BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

January 19, 2023
3:00 p.m.

Via Zoom Videoconference

1. Calling of the Roll

2. Declaration of Conflicts

3. UW-Madison: Authority to Construct the Engineering Drive Utilities Replacement and Renovation

4. UW-Green Bay: Authority to Allow Construction of a Parking Lot on Board of Regent Owned Land

5. UW System: Authority to Construct All Agency Maintenance and Repair Projects

6. UW System: Authority to Construct Minor Facilities Renewal Projects

7. Move into closed session to consider a recommendation for the appointment of a Chancellor of University of Wisconsin-Whitewater, as permitted by s. 19.85(1)(c) and (e), Wis. Stats.

8. Adjourn

AUTHORITY TO CONSTRUCT THE ENGINEERING DRIVE UTILITIES REPLACEMENT AND RENOVATION PROJECT, UW-MADISON

REQUESTED ACTION

Adoption of Resolution 3., authorizing the completion of design and construction of the Engineering Drive Utilities Replacement and Renovation project.

Resolution 3 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 Drive Utilities Replacement and Renovation for an estimated total cost of $73,141,000 ($50,467,000 GFSB and $22,674,000 PRSB).

SUMMARY

This project will replace aged utilities and relocate them to distinct utility corridors along Engineering Drive, Engineering Mall, Randall Avenue, and Dayton Street to facilitate future development in the area.

This is a three-phase project that creates an updated east-west utility corridor extending from Parking Ramp 17 to North Randall Avenue where a majority of the utilities will be replaced with new utilities to support the College of Engineering Facilities Master Plan. In addition, a north-south utility corridor will be developed and constructed to consolidate all the utilities adjacent to the Materials Science and Engineering Building in Engineering Mall. Lastly, chilled water piping will be replaced from North Randall Avenue along West Dayton Street to the Charter Street Heating Plant.

Presenter

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

BACKGROUND

Campus utilities are essential in supporting the instructional and research missions of the university. Recent utility requests have focused on needed upgrades to maintain support of current functions and supply thermal, electric/communications, and civil utilities for facilities currently in construction or design. Completion of this project will decrease operating costs by improving the efficiency of steam piping insulation and reducing distribution losses. Portions of the work are necessary to accommodate the proposed Engineering Replacement Building (21L3J) and organize all utilities into distinct utility corridors to allow for future work on the site.

The oldest utilities in Engineering Drive range in age from 50 to 100 years and some still serve the 1410 Engineering Drive Building which was constructed in 1938. Many of these utilities are approaching or beyond the end of their expected service life. The high-pressure steam, condensate, and compressed air utilities are located in both walkable tunnels from the 1920s and box conduits with steam pits from the 1960s. The steam pits are all in poor condition with significant concrete deterioration including cracking, spalling, exposed rebar, and water infiltration.

The chilled water lines in the eastern half of Engineering Drive, including the lines in North Randall Avenue and West Dayton Street-to-North Charter Street, were installed in the 1960s and are undersized to support the campus redundancy requirements.

Primary electric and signal communication distribution is limited in the Engineering Drive area, and there is no connection of these utilities from North Randall Avenue to Engineering Mall. Duct banks in the area are full and the conduits are undersized. Installation of additional and replacement duct banks and utility pits are needed to shorten feeder lengths and provide conduits for proposed engineering building.

Domestic water, storm sewer, and sanitary sewer systems in this area are between 60 and 80 years old and beyond their useful life. Sanitary access points have been modified over the years, stacking round and square structures on top of each other, causing structural integrity issues and creating dead spots in the corners of square pits which collect solids. Additionally, some of the storm sewers in this area are undersized raising the potential for flooding of the engineering building and adjacent facilities.

This project was enumerated in 2021-2023 Wisconsin Act 58 for $73,141,000 ($50,467,000 GFSB and $22,674,000 PRSB) and is DFD project number 21C3B.

