

11/25/2024

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, December 5, 2024

10:45 a.m. – 12:00 p.m.

Overture Room
Gordon Dining & Event Center
770 W. Dayton Street
Madison, Wisconsin
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the September 26, 2024 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
 - 1. UW-Oshkosh: Authority to Sell a Parcel of Improved Land
 - 2. UW System: Authority to Construct 2023-25 Classroom Renovation/ Instructional Technology Improvement Program Projects
 - 3. UW System: Authority to Construct All Agency Maintenance and Repair Projects
 - 4. UW System: Authority to Construct a Minor Facilities Renewal Project
- E. UW System: Authority to Adjust Budgets for UW-Eau Claire Science/Health Science Building, UW-Whitewater Winther Hall/Heide Hall, UW-Madison New Engineering, UW-Stout Heritage Hall and UW System All Agency Small Projects, and Authority to Construct UW-Madison New Engineering and UW-Whitewater Winther Hall/Heide Hall
- F. UW-Madison: Authority to Complete Design and Construct the UW Managed Lakeshore Nature Preserve Frautschi Center
- G. UW-Madison: Authority to Complete Design and Construct the UW Managed Campuswide Access Controls
- H. UW System: Status Report on Real Estate Transactions June 1, 2024 through November 30, 2024
- I. UW System: Status Report on UW Solely Managed Capital Projects June 1, 2024 through December 1, 2024
- J. UW-Stout: Presentation, "University Long-Range Plan"

11/25/2024

K. Report of the Senior Associate Vice President

1. Update on 2025-27 Biennial Capital Budget submission to DOA

L. Closed session for the purpose of considering personal histories, as permitted by s.19.85(1)(f), Wis. Stats., related to the naming of a facility at UW-Madison.

M. Closed session for the purpose of considering personal histories, as permitted by s.19.85(1)(f), Wis. Stats., related to the naming of a facility at UW-Stevens Point.

**AUTHORITY TO SELL A PARCEL OF IMPROVED LAND,
UW-OSHKOSH**

REQUESTED ACTION

Adoption of Resolution D1., granting authority to sell .675-acre of improved land.

Resolution D1. That, upon the recommendation of the Chancellor of UW-Oshkosh and the President of the UW System, the UW System Board of Regents grants authority to sell .675-acre parcel of land with improvements located at 717 West Irving Avenue, Oshkosh, Wisconsin.

SUMMARY

UW-Oshkosh (UWO) owns a parcel of improved land with a 28,700 gross square foot, three-story building currently used as a student activity center. Located on the east edge of campus, the building was purchased in 2007. It was last renovated in 2003 by the previous owner. It is an attractive building and in good condition. However, the building's purpose no longer fits within the university framework plans and given the size of the parcel, it does not lend itself easily to other uses. In addition, they seek to revitalize and concentrate their future investments on the west side of campus near the river. Student organizations who had been occupying the space have been relocated to other parts of the campus.

Presenter

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

BACKGROUND

The building was constructed in 1968 by the Catholic Diocese of Green Bay as a Catholic student center. The building was significantly remodeled in 2003, including the construction of new restrooms on the main and lower levels, retrofitting the building with accessible ramps throughout and a wheelchair lift installed at the main entry, subdividing

several large meeting rooms into smaller offices and conference rooms, and renovating the second-floor student activity center with updated offices and classrooms.

In 2004 the diocese sold the building to UWO Foundation who then sold the building to the Board of Regents in 2007. Improvements completed by UWO include renovation of student spaces, a new chiller compressor replacement in 2017 and a boiler replacement in 2023.

In preparation for a sale, two appraisals will be completed. A public Request for Bid process will be undertaken to solicit bids.

Previous Action

August 18, 2006
Resolution 9235

Granted authority to purchase a parcel of land located at 717 West Irving Avenue, Oshkosh, Wisconsin, at a cost not to exceed \$2,455,700 General Fund Supported Borrowing. An estimated \$5,700 of associated appraisal and closing costs included in the purchase price.

Related Policies

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

ATTACHMENT

- A) UW-Oshkosh: Proposed Sale Map



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

This map is for reference purposes only.

UW-Oshkosh: Sale of Land & Improvements

■ Proposed Sale Improvements	■ UW Property
 Proposed Sale Property	 Campus Building

0 100 200 Feet

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\OSHW_Irving_717\OSH_717_W_Irving_Sale_20241113.mxd

December 5, 2024

AUTHORITY TO CONSTRUCT 2023-25 CLASSROOM RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT PROGRAM PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D2., authorizing construction of 2023-25 Classroom Renovation/ Instructional Technology Improvement Program projects.

Resolution D2. That, upon the recommendation of the President of the UW System, the UW System Board of Regents approves the allocation of 2023-25 Classroom Renovation/Instructional Technology Improvement Program funds; authorizes construction of the related projects at an estimated total cost of \$15,255,000 Segregated Fund Revenue of the originally enumerated \$46,604,000 Segregated Fund Revenue; and allows the Division of Facilities Development to transfer balances, adjust an individual project budget, and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within the authorized funding.

SUMMARY

Inst	Project	SEG REV	Total
GBY	Studio Arts Fourth Floor Visual Arts Lab Renovations	\$4,980,000	\$4,980,000
MSN	Steenbock Library Active Learning Space Renovation	\$7,393,000	\$7,393,000
OSH	Art & Communication Center Music Hall Renovation	\$2,882,000	\$2,882,000
	Total	\$15,255,000	\$15,255,000

Presenter

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

BACKGROUND

UW-Green Bay - Studio Arts Fourth Floor Visual Arts Laboratory Renovations:

This project involves a complete renovation of six visual art studios (acrylic, oil, and watercolor painting; drawing; and textiles) on the fourth floor of Studio Arts to enhance health and safety provisions, eliminate deferred maintenance, and improve the learning environment.

Project work includes the removal and replacement of studio lighting, sound and technology equipment, and air handling unit AHU 2. Three corridor alcoves will be converted to in-studio materials storage. The instructional technology installed will elevate each studio to a higher technology level, providing instructors with cutting-edge audio and video technology to present their specialized curriculum. Each studio will feature a new instructor station with integrated controls, an electronically controlled projector and projection screen, and audio/video systems. New studio lighting will offer improved ambient lighting and controls, as well as specialized task lighting to better capture and understand the role of light in the creation and perception of 2D and 3D art pieces. Ventilation and exhaust systems will be upgraded to create a healthier learning environment by reducing fumes from paints and solvents and improving the drying environment for in-progress and finished pieces. New studio casework and sinks will be installed in all studios except the drawing studio. Stationary wall systems will be added to the painting studios to minimize distractions for artists. Additionally, new window treatments will be installed to improve room darkening performance and natural light control.

The 1970s building, while designed for art instruction, has cramped spaces, poor storage, and inadequate ventilation for oil painting. Deferred maintenance, such as broken ceiling tiles, limited lighting, and basic technology, further hinders functionality. Budget constraints have delayed needed renovations, which require more than general maintenance to address.

The visual arts studios have seen little improvement since a minor 1995 renovation. In a recent program review, a pre-accreditation report from NASAD identified deficiencies regarding adequate space and appropriate building systems for art studios, citing health, safety, and teaching challenges.

Budget/Schedule

Construction	\$3,932,500
Design	\$276,700
DFD Mgt	\$180,900
Contingency	\$589,900
TOTAL	\$4,980,000

SBC Approval	Dec 2024
A/E Selection	Sep 2023
Design Report	Oct 2024
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Dec 2025

UW-Madison - Steenbock Library Active Learning Space Renovation:

This project creates a new active learning classroom on the first level of the Steenbock Memorial Library.

Project work includes creating multiple active learning classrooms for 160-200 students, a testing room for six students, an instructional technology and audio video (IT/AV) equipment room, storage space, and support spaces. The Bio Commons, open computing laboratory, teaching computing laboratory, four study rooms, several offices, a vending area, and the men’s restroom on the first floor will require reconfiguration to accommodate the new proposed classrooms. IT/AV equipment, cameras, furniture, and room finishes will be replaced or installed new. The project will add a new combined water service and new fire suppression system for the first floor of the building. Fire suppression infrastructure will provide capacity for eventual sprinklering of the entire building.

