCE FIELDS”**

REQUESTED ACTION

For information and discussion.

SUMMARY

This presentation will focus on strategic and integrated capital planning in support of interdisciplinary and experiential learning in STEM fields including agricultural science. With the construction of the Science and Technology Innovation Center underway, the College of Agriculture, Food & Environmental Sciences is crystallizing plans to upgrade experiential learning spaces in its associated STEM fields, in alignment with our capital planning goal of a “science hub” on the west end of campus. Investments in the college’s High Impact Learning Centers will be paramount to supporting a variety of teaching pedagogies, enhancing student development, and encouraging ongoing and expanded engagement with regional business partners and stakeholders.

Presenters

- Alan Symicek, PE, UW-River Falls, Chief Facilities Officer
- Mike Orth, Ph.D, UW-River Falls, Dean of the College of Agriculture, Food & Environmental Sciences (CAFES)