Budget/Schedule

Construction	$57,839,300
Design	$3,965,100
Contingency	$8,675,900
Equipment	$0
Management Fees	$2,660,700
TOTAL	**$73,141,000**

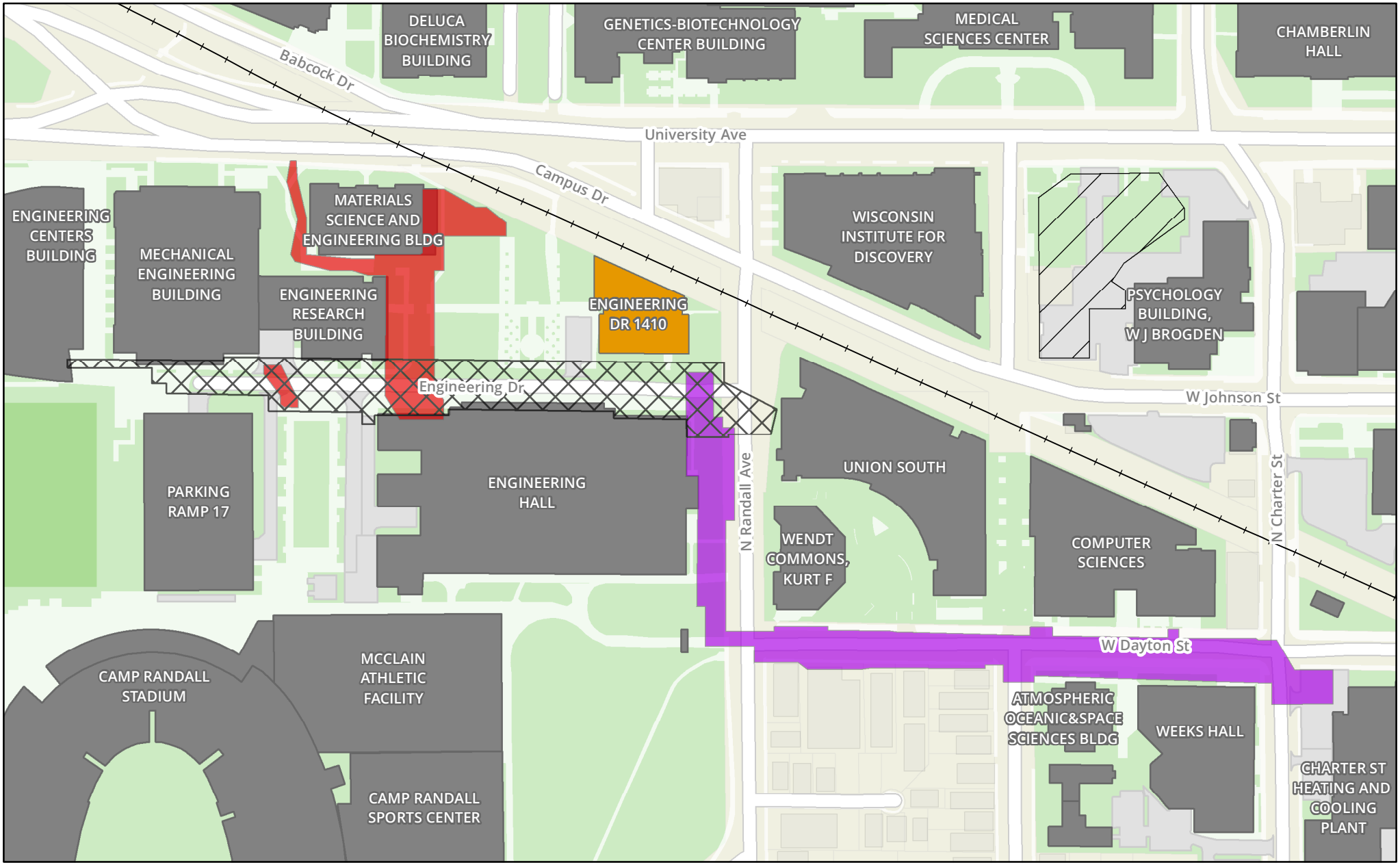
A/E Selection	August 2021
BOR Approval	January 2023
Bid Opening	September 2023
Start Construction	December 2023
Substantial Completion	June 2026
Final Completion	December 2026

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: Engineering Utilities Replacement & Renovation Map



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

This map is for reference purposes only.