As outlined in the 2018 Campus Libraries Facilities Master Plan, libraries can provide solutions to campus needs by leveraging multipurpose spaces that can support both traditional informal learning in libraries and formal instruction in classrooms. As UW-Madison works to support a growing number of courses that are using an active learning pedagogy, spaces are needed that facilitate this move away from traditional lecture halls. Building on the success of large-scale WisCEL classrooms in College Library and Wendt Commons, along with medium-sized active learning classrooms in the Grainger Hall Business Learning Commons, Steenbock Library can be renovated to provide a flexible space for active learning courses as well as for testing, another identified campus needs. The multipurpose design of the space also supports campus sustainability principles and values by not having space sit unused outside of scheduled instruction, as it is readily available as library study space.

Budget/Schedule

Construction	\$4,996,000
Design	\$576,000
DFD Mgt	\$229,900
Contingency	\$749,400
Equipment	\$841,700
TOTAL	\$7,393,000

SBC Approval	Dec 2024
A/E Selection	Sep 2023
Design Report	Oct 2024
Bid Opening	Jun 2025
Start Construction	Aug 2025
Substantial Completion	Jun 2026

UW-Oshkosh - Arts & Communication Center Music Hall Renovation:

This project renovates the Music Hall facility to comply with current accessibility guidelines and provide acoustical performance features that meet auditory health and safety requirements for performance venues.

Project work includes renovating the facility to provide new vestibule areas on both the upper and lower levels, and new wheelchair seating areas to meet current accessibility

standards for the Music Hall audience capacity. The proposed renovations will require modifications and enhancements to the ventilation systems, tiered seating configurations and arrangements, installation of new handrails and aisle/pathway lighting, new and replacement acoustical finishes and features, and seating fixture replacement. New instructional technology will be provided, including an instructor station with dedicated computing equipment and controls, audio/video and recording systems, electronically controlled data projection screens and associated controls, and new lighting controls.

Music Hall (4,185 ASF) in the Arts and Communications Center was renovated in 1977 to address ventilation needs but lacks ADA compliance. The tiered design does not accommodate the growing needs of an aging audience, with no wheelchair access to lower seating, no handrails, limited aisle lighting, and inadequate stage access for performers requiring accommodation. Used for classes and performances, Music Hall also has poor acoustics for modern performances. Concerns about long-term hearing impacts for students and faculty have been raised, particularly related to the ventilation system. Upgrades to building systems will provide acoustical dampening methods to mitigate hearing impacts by existing systems.

Budget/Schedule:

Construction	\$1,992,900
Design	\$265,000
DFD Mgt	\$91,700
Contingency	\$298,900
Equipment	\$200,000
Other Fees	\$33,500
TOTAL	\$2,882,000

SBC Approval	Dec 2024
A/E Selection	Sep 2023
Design Report	Oct 2024
Bid Opening	Apr 2025
Start Construction	Jun 2025
Substantial Completion	Dec 2025

Previous Actions

- September 26, 2024
Resolution 12250 Authority to Construct 2023-2025 Classroom Renovation/Instructional Technology Improvement Program Projects.

- July 8, 2024
Resolution 12216 Authority to Construct 2023-2025 Classroom Renovation/Instructional Technology Improvement Program Projects.

- December 8, 2023
Resolution 12112 Authority to Construct a 2023-2025 Classroom Renovation/Instructional Technology Improvement Program Project.

August 18, 2022
Resolution 11906

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

Related Policies

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

December 5, 2024

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 \$30,575,900 (\$18,360,600 Segregated Revenue; \$671,100 Program Revenue Supported Borrowing; and \$11,544,200 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

UNIV	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
EAU	23J30	Hibbard Hall/McIntyre Library Emergency Generator Replacement	\$2,599,200			\$2,599,200
MSN	24E7I	Camp Randall Stadium Winterization			\$2,000,000	\$2,000,000
MSN	22E2V	Parking Ramp 75 HVAC Equipment Renovation			\$934,100	\$934,100
MSN	24B2H	Parking Ramps 6 & 46 Structural Repairs			\$2,576,700	\$2,576,700
MSN	23K1I	Social Science Building Curtain Wall Replacement	\$1,846,000			\$1,846,000
MSN	23D1V	Vilas Communication Hall Accessibility Renovation			\$2,999,900	\$2,999,900
MIL	23J3J	Curtin Hall Exterior Envelope Maintenance & Repair	\$853,600			\$853,600
STO	23J6I	Fryklund Hall, Micheels Hall/Swanson Library Roof Replacements	\$2,422,400			\$2,422,400
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$7,721,200	\$0	\$8,510,700	\$16,231,900

UTILITY REPAIR AND RENOVATION

UNIV	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
LAX	23J3K	Steam & Condensate Utility Replacement (14-17/17-18)	\$1,154,200		\$1,033,500	\$2,187,700
MSN	23K1A	Dayton St. & Mills St. Chilled Water Valves Replacement	\$1,910,200	\$671,100		\$2,581,300
MSN	24F8Y	University Ridge Irrigation System Replacement (Phase II)			\$2,000,000	\$2,000,000
RVF	23J2O	Heating Plant Electrical Distribution Replacement	\$2,350,800			\$2,350,800
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$5,415,200	\$671,100	\$3,033,500	\$9,119,800

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

UNIV	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
MSN	23J3W	Multi-Building ROTC Life Safety Renovations	\$1,796,000			\$1,796,000
MIL	23J2T	Northwest Quadrant Stormwater Management	\$1,207,200			\$1,207,200
STO	23J2Z	Sorensen Hall Fire Protection & Fire Alarm Systems Replacements	\$2,221,000			\$2,221,000
HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION SUBTOTALS			\$5,224,200	\$0	\$0	\$5,224,200

	SEG-REV	PRSB	CASH	TOTAL
DECEMBER 2024 TOTALS	\$18,360,600	\$671,100	\$11,544,200	\$30,575,900

Presenter

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

BACKGROUND

UW-Eau Claire – Hibbard Hall/McIntyre Library Emergency Generator Replacement:

This project replaces aged interior emergency generators with exterior generators for Hibbard Hall and McIntyre Library. The project also will provide emergency, legally required standby, and optional standby power for life safety systems, legally required systems, and critical equipment necessary to prevent building freeze-up or flooding in an outage. Emergency, legally required standby, and optional standby automatic transfer switches and distribution equipment will be provided. Existing circuits will be extended and connected to new distribution equipment. Replacement will include main distribution panel for Hibbard Hall.

Each generator is approximately 50 years old and was installed when each building was constructed. The engines on these units have not been manufactured in more than 20 years and are obsolete, inefficient, and border on unrepairable. There are ongoing maintenance issues with each unit and they are undersized for the current code requirement loads as well as the desired optional loads to be served. Managing the diesel fuel source has also become a maintenance issue, especially since natural gas is now the predominant fuel source for the majority of campus emergency generators. These units also lack the infrastructure to provide the code required separation of normal and emergency loads.

UW-Madison – Camp Randall Stadium Winterization:

This project provides heat for the concession stands and completes various upgrades to the restrooms depending on need. Project work includes replacing fixtures, re-piping the domestic water and sanitary piping, adding and replacing heating units, replacing exhaust fans, sealing gaps in the walls and roof, removing asbestos panels, and spraying new insulation material for thermal comfort.

The affected restrooms and concession stand rooms need winterization and updates because they are untouched by all previous projects due to funding and other needs. Many of the rooms have original equipment that is failing and pipes that are leaking. Winterization is especially needed because, in the future, Camp Randall stadium will likely host events later in the year when freezing is more likely to occur in these rooms.

UW-Madison – Parking Ramp 75 HVAC Equipment Renovation:

This project replaces heating units located in the west elevator vestibules of Parking Ramp 75. The new units will provide both heating and cooling to the elevator and stairwell vestibules to improve user comfort and elevator longevity. The goal is to complete the work as quickly as possible. Project work may require prioritization and phasing to accommodate the desired and seasonal construction window available.

The stairwells and elevator vestibules serve thousands of UW Hospital customers and patients each week. Of the thirteen heaters, only nine are functional. The existing heating units are approximately 20 years old and have surpassed their operational lifetime. Parts are no longer available to complete repairs. The elevator and stairwell vestibules are currently heated but not cooled. Cooling will be added to improve user comfort, improve the performance of the elevators in the summer, and reduce wear-and-tear on high-cost components.