UW-Madison: Engineering Utilities Replacement & Renovation

Project Area Phase 1 Phase 2 Phase 3 Campus Building In Development

Approved Demolition UW Property

Feet
0 75 150

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\MSN\Engineering_Utilities_Replacement_and_Renovation\MSN_21C3B_Engineering_Utilities_20230110.mxd

AUTHORITY TO ALLOW CONSTRUCTION OF A PARKING LOT ON BOARD OF REGENTS LAND, UW-GREEN BAY

REQUESTED ACTION

Adoption of Resolution 4., granting authority to allow construction of a parking lot on Board of Regents land for Residence Life at UW-Green Bay.

Resolution 4 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 construction of a parking lot on Board of Regents-owned land by University Village Housing Incorporated.

SUMMARY

In preparation for the construction of a new residence hall by University Village Housing Incorporated (UVHI), UVHI and the Board of Regents (BOR) exchanged parcels of land to accommodate the future development. The Board approved this exchange in June 2021. As part of the exchange, UVHI agreed to reconstruct and expand a parking lot on the new BOR parcel. The former UVHI parcel was improved with a 226-car parking lot which is in poor condition. The former BOR parcel was improved with a parking lot with space for 481 stalls.

Presenter

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

BACKGROUND

The parking lot reconstruction project is scheduled to occur after the new residence hall financing has been secured by UVHI and the land parcels exchanged. UVHI will demolish, reconstruct, and expand the parking lot on the new BOR parcel. The new parking lot will have 431 parking stalls, an increase of 205 parking stalls, and an expanded storm water management system with a wet detention basin. The construction plans have been forwarded to the Division of Facilities Development for review. Construction is expected to start in Spring 2023.

Previous Action

July 9, 2021 Resolution 11652	Granted authority to exchange 5.33-acre parcel of land with improvements, owned by Board of Regents, for a 4.66-acre parcel of land with improvements, owned by University Village Housing, Incorporated, both of which are located within the campus boundary.

Related Policies

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

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

REQUESTED ACTION

Adoption of Resolution 5., authorizing construction of various maintenance and repair projects.

Resolution 5 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 $5,231,700 ($499,000 General Fund Supported Borrowing; $1,552,800 Program Revenue Supported Borrowing; and $3,179,900 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
EAU	22C4X	Chancellors Hall Roof Replacement		$722,600		**$722,600**
EAU	22E1Q	Hilltop Dining Center Cooler Replacement		$830,200		**$830,200**
MSN	22C1K	Cole Hall Roof Replacement			$518,400	**$518,400**
STO	22B3L	Red Cedar Hall Shower Replacements			$986,000	**$986,000**
		FMR SUBTOTALS	**$0**	**$1,552,800**	**$1,504,400**	**$3,057,200**

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
GBY	21C1Q	UWGBY North Campus Water Main Replacement	$499,000		$132,600	**$631,600**
GBY	21D4H	Walter Way Residence Life Lots & Softball Lot			$1,230,900	**$1,230,900**
WTW	20B1E	Schwager Drive Reconstruction & Lot 22 Expansion (Increase)			$312,000	**$312,000**
		URR SUBTOTALS	**$499,000**	**$0**	**$1,675,500**	**$2,174,500**

	GFSB	PRSB	CASH	TOTAL
JANUARY 2023 TOTALS	**$499,000**	**$1,552,800**	**$3,179,900**	**$5,231,700**

Presenter

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

BACKGROUND

UW-Eau Claire – Chancellors Hall Roof Replacement:

This project replaces the Chancellors Hall roofing system, including roof coverings and all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Roofing work must be coordinated around electrical conduits that run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Project work includes complete removal, disposal, and replacement of the approximately 26,000 SF of ballast materials and Ethylene Propylene Diene Monomer (EPDM) roofing membrane. Roof drains will be inspected to determine condition and will be repaired or replaced as required. Roof insulation will be evaluated and replaced or upgraded as needed for proper roof drainage and compliance with State of Wisconsin energy conservation code requirements.

The roof sections are more than 23 years old. Recent site inspections by campus staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The roofing system is a single ply, EPDM ballasted roofing system that had a 5-year state guarantee and is now well past its useful life. Maintenance issues experienced include continual leaking into student rooms, membrane buckles and splits, and frequent leaks into mechanical chases caused by roof penetrations cracking.

UW-Eau Claire – Hilltop Dining Center Cooler Replacement:

This project removes and replaces-in-kind the walk-in cooler/freezer units and applies a new coat of epoxy on the kitchen area floor. Project work includes removing the walk-in cooler/freezer units and installing new units of the same size (approximately 1,500 SF), general configuration, and location. The existing units contain one freezer section and six separate cooler sections. Existing condensing units in an adjacent room will be removed and replaced. The electrical service will be disconnected and the new system reconnected. The adjacent walls will be patched and repainted. The ceiling, soffit, and grid system around the new units will be modified as needed. This project will also apply a new coat of epoxy flooring adjacent to the new units as well as in some surrounding kitchen areas.

The cooler/freezer units were installed in the 1960s and are beyond their serviceable life. They are becoming unreliable and have increasing maintenance and repair costs. There are gaps in the floor of the freezer/cooler units that create slip hazards with ice buildup and have created a recurring issue with water leaking in the spaces below. They are to be replaced with new high efficiency/energy saving units. Due to the removal and reinstallation of new freezer/cooler units, the adjacent ceiling/grid and epoxy flooring will be repaired with a new flooring surface installed in the kitchen.

UW-Madison – Cole Hall Roof Replacement:

This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes removing and replacing roof assemblies and associated components to the structural roof deck. This project also installs a new roof hatch access and a new fall protection system.

The roof sections are approximately 20 years old. Recent site inspections by the Physical Plant staff and DFD determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The roofs at Cole and Sullivan Halls have been patched to extend service life and are now in need of full replacement. Some flashing materials on both buildings are starting to pull away from the walls and will need to be replaced.

UW-Stout – Red Cedar Hall Shower Replacements:

This project constructs a phased replacement of shower surrounds over two summers. Project work includes replacing all one-piece fiberglass shower surrounds, vinyl flooring, and wall base with site installed tile shower stalls, tile flooring, and tile wall base. The old fiberglass shower surrounds will be disposed. Shower control valves will be replaced and relocated. Lights will be relocated and replaced to allow for shower drain access panels in the ceiling. All floor, wall, and ceiling finishes disturbed will be restored to match existing. All walls and ceiling will receive new paint.

Red Cedar Hall was constructed in 2005. The 17-year-old resident room showers are beginning to breakdown, resulting in increased maintenance calls and leaking. The breakdown is primarily due to fracture of horizontal fiberglass surfaces. The drains have developed leaks causing damage to the ceilings in the units below. The paint, corner bead, and drywall adjacent to the showers are damaged and holding moisture, promoting mold growth. The surrounds are delaminating causing separation in the caulking from the substrate. The separation invites moisture to penetrate behind the surround, also creating favorable conditions for mold, mildew, and rust. The shower surrounds have become problematic. The connection of the surrounds to the substrate shows significant signs of failure. Moisture is present behind the showers and maintenance cannot keep up with the demand for repairs. The finish material around the borders of the surrounds has become damaged from moisture.

Complete repair of the showers requires removal of the enclosures to eliminate any moisture and replace the substrate, plumbing corrections, and ceiling repair in units below. The extent of the repairs is beyond the capacity of campus maintenance or crafts staff and would leave the areas susceptible to recurring issues without an improved design of the

area. A timely resolve is necessary to prevent further mold growth and to provide an inviting shower to our student residents occupying the rooms.

UW-Green Bay – North Campus Water Main Replacement:

This project replaces failing domestic water mains and service lateral extensions to the ten residence halls on the north campus. Project work includes replacing approximately 3,100 LF of 8-inch domestic water main and ten water service laterals, including pavement and turf restoration.