UW-Madison – Parking Ramps 6 and 46 Structural Repairs:

This project includes critical structural repairs on Parking Ramps 6 and 46 as identified in the October 2020 study (20C1M). Project work includes repairing deteriorated traffic waterproofing membranes and delaminated concrete beams, columns, slabs, and walls.

Helen C. White Hall includes a library complex and a parking structure that was constructed in 1968. The rectangular, two-level, below ground parking structure provides approximately 45,000 SF of parking per level (90,000 SF total). Each level has separate, adjacent entrances and exits on the east side of the ramp off North Park Street. There is no interior ramp connecting the two parking levels. The ramp evaluation report provided a comprehensive condition assessment of the structural, mechanical, electrical, plumbing, and fire protection systems. This project intends to maintain the integrity of each parking structure and reduce the risk of further damage that could result in safety issues and increased repair costs. Investment in this project maintains and maximizes existing campus parking infrastructure. Phase I of the Ramp 6 structural repairs were completed in 2022 (21E2R) and the proposed work in this project will complete the final phase of repairs.

UW-Madison – Social Science Building Curtain Wall Replacement:

This project replaces the Social Science Building anodized aluminum glazed curtain wall system (~15,000 SF) with a new energy efficient and corrosion resistant system. Project work includes replacement of aluminum and glass curtain wall facades at the east and west elevations of the Social Sciences Building connector at UW-Madison. The aluminum and glass curtain wall will be removed, and a new aluminum and glass curtain wall will be installed. The Social Sciences Building is considered historic by UW-Madison, so the new curtain wall will mimic the appearance of the existing but will have improved thermal performance, improved condensation resistance, and other improvements to provide a more functional, structurally sound facade.

The glazed curtain wall system is failing due to inadequate insulation values and poor thermal performance. Condensation forms on the inside of the wall, creating an unstable and corrosive condition on the structural fastening system to the building super structure. A recent maintenance project replaced a portion of these failed connections but has not resolved the underlying issues and source of the problems. The window panels do not seal properly and allow outside air to infiltrate. Several glazing panels are skewed and at risk of falling out if not replaced soon. The panels on the west elevation are located above a main entrance into the building. There is an increasing risk to life safety if this issue is left unresolved.

UW-Madison – Vilas Communication Hall Accessibility Renovation:

This project improves the accessibility and reliability of the passenger elevators in Vilas Communications Hall. Project work includes accessibility improvements and elevator modernization work, reconstructing the north courtyard as an accessible entrance, modernizing three existing elevators, installing a new elevator in an existing open shaft, and replacing a vertical platform lift (VPL). Because the building is considered "potentially historic" by the Wisconsin Historical Society (WHS), coordination took place to ensure features like the concrete modules and proposed lighting in the north courtyard were compatible and appropriate per the original design.

Vilas Hall elevators regularly fail with frequent maintenance calls providing short-term solutions for recurring problems. Unreliable elevators hinder the efficient movement of those using the building. Vilas Hall already suffers in terms of access for people with disabilities due to its design. A pedestrian bridge over University Avenue that connected Humanities and Vilas was recently removed eliminating an accessible option for individuals with disabilities. This project would restore accessibility with the installation of a ramp on the north side of the building. There are areas of the building that are inaccessible if the elevators do not work, notably the third floor. A hall from the north to the south side of the building will allow accessibility in all circumstances.

UW-Milwaukee – Curtin Hall Exterior Envelope Maintenance & Repair:

The project repairs deficiencies located on the cast in place concrete façade, including but not limited to spalls, cracks, deteriorated control joint sealants, deteriorated elastomeric coatings, and perimeter window sealants. Repairs will be provided to patch and seal the concrete spalls and cracks. Elastomeric coatings will be provided at windowsills and perimeter sealant and wet sealing of windows/louvers.

Curtin Hall (61,187 ASF / 117,189 GSF) is a nine-story building constructed in 1971. The exterior wall design is typically reinforced concrete with insulation applied to the interior surface along with drywall finishing. The missing or failed window frame sealants at several locations of the building exterior is allowing water penetration to the building interior during heavy rains and unconditioned air infiltration that leads to condensation and temperature control issues and occupant discomfort. There are also several exterior concrete panels that are cracked and spalled, creating a potentially hazardous condition from failing debris. Where many cracks or spalls exist, reinforcing steel is exposed to the elements leading to rust-jacking (the source of spalling) and structural weakening due to corrosion over time. This project will correct the described problems to preserve the structural integrity of the building's exterior window and wall system and remove the associated risks and nuisances associated to excessive water and air infiltration.

UW-Stout – Fryklund Hall/Micheels Hall/Swanson Library Roof Replacements:

This project replaces spray foam roofing on Fryklund Hall (Sections A2 and A3 at 17,750 SF) and Swanson Library (Sections A5, A6, and A7 at 13,500 SF) and single-ply membrane roofing on Micheels Hall (21,000 SF). Project work includes complete removal of membrane, ballast, foam insulation to roof deck, all roof edge flashing, counterflashing; and removal of abandoned roof curbs, vents and supports. The new roof will consist of 60 mil Ethylene Propylene Diene Monomer (EPDM) roof membrane adhered to and average R28 polyisocyanurate insulation adhered to self-adhering vapor barrier over roof deck. All roof edge and counterflashing will be replaced with new metal flashing.

Fryklund Hall and Swanson Library are the last two remaining and problematic foam roofs at UW-Stout. The roof on Fryklund Hall has begun to deteriorate and is frequently damaged due to the birds pecking at it. The campus has been making repairs using sealants. Minor leaks began to appear in the summer of 2021 and have increased the frequency and necessity of repair. The Swanson Library foam roof has been less problematic thus far, but since it is similar in age and composition, the potential risk to damage the structure or building contents is high if this unreliable roofing type is further compromised. The Micheels Hall roof was installed in 1996 and is at the end of its expected useful life. Replacing the roof will help ensure the structure will remain dry, healthy, serviceable, and valuable lab equipment will remain protected from moisture. Annual roof inspections determined that the roofs have deteriorating and expired components, warranting full replacement. Reuse of roof drains has become troublesome across campus and are the source of costly leak repairs. A careful inspection to access their condition is included in the proposed scope of work.

UW-La Crosse – Steam & Condensate Utility Replacement (Pits 14-17/17-18):

This project replaces selected sections of underground site mechanical utilities (steam and pumped condensate return). Project work includes replacing approximately 600 LF of steam and condensate utilities between Pits 14 to 17 and Pits 17 to 18, including the service entrance to Whitney Center. The project will also include replacing approximately 250 LF of steam and condensate lines connecting Pit 11 to Murphy Library. The utility lines between Pits 14 to 17 will be relocated to avoid a future planned entrance addition to the Whitney Center. The utility lines between Pits 17 to 18 will be reconfigured to not route steam service to Coate Hall and Eagle Hall through the Whitney Center basement. Coate Hall and Eagle Hall will be fed independently and directly from the utility pits, as the standard configuration. All new steam and condensate lines will be pre-engineered direct buried pipe. Any surface restoration required as part of the installation of the steam and condensate lines will also be included.

The steam and condensate lines included in the proposed scope of work were installed in 1965 to provide steam service to the Whitney Center. Eventually these steam and

condensate lines were also extended out of the Whitney Center to Pit 18, which feeds Coate Hall and Eagle Hall. As part of the pre-design study for a future Whitney Center project, the design team identified that the steam service to Coate and Eagle Hall is fed through Whitney Center instead of independently. This means that if the steam needed to be shut down to Whitney at Pit 17, the steam service to Coate Hall and Eagle Hall would also be interrupted. These utility lines are more than 50 years old and past their useful life. The steam line between Pits 14 to 17 will be in the way for a planned future addition to the Whitney Center. Relocating the steam line and correcting the service issues to Whitney now avoids a schedule nuisance at the start of the future renovation project and compresses its schedule significantly.

UW-Madison – Dayton St. & Mills St. Chilled Water Valves Replacement:

This project constructs and installs a new valve vault with new chilled water isolation valves directly outside the Charter St. Heating Plant to replace one set of failed, underground, 30-inch chilled water isolation valves on Dayton St. north of the Charter St. Heating Plant. Chilled water piping laterals into the Charter St. Heating Plant will also be provided in preparation for booster pumps. All paved surfaces, site improvements, and landscaping disturbed by the project work will be restored and repaired as required. Project work requires coordination with the City of Madison to close or alter traffic patterns on municipal streets.

The failed isolation valves can no longer provide a positive shutoff of the campus chilled water system. As a result of these failures, the entire eastern half of the campus chilled water system can no longer be isolated. In the event of a failure of any of the piping east of Charter Street, there will not be a means to isolate that half of the system and the only way to provide isolation would be to shut down the Charter Street cooling operations. Timing of this project is critical as the most opportune time would be to perform this work during the winter months when the campus chilled water demand is at its lowest. There are still buildings that require alternative temporary cooling while these valves are being installed.

UW-Madison – University Ridge Irrigation System Replacement:

This project will replace the irrigation system serving nine holes, including removal of the existing sprinkler heads installed on the greens: and installing new water main connections, isolation valves, later piping sections, quick coupler valves, and control wires on the greens.

The life of a commercial irrigation system is 20 years under typical conditions and normal wear and tear. The irrigation system is more than 30 years old, beyond its useful life, and was part of the original University Ridge Golf Course constructed in 1991. As the system continues to age, the need for maintenance increases resulting in more frequent failures of the irrigation piping and isolation valves, requiring ongoing repair and replacement of the

components. The original irrigation system sprinkler heads, valves, and related parts are no longer available. This results in significant replacement costs, which are not sustainable. The system components cannot be properly repaired, which translates to unreliable irrigation system operation. A needs assessment of the irrigation system was developed in 2018 which details the need for replacement.

UW-River Falls – Heating Plant Electrical Distribution Replacement:

This project replaces the electrical infrastructure in the Central Heating Plant, including incoming feeder, transformer, service switchboard and additional distribution equipment. The backup generator will be replaced with a natural gas unit and emergency power branches will be separated per the National Electrical Code (NEC) requirements.

The Central Heating Plant, the most critical building on campus, is still operating on original electrical equipment from construction of the building in 1966. Parts for both the motor control center and main distribution panel are hard to find and unreliable. The generator for the building was installed in 1977 and is becoming difficult to maintain. The projected life span of an emergency generator is approximately 20 years. The expected useful life for the majority of electrical equipment is only 30 years.

UW-Madison – Multi-Building ROTC Life Safety Renovations:

This project renovates the campus Air Force and Army ROTC buildings. The Air Force scope of work includes extending fire alarm system into this portion of the 1433 Monroe Street building. The project also upgrades lighting with new LED lighting fixtures to increase the light levels. The classroom will be expanded to accommodate current program and be upgraded with proper fire separation per code. The Army ROTC building will get similar LED lighting upgrades and replacement of exterior windows and the non-functioning pneumatic controls with new direct digital controls (DDC).

The Monroe Street location lacks a fire alarm and smoke detection system. The original lighting in both facilities is inadequate and individuals with sight impairments find it difficult to read and accomplish work. The Linden Drive location mechanical systems are in poor condition and require repair or replacement. The exterior windows are original to the facility, energy inefficient, and extremely difficult to operate. In some locations, the windows have been screwed shut to avoid use. Water infiltration is common due to failed exterior caulking, lack of storm windows, and deteriorated flashing. The restrooms do not meet current accessibility guidelines and standards.

UW-Milwaukee – Northwest Quadrant Stormwater Management:

This project resolves stormwater management and water infiltration issues on the Northwest Quadrant building complex site. Project work includes stormwater management

improvements for the Northwest Quadrant C building complex. The new stormwater management features include underground storage capable of handling a 100-year storm event and new routing of existing roof drain laterals. Project work also includes replacing existing concrete and asphalt pavement, curb and gutter, concrete pavement, pavement marking and landscaping. Light poles, decorative fencing, and electronic readers will be salvaged and replaced in kind during construction. The underground gravel system that currently serves the children's play area at the Northwest Quadrant will remain in situ.

The stormwater system within the Children's Learning Center (Northwest Quadrant Building C) is inadequate. During the past ten years, there have been multiple significant risk claims due to stormwater backing up in the building. Numerous short-term repairs to the storm lines have been completed (17B1O). The ineffective stormwater storage system causes back pressure that blows out the joints of the pipes. When the pipes hold together, the water backs up two levels. The backup damages interior finishes and disrupts use of the building. Water also ponds within the play-yard, disrupting the operations of the Children's Learning Center. Both these deficiencies are symptoms of the inadequate stormwater storage system, built in 2013 below the play-yard southwest of the building.

The Northwest Quadrant Building C Stormwater Study (20J1Q-02) assessed the existing conditions, modeled the needs and capacity of the existing gravel stormwater system, identifying the deficiencies. The anticipated design solution follows City of Milwaukee Chapter 120 code. The anticipated design solution allows one foot of vertical freeboard between the 100-year system flood elevation and the invert of the storm sewer connection to the proposed underground storage facility. This freeboard is a Wisconsin Department of Natural Resources technical standard for ponds. The freeboard allows an additional factor of safety that the roof drains of the building will be able to freely discharge into the underground storage system in the 100-year storm event. The anticipated underground storage system is modular and consists of precast rectangular chambers.

UW-Stout – Sorenson Hall Fire Protection & Fire Alarm Systems Replacements:

This project replaces the fire alarm and smoke detection system including annunciator and control panels, telecommunication cabling, pull stations, and horns/strobes with speaker devices. Additional devices will be installed in various locations as required to meet current codes and standards. The replacement system will provide signal communications to central campus reporting and a third-party entity. The project will also install a new sprinkler system and waterless fire suppression system for electrical and telecommunication rooms that house the main campus servers, switches, and uninterruptible power supply units. Sorenson Hall is the hub for campus telecommunications and network equipment. The project includes the removal, installation, and replacement of ceiling finishes to access ceiling spaces for installation of these systems.

The original fire curtains are unreliable and have a history of failing to close, leaving the third floor unprotected in the event of smoke or fire. These curtains have failed once or twice each year, requiring a specialized contractor to service, and there has been a significant delay and considerable operational expense for each failure. With an unprotected atrium, reliable operation is critical to protect those exiting the third floor. This building houses critical campus systems and operations and serves as the initial starting point for all new perspective students visiting the campus. The campus attempted to resolve the problem through Small Project 21F2I, but the bid results exceeded the program thresholds.

This request improves building overall safety and reduces future maintenance by eliminating the problematic fire curtains and replacing them with a new fire protection system. The current fire alarm system was installed in 2001 and is now past its expected useful life. A new fire protection system is closely paired to the fire alarm system, which makes including a new system key to the overall performance and reliability. This request provides a complete system for the safety of the occupants for another 20-25 years.

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”](#)

December 5, 2024

AUTHORITY TO CONSTRUCT A MINOR FACILITIES RENEWAL PROJECT, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D4., authorizing construction of a maintenance and repair project.

Resolution D4. 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 \$4,736,000 Segregated Revenue.

SUMMARY

2023-25 MINOR FACILITIES RENEWAL

UNIV	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	TOTAL
PLT	23F5C	Williams Fieldhouse Exterior Envelope Maintenance & Repairs	\$4,736,000		\$4,736,000
MINOR FACILITIES RENEWAL SUBTOTAL			\$4,736,000	\$0	\$4,736,000

SEG-REV	PRSB	TOTAL
\$4,736,000	\$0	\$4,736,000

DECEMBER 2024 TOTAL

Presenter

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

BACKGROUND

UW-Platteville – Williams Fieldhouse Exterior Envelope Maintenance & Repairs:

This project replaces three individual exterior storefront door systems and the integrated interior vestibule door systems with new aluminum storefront systems. Project work also includes removing an exterior concrete ramp to perform waterproofing along the building foundation and masonry wall to eliminate water penetration into the building. The

concrete ramp along with associated railing and adjacent concrete site work will be replaced by the project with a new entry stair and accessible ramp assembly.

Williams Fieldhouse (72,421 GSF and constructed in 1961) has had all main entryway doors replaced except for the northwest lobby area. The exterior storefront and interior vestibule doors at this location are original to the building and are deteriorated and not energy efficient. The Williams Fieldhouse Addition (84,537 GSF and constructed in 1990) exterior doors, frames, locks, and hardware are original to the building addition. Despite routine maintenance, the doors are deteriorated from normal environmental exposure to weather, humidity, de-icing agents, and high usage. This deterioration includes surface rust and rust perforation through the doors and frames. It is not economically feasible to repair the door systems. The same normal environmental exposures have also deteriorated the concrete ramp. The wing walls are spalling, leading to structural failure, and the surface is cracking and separating, creating an unsafe travelling surface for ADA access. Routine maintenance and internal waterproofing measures did not eliminate the water intrusion into the building.

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 ADJUST BUDGETS FOR
UW-EAU CLAIRE SCIENCE/HEALTH SCIENCE BUILDING,
UW-WHITEWATER WINTHER HALL/HEIDE HALL,
UW-MADISON NEW ENGINEERING,
UW-STOUT HERITAGE HALL AND
UW SYSTEM ALL AGENCY SMALL PROJECTS, AND
AUTHORITY TO CONSTRUCT UW-MADISON NEW ENGINEERING AND
UW-WHITEWATER WINTHER HALL/HEIDE HALL**

REQUESTED ACTION

Adoption of Resolution E., authorizing budget adjustments for UW-Eau Claire Science/Health Science Building, UW-Whitewater Winther Hall/Heide Hall, UW-Madison New Engineering, UW-Stout Heritage Hall and UW-System All Agency Small Projects, and authority to construct UW-Madison New Engineering and UW-Whitewater Winther Hall/Heide Hall.

Resolution E. That, upon the recommendation of the President of the UW System, the UW System Board of Regents authorizes the following adjustments:

1. Authority to adjust the project budget for the UW-Eau Claire Science/Health Science Building and UW-Eau Claire Lower Campus Chiller and Cooling Tower Replacement by decreasing \$70,064,000 Segregated Revenue, for a revised estimated total cost of \$274,026,000 (\$156,693,000 Segregated Revenue; \$96,035,000 General Fund Supported Borrowing; \$5,548,000 Program Revenue Supported Borrowing; \$2,041,000 Cash; and \$13,709,000 Gifts).
2. Authority to reallocate \$10,576,000 of the \$70,064,000 Segregated Revenue to increase the project budget for the UW-Whitewater Winther Hall/Heide Hall Entry Additions & Renovations project, for a revised estimated total project cost of \$89,065,000 Segregated Revenue, and authorizes the completion of design and construction of the project at the revised total project cost.

3. Authority to reallocate \$29,064,000 of the \$70,064,000 Segregated Revenue to increase the project budget by \$72,464,000 (\$29,064,000 Segregated Revenue and \$43,400,000 Gifts/Grants) for the UW-Madison New Engineering Building, resulting in a revised total project cost of \$419,800,000 (\$226,400,000 Segregated Revenue; and \$193,400,000 Gifts/Grants), and authorizes the completion of design and construction of the project and demolition of the Computer Aided Engineering Facility at the revised total project cost.
4. Authority to reallocate \$5,424,000 of the \$70,064,000 Segregated Revenue to increase the project budget for the UW-Stout Heritage Hall Addition and Renovation project, resulting in a revised total project cost of \$144,311,000 Segregated Revenue.
5. Authority to reallocate \$25,000,000 of the \$70,064,000 Segregated Revenue and release \$25,000,000 to the 2023-25 UW All Agency Small Project allocation.

SUMMARY

Budget Adjustments

Inst	Project	SEG REV	GIFTS/GRANTS	Total
EAU	Science/Health Science Building	(\$70,064,000)		(\$70,064,000)
WTW	Winther Hall/Heide Hall Entry & Addition	\$10,576,000		\$10,576,000
MSN	New Engineering Building	\$29,064,000	\$43,400,000	\$72,464,000
STO	Heritage Hall Addition & Renovation	\$5,424,000		\$5,424,000
SYS	UW All Agency Allocation	\$25,000,000		\$25,000,000
	Total	\$0	\$43,400,000	\$43,400,000

Authority to Construct

Inst	Project	SEG REV	GIFTS/GRANTS	Total
WTW	Winther Hall/Heide Hall Entry & Addition	\$89,065,000		\$89,065,000
MSN	New Engineering Building	\$226,400,000	\$193,400,000	\$419,800,000
	Total	\$315,465,000	\$193,400,000	\$508,865,000

Presenter

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

BACKGROUND

UW-Eau Claire – Science/Health Science Building & Chiller Plant Replacement (19J4E):

PROJECT DESCRIPTION:

The Science/Health Science constructs a new home for the Biology, Computer Science, Geography & Anthropology, and Geology programs and includes space for the Psychology and Watershed programs. In addition, this project replaces an existing 650-ton centrifugal chiller with a new nominal 1000-ton centrifugal chiller that serves the lower campus. The new chiller and controls will be connected to and integrated with an existing 1400-ton chiller and controls to work in parallel.

PROJECT JUSTIFICATION:

Bids were received in March 2024 and construction is well underway for the new Science Building and Chiller Plant project. Fortunately, bids came in lower than the enumerated estimate and the authorized funding due to a drop in uncertain inflationary pricing. Based on unprecedented inflationary trends at the time and the uncertainty with supply chain and labor market, the original project budget anticipated a much higher inflation factor than what was reflected in the bidding climate at the time of bids. The design team has verified that the post-bid contingency is sufficient for the new Science Building and Chiller Plant project to address outstanding items or facility needs. Therefore, these remaining funds are available for re-allocation as outlined above.

BUDGET/SCHEDULE:

Construction	\$185,000,000
Design	\$21,000,000
DFD Mgt	\$8,800,000
Contingency	\$35,126,000
Equipment	\$20,100,000
Other Fees	\$4,000,000
TOTAL	\$274,026,000

SBC Approval	Dec 2023
A/E Selection	Jul 2020/ Apr 2021
Design Report	Jul 2023
Bid Opening	Feb 2024
Start Construction	Jul 2024
Substantial Completion	Apr 2027
Final Completion	Dec 2027

Previous Actions:

December 8, 2023 Resolution 12119	Recommended the construction of the Science/Health Science Building Phases I and II and the Lower Campus Chiller and Cooling Tower Replacement projects for an estimated total cost of \$342,405,200 (\$96,035,000 GFSB, \$226,757,000 SEG REV, \$5,548,000 PRSB, \$356,200 PR Cash and \$13,709,000 GIFTS)
August 18, 2022 Resolution 11906	Recommended that the Science/Health Science Building Phase II and Phillips Hall Demolition project for an estimated total cost of \$231,326,000 (\$219,076,000 GFSB; \$4,569,000 PRSB and \$7,681,000 BTF) be submitted to the Department of Administration as part of the UW System 2023-25 Capital Budget Request.
April 8, 2022 Resolution 11839	Authorized the demolition of Thomas and Putnam Residence Halls to prepare the site for the new Science/ Health Sciences Building for an estimated cost of \$1,684,800 PR-CASH.
August 23, 2018 Resolution 11079	Recommended that the Science/Health Science Building Phase I project for an estimated total cost of \$109,000,000 (\$93,250,000 GFSB; \$2,041,000 PR-CASH and \$13,709,000 GIFTS); the Science/Health Science Building Phase II project for an estimated total cost of \$147,152,000 (\$136,905,000 GFSB and \$10,247,000 BTF); and the Lower Campus Chiller and Cooling Tower Replacement project for an estimated total cost of \$3,764,000 (as part of the System-wide Utility Improvements request) be submitted to the Department of Administration as part of the UW System 2019-21 Capital Budget Request.

UW-Whitewater – Winther Hall/Heide Hall Entry Additions & Renovation (1911L):

PROJECT DESCRIPTION:

This project renovates Winther Hall for the College of Education and Professional Studies to resolve infrastructure deficiencies, improve instructional and departmental spaces throughout the facility and replaces the Heide Hall roofing and exterior windows, and constructs new entrances/vertical circulation towers on both facilities at UW-Whitewater. The goal of the project is to eliminate critical building infrastructure maintenance and deficiencies, provide improved instructional spaces for the College of Education and Professional Studies, and expand technology capabilities. The project also replaces all roof

sections (approximately 25,200 SF), skylights and exterior windows of Heide Hall; and constructs a small addition onto both Heide Hall and Winther Hall to provide accessible restrooms and improve vertical circulation.

The original building circulation cores will be significantly renovated to eliminate obsolete, inaccessible restrooms and replace them with improved accessible circulation and collaborative spaces. General access classrooms, lecture halls, and instructional laboratories in Winther Hall will be reconfigured and expanded to accommodate modern station size square footage per student, instructional technology, and flexible furnishings.

The mechanical, electrical/telecommunications, and plumbing distribution networks will be replaced and reconfigured as necessary to accommodate Winther's new floor plan layouts, and in select areas of Heide Hall as necessary. Both Winther and Heide's mechanical system controls will be replaced and reconnected to the central building automation system. Both building air handling units will be replaced and augmented with new units as required by system capacities, including the new circulation core. Building electrical power and lighting panels, the galvanized domestic water distribution piping, and passenger elevator will be replaced. The cast iron sanitary sewer and storm water piping will be replaced, as necessary. The fire alarm and smoke detection systems will be upgraded and augmented throughout both buildings as necessary to meet current code requirements. All interior Winther architectural finishes (floors, walls, and ceilings) and built-in casework will be replaced, select areas of Heide will be addressed as needed.

PROJECT JUSTIFICATION:

Winther Hall was constructed in 1969, is configured with three distinct wings, and houses a portion of the College of Education and Professional Studies (CoEPS). The east wing is a four-story entity consisting of classrooms, instructional laboratories, and the Counselor Education laboratory. The tower wing is a six-story entity housing departmental, faculty, and staff offices. The west wing entity consists of two lecture halls and offices on two levels, including the Learning is for Everyone program. Heide Hall was constructed in 1965. This four-story structure contains three floors of general access classrooms (including two lecture halls), and houses the Department of Communication, and the Office of Institutional Research and Planning & Academic Assessment.

There is a nationwide shortage of professional educators and teachers, highlighted and exacerbated by the recent pandemic through career burnout and departures from the field. New education graduates are needed to fill these widening gaps and the UW-Whitewater education programs prepares students for a full breadth of jobs in preschool through postsecondary education fields, including not only PK-12 teachers and non-teaching educational staff, but also school and district administrators, higher education professionals, and early childhood leaders. Despite the pandemic, CoEPS successfully placed 1,142 students in rural field work and student teaching settings throughout the state of Wisconsin between Spring of 2019 to Fall of 2021. To meet regional needs, the

student teaching program allows students to return to their home/rural district for a semester of student teaching. This gives the student a jump start on employment back in their home community as well as an opportunity to save money and live at home with family if desired while they complete their semester of student teaching.

The original building infrastructure in Winther Hall is at the end of its useful life. The building systems are failing, architectural finishes are in poor condition, and the single-pane non-insulated windows are not energy efficient. The constant volume cooling system is no longer allowed per current energy codes and State of Wisconsin design guidelines. The system does not have the capability to allow energy savings measures when spaces are unoccupied. The restrooms are not ADA accessible. The restrooms are located in the central core of the facility and cannot be easily modified within these structural limitations. The circulation core is extremely narrow and does not provide adequate space for accessible restrooms or elevators. In addition, there is only one restroom per floor, with gender designation occurring on every other floor, causing hardships for those with mobility conditions.

The single and undersized passenger elevator in Heide Hall is inadequate for its demand and volume of use, has become unreliable due to age and lack of available repair and replacement parts, and has experienced multiple instances of being offline for long periods of time due to equipment failure. Frequent equipment breakdowns have caused scheduled classes to be moved to other locations within the building or elsewhere on campus, alternate work plans to be spontaneously implemented, and disruptions and hardships for those students with disabilities. The built-up roofing system, installed in 1991, and exterior windows, original to the 1965 facility, have well exceeded their useful life expectancy.

The original project budget did not directly address the need to replace underground utilities associated with Winther and Heide Halls. During the building design, the deteriorated state of the conduit system was better understood, which will need to be addressed to ensure the success of the project. The condensate and steam lines, installed in 1967, are rusting and do not meet current standards. The box conduit system that feeds Heide Hall, installed in 1964, is failing structurally due to water intrusion. Steam Pits #28 and #29 have extensive water intrusion causing severe rusting of the structural I-beams and utility piping systems. Both pits are covered in asbestos, limiting university staff's ability to repair or maintain the structures. Due to flooding issues in Winther Hall, the stormwater system was evaluated and determined to need replacement. Although the university has done extensive cleaning of catch basins, during the process staff identified failing piping, buried structures and pipes with no outlets. Poor drainage on the east and north end of Heide Hall have caused safety concerns in winter due to water retention and freezing. As this part of the exterior site is not ADA compliant, the restoration work will ensure that the lack of accessibility will be corrected. During evaluation of the electrical systems in Heide Hall, it was determined that replacement of the original 1965 emergency generator, associated primary electrical equipment, and transfer switches is necessary to

provide coverage for the new elevator and ensure the electrical system backup meets code for existing and future building loads. Separate projects to address these issues have been identified, and it was determined that it is more cost effective to replace and repair these systems with the main project.

BUDGET/SCHEDULE:

Construction	\$64,929,000
Design	\$4,141,000
DFD Mgt	\$2,987,000
Contingency	\$11,315,000
Equipment	\$4,975,000
Other Fees	\$718,000
TOTAL	\$89,065,000

SBC Approval	Dec 2024
A/E Selection	Apr 2020
Design Report	Dec 2024
Bid Opening	Sept 2025
Start Construction	Apr 2026
Substantial Completion	Jul 2028
Final Completion	Dec 2028

Previous Actions:

August 18, 2022
Resolution 11906

Recommended that the Winther Hall/Heide Hall be submitted to the Department of Administration for an estimated total cost of \$78,993,000 GFSB as part of the UW System 2023-25 Capital Budget Request.

August 23, 2020
Resolution 11493

Recommended that the Winther Hall/Heide Hall be submitted to the Department of Administration for an estimated total cost of \$59,445,000 GFSB as part of the UW System 2021-23 Capital Budget Request.

UW-Madison - New Engineering Building (21L3J):

PROJECT DESCRIPTION:

This project demolishes the Computer Aided Engineering Facility (1410 Engineering Drive) and constructs a new and expanded replacement academic and research facility for the College of Engineering (COE) to provide flexible and modern engineering space; allow the expansion of enrollment, degrees, and program offerings; and begin recovery of the competitive edge lost due to the current condition, inadequacies, and functionality of the existing facilities. It is anticipated that the new facility will be eight floors total (six floors above grade and two floors below grade) and provide modern classrooms and instructional laboratories, research laboratories, shared collaboration and support spaces, and offices. The new space is projected to accommodate the strategic growth of undergraduate engineering students, graduate engineering students, and faculty.

PROJECT JUSTIFICATION:

The 1410 Engineering Drive building (63,561 GSF) was constructed in 1938 with an addition in 1987 and is a composition of two different eras of construction and capability. The original structure, designed as a transportation building, has reached the end of useful life for many systems and its ability to support the functions of research are limited and costly to sustain. The introduction of contemporary classroom capabilities and instructional laboratories would require continued investment and reconfiguration. The facility was identified in the 2005 and 2015 campus master plans for elimination, and regular capital maintenance has been deferred. Most of the existing building infrastructure systems are in poor and unsatisfactory condition and continued use as a research facility would require a significant capital reinvestment. The current facility cannot structurally provide the open and flexible spaces required for modern instructional or research spaces; the low floor-to-floor clearance impedes widespread implementation of instructional technology, instrumentation, or equipment in all but the smallest of rooms; and the uninsulated exterior envelope cannot be retrofitted to meet current energy efficiency or sustainability goals. Of the eight engineering buildings on campus only three have fire suppression systems, which limits the occupancy and number of wet instructional and research laboratories. The maximum number of wet labs in the Engineering Hall and Engineering Research Building (ERB) are already at capacity as are the number of gas cylinders that can be deployed throughout these buildings. Exhaust gases from ERB are still being recaptured by the air handling system and reintroduced to the building, which poses a significant safety hazard. The research group growth in specific areas housed in ERB is restricted, which negatively impacts the progress in fusion energy, plasma science, and nuclear reactor systems. These research programs are recognized as among the best in the nation, but the state of the infrastructure places that recognition at risk.

The research spaces in the proposed Engineering Replacement Building will be designed for specific research focuses and will be occupied by researchers from different disciplines. This approach optimizes space utilization and resources and creates opportunities for collaborative thinking, increasing the chance for success. Similarly, future graduates must have disciplinary depth, knowledge of other disciplines, and the ability to operate effectively and efficiently in diverse multidisciplinary teams. The proposed instructional facilities will be designed to provide engineers with these skills.

The nature of organizational, physical, and social environments that support engineering research activities has changed dramatically over the past several decades, outpacing the outdated, individual research laboratories within Engineering Hall. The speed of change continues to increase along with growing competition for limited resources. This results in continual research program evolution to remain at the forefront. Success of an academic institution, its principal investigators, and its potential for discoveries and transformational

impacts on society is largely contingent on the ability of the research program to adapt to these changes. The focus of a modern engineering instructional program is to produce students with the necessary soft and technical skills to enable them to assume responsibility, creatively innovate, and develop rapid solutions. This proposed project intends to restore the engineering competitiveness for Wisconsin-based companies by meeting their workforce demands, resolving research needs, and providing the educational opportunities to retrain the workforce as new technologies emerge.

The capital budget estimate was established prior to an A/E of Record and Construction Manager being on board to develop a full program and cost estimate based on an actual design. This budget increase is requested to accommodate several changes since the design team (A/E of record and Construction Manager) have completed the preliminary design. This includes increasing the footprint of the facility and the addition of one floor to support university-industry partnership space. These space increases help maintain the original scope and intent of the project and to meet the goal of increasing the student enrollment by 1,000 in the engineering program. In addition, the industry partnership space will significantly enhance the research enterprise and enable an interdisciplinary approach to translational R&D, which is essential for major research initiatives today. It will also facilitate industry engagement with students throughout their education, providing students career pathways to industry jobs. The changes above also necessitate increases in budgeted soft costs such as insurance, contingency, management, and design fees.

BUDGET/SCHEDULE:

Demo/Abatement	\$2,429,000
Construction	\$308,026,400
Design	\$27,926,500
DFD Mgt	\$14,188,000
Contingency	\$44,244,800
Equipment	\$18,767,200
Other Fees	\$4,218,100
TOTAL	\$419,800,000

SBC Approval	Dec 2024
A/E Selection	May 2022
Design Report	Dec 2024
Bid Opening	May 2024
Start Construction	Jan 2025
Substantial Completion	March 2028
Final Completion	Nov 2028

Previous Actions:

August 18, 2022
Resolution 11906

Recommended that the Engineering Replacement Building/Computer Aided Engineering Facility be submitted to the Department of Administration for an estimated total cost of \$355,700,000 (\$202,761,000 GFSB, \$150,000,000 GIFTS, \$2,939,000 BTF) as part of the UW System 2023-25 Capital Budget Request.

August 23, 2020
Resolution 11493

Recommended that the Engineering Building Replacement - Phase 1 be submitted to the Department of Administration for an estimated total cost of \$150,000,000 (\$100,000,000 GFSB and \$50,000,000 GIFTS) as part of the UW System 2021-23 Capital Budget Request.

UW-Stout - Heritage Hall Addition and Renovation (21D3T):

PROJECT DESCRIPTION:

This project creates a new, unified home for the College of Arts and Human Sciences (CAHS) within Heritage Hall by consolidating and co-locating spaces currently spread across several facilities. The proposed new north building entrance provides for direct community access, adjacent parking, and public visibility to the community. All interior floor layouts will be reconfigured for the new program occupancy and adjacency requirements; all building infrastructure (mechanical, electrical, telecommunication, plumbing) systems will be replaced; a new fire suppression system will be installed; the roofing system and all exterior doors and windows will be replaced; and site grading and landscaping will be modified and improved. The new ventilation systems will be adequately sized, configured, and balanced for performance, energy efficiency, and to meet applicable air exchange codes and standards.

PROJECT JUSTIFICATION:

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

A budget increase is requested to strengthen the allocated project contingency due to unforeseen circumstances discovered after this project was approved for construction in December of 2023. These circumstances include the discovery of conditions behind the walls not identified during design destructive testing and substandard soil conditions on the campus in close proximity to the building and concerns about relocating adjacent underground utility conduit during demolition. To ensure the building is completed according to its approved scope and to safeguard the budget against unforeseen

circumstances, an increase to the project contingency is requested.

BUDGET/SCHEDULE:

Construction	\$102,860,000	SBC Approval	Dec 2023
Design	\$6,517,000	A/E Selection	Feb 2022
DFD Mgt	\$4,731,600	Design Report	Sept 2023
Contingency	\$20,853,000	Bid Opening	Feb 2025
Equipment	\$6,447,000	Start Construction	Aug 2025
Other Fees	\$2,902,400	Substantial Completion	Jun 2029
TOTAL	\$144,311,000	Final Completion	Oct 2029

Previous Actions:

December 8, 2023
Resolution 12116

Recommended the authorization of construction of the Heritage Hall Addition and Renovation project for an estimated total cost of \$138,887,000 Segregated Revenue.

August 18, 2022
Resolution 11906

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

Increase UW All Agency Small Project Allocation:

REQUEST DESCRIPTION:

Request reallocation of surplus SEG-REV funding to the UW Small Projects Program and increasing the 2023-25 UW All Agency allocation from \$15,000,000 to \$40,000,000.

REQUEST JUSTIFICATION:

Of the \$295,000,000 SEG-REV funding categorically enumerated statewide for the All Agency and Small Projects Programs, \$89,500,00 (\$74,500,000 All Agency Projects and \$15,000,000 Small Projects) was allocated to the University of Wisconsin System. From the start of the 2023-25 biennium through the end of October 2024, universities had requested 256 unique Small Projects with an estimated value of more than \$50 million, including more than \$11 million of GFSB funding and more than \$17 million of SEG-REV funding. The

University of Wisconsin System Administration has deferred more than \$11 million of these requests for not meeting its standards for critical infrastructure needs, more than \$10 million of which were seeking GPR fund sources (either GFSB or SEG-REV). Despite this scrutiny, the University of Wisconsin System has exceeded its All Agency SEG-REV allocation for the Small Project Program less than a year into the biennium. Additional funding is required to allow the University of Wisconsin System to continue approving critical infrastructure demand requests.

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 LAKESHORE NATURE PRESERVE FRAUTSCHI CENTER,
UW-MADISON**

REQUESTED ACTION

Adoption of Resolution F., authorizing to complete design and construct the Lakeshore Nature Preserve Frautschi Center 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 Lakeshore Nature Preserve Frautschi Center project for an estimated total project cost of \$16,800,000 Gift/Grant funds.

SUMMARY

This project constructs the Lakeshore Nature Preserve Frautschi Center. The Center (8,000 ASF/11,000 GSF) will provide space for experiential, hands-on learning and expand the research, teaching, and outreach capacity of the Preserve on campus. The project will provide a consolidated location for the preserve staff and their equipment, which is currently located in six places across campus.

The project will incorporate geothermal heating and cooling, green roofs, photovoltaic cells, sustainable materials and other highly sustainable building practices that support the university's commitment to resiliency and the student experience on campus. The Frautschi Center will be the first net-positive energy facility at UW-Madison.

This project will re-route University Bay Drive, the adjacent bike path and Lot 130 to increase safety for pedestrians and visitors to the Frautschi Center. The project will also include restrooms and a water bottle filling station accessible to visitors to the Lakeshore Nature Preserve.

Presenter

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

BACKGROUND

The Lakeshore Nature Preserve is a 300-acre natural area situated on the south shore of Lake Mendota. It currently represents approximately one-third of the total acreage of the main campus and consists of roughly four miles of Lake Mendota shoreline which includes the famed Lakeshore Path.

The need for a new Outreach Center was first identified in the 2006 Lakeshore Nature Preserve Master Plan, which introduced the concept of a “Preserve Station” and a gathering place for students, faculty, staff and visitors at the base of Picnic Point. It was again supported in the 2015 Campus Master Plan with an identified site outside the historic stone entry walls to Picnic Point near the existing parking facilities. The site was identified as having ideal solar exposure and microclimatic conditions for a highly sustainable building.

The project looks to provide space for preserve staff, including work areas for maintaining the preserve, working space for academic and research endeavors within the Preserve and public space, including restrooms and display/gathering areas

The Frautschi Center is to be located on the ancestral home of the Ho-Chunk Nation. A blessing ceremony was held at the initiation of planning to fully recognize and support how these lands have been used for more than 12,000 years by various peoples.

Budget/Schedule

Construction	\$11,890,000	A/E Selection	August 2024
Design	\$2,296,000	BOR Approval	December 2024
Contingency	\$1,783,500	Bid Opening	July 2025
Equipment	\$351,500	Start Construction	September 2025
Management Fees	\$479,000	Substantial Completion	December 2026
TOTAL	\$16,800,000	Final Completion	December 2027

Previous Action

February 7, 2024
Resolution 12134

Authorized the new Lakeshore Nature Preserve Outreach Center be named the “Lakeshore Nature Preserve Frautschi Center”.

Related Policies

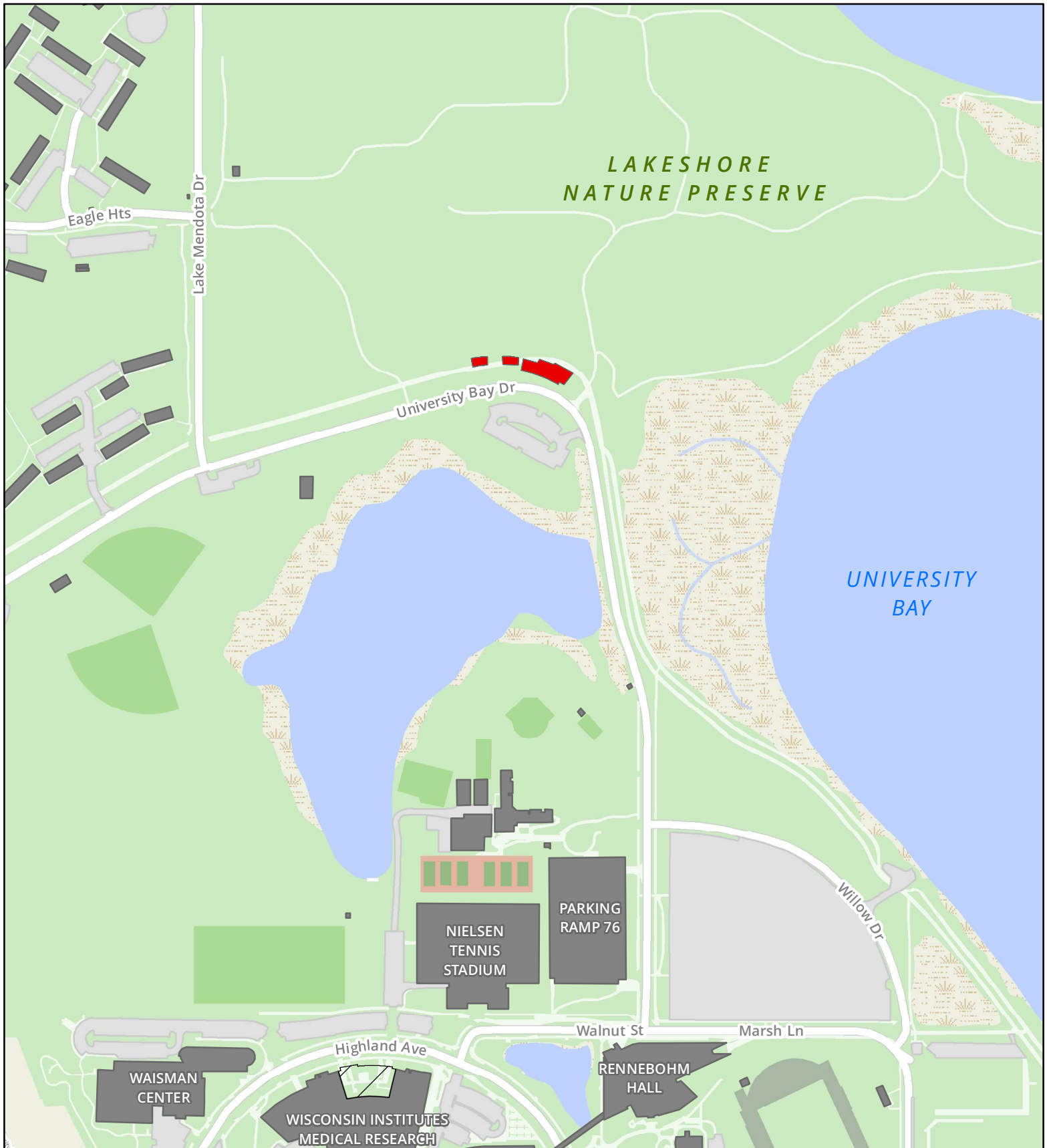
- Regent Policy Document 13-5, [“Capital Projects Solely Managed by the UW System: Approval, Signature Authority, and Reporting”](#)
- Regent Policy Document 19-1, [“University Facilities, Space, and Physical](#)

[Development Capital Funding and Costs](#)"

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

ATTACHMENT

A) UW-Madison: LNP Outreach Center Map

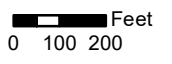


Sources: UW System Administration, State of Wisconsin, USFWS, US Census Bureau

This map is for reference purposes only.

UW-Madison: LNP Outreach Center

	Proposed Development		Campus Building
	UW Property		Campus Parking Area



**AUTHORITY TO COMPLETE DESIGN AND CONSTRUCT THE UW
MANAGED CAMPUSWIDE ACCESS CONTROLS,
UW-MADISON**

REQUESTED ACTION

Adoption of Resolution G., authorizing to complete design and construct the Campuswide Access Controls 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 Campuswide Access Controls project for an estimated total project cost of \$8,900,000 Gift/Grant Funds.

SUMMARY

This project implements infrastructure upgrades across multiple campus facilities to enable the UW-Madison Police Department to secure buildings more effectively. It involves installing electronic access control systems, with centralized monitoring and control, at all exterior entry points for 42 designated buildings that currently lack electronically controlled access. The buildings are of different ages with different occupancies, many of them historic or within a historic district.

Presenter

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

BACKGROUND

This project was presented to the Board of Regents (BOR) Business and Finance Committee (Committee) per Regent Policy Document 25-4 which requires approval of large or high-risk information technology projects. This phase of the project implemented upgrades to Lenel S2 in five buildings chosen for their diversity of use, complexity, and factors representative

of varied buildings across campus as a pilot program. Phase 1 was completed by the Office of Strategic Consulting in July of 2021 with a budget of \$6,051,423.

This project completes Phase 2(b) and was approved by the Business and Finance Committee in June of 2023 with a budget of \$8,900,000, per their authority regarding information technology projects. This project was transferred from a Business and Finance action to a UW-Managed construction project by the Business & Finance Committee on August 22, 2024 due to the complexity of work on historic buildings and the necessity to construct infrastructure improvements to impacted buildings to support the necessary upgrades.

Budget/Schedule

Construction	\$ 6,762,000	A/E Selection	June 2024
Design	\$ 772,000	BOR Approval	Dec 2024
Contingency	\$ 1,014,000	Bid Opening	Apr 2025
Equipment	\$ 80,000	Start Construction	July 2025
Management Fees	\$ 272,000	Substantial Completion	Jan 2027
TOTAL	\$ 8,900,000	Final Completion	April 2027

Previous Actions

June 9, 2023
Resolution 12036

Approved the Amendment to the UW System Report on Strategic Plans for Major Information Technology Projects.

July 9, 2021
Resolution 11662

Approved the Electronic Access Control Project to replace the Andover System with the Lenel S2 system.

Related Policies

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

ATTACHMENT

- A) UW-Madison: Priority List of Buildings

UW-Madison Prioritized List of Buildings for Campus-wide Access Control

1	Lake Rescue and Safety	0475
2	Brogden Psychology Building	0470
3	Enzyme Institute	0479
4	Russell Laboratories	0114
5	Integrative Biology Research (Zoology)	0401
6	Birge Hall	0054
7	Bascom Hall	0050
8	Animal Science	0118
9	Livestock Lab	0115
10	Poultry Research Lab	0110
11	Chazen	0524
12	Elvehjem	0544
13	Weeks Hall (Geology)	0521
14	Social Science	0046
15	Bradley Memorial Building	0452
16	Noland hall	0402
17	Educational Sciences	0154
18	Lathrop Hall	0032
19	Hasler Lab of Limnology	0483
20	Water Science and Engineering Lab	0403
21	Van Vleck Hall	0048
22	Teacher Education	0153
23	Stock Pavilion	0090
24	Computer Sciences	0155
25	Nielsen