The domestic water mains on this end of campus were originally installed in 1970 along with the student residence halls. These mains have experienced repetitive breaks during the past few years, interrupting flow to the student residences and occurring during off hours when coordinating emergency repairs is more difficult. This project will create a new campus domestic water utility loop, provide more consistent water pressure to the service area, and improve fire protection capabilities.

UW-Green Bay – Walter Way Residence Life Lots & Softball Lot:

This project repaves two Residence Life parking lots (241 stalls total) and the adjoining drives known as Walter Way, improves their storm water drainage systems, and paves an existing gravel lot with asphalt (50 stalls) for the recently constructed softball field complex. Work includes pavement improvements and lighting upgrades for the Walter Way and Residence Hall Life Parking lots. These improvements are proposed from north of Lenfestey Court to North Circle Drive. The softball complex parking lot improvements are proposed to meet needs for the athletic complex.

The Residence Life apartment parking lots and Walter Way were constructed in 1970. The lots currently provide 241 stalls in three areas. The lots in combination with other Residence Life parking areas are appropriately sized for the students living in the apartments. The campus performs annual crack routing, crack sealing, and asphalt patching as necessary to extend the life of the parking lot. A recently completed pavement study identified the project areas condition as PASER 2-3, or poor to very poor. The study recommended repairing the soft subgrade areas with engineered fill, selective curb and gutter section replacement, and installation of new curb openings, storm sewers, and catch basins/inlets to improve drainage in the Residence Life project areas.

Paving the softball parking lot with asphalt will complete the facility and present a finished appearance to the new softball complex, as well as improving surface drainage and storm water control in this area. The softball parking lot was used by the field construction contractor as a staging area and has received irregular compaction due to heavy equipment being driven over an inadequate gravel bed. Regrading, correct compaction,

and asphalt paving will correct these defects and produce a superior parking area for this venue.

UW-Whitewater – Schwager Drive Reconstruction & Lot 22 Expansion (Increase):

This request increases the project budget to match current bids received. The recent bid results significantly exceed the authorized budget and this project budget increase is required to bid the project and to complete the originally approved project scope and intent.

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 CONSTRUCT A MINOR FACILITIES RENEWAL PROJECT, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution 6., authorizing construction of a maintenance and repair project.

Resolution 6 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 $7,021,000 General Fund Supported Borrowing.

SUMMARY

2021-23 MINOR FACILITIES RENEWAL, GROUP 2

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
OSH	21E2R	Harrington Hall HVAC System Replacement	$7,021,000	$0	**$7,021,000**
		MINOR FACILITIES RENEWAL, GROUP 2 SUBTOTAL	**$7,021,000**	**$0**	**$7,021,000**

	GFSB	PRSB	TOTAL
JANUARY 2023 TOTAL	**$7,021,000**	**$0**	**$7,021,000**

Presenter

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

BACKGROUND

UW-Oshkosh – Harrington Hall HVAC System Replacement:

This project removes the original steam univent system and installs a new HVAC system including an air handler and new ductwork throughout the facility. Project work includes removing and replacing the steam heating system and installing new mechanical hot water and chilled water systems and electrical service.

Harrington Hall (37,687 GSF), built in 1913, is home to the Geology department. The structure includes various laboratories and general access classrooms. The building has only completed minor upgrades and modifications since 1963. The original building mechanical drawings show the HVAC system as it still exists today. Harrington Hall still utilizes the original HVAC system even though the building requirements and program needs have changed. The building is heated using antiquated, noisy, and poorly controlled steam univents. The univents lack the ability to provide cooling for laboratories, offices, and classrooms. Individual window air conditioners have been installed throughout the facility, but are energy inefficient and labor intensive to maintain. The current system lacks central control through the campus automated building management system. A new system will provide the appropriate air quality within the laboratories and classrooms and provide better energy efficiency. The technology and sophisticated equipment installed within instructional laboratories requires better humidity and temperature controls which is not possible with the original HVAC system.

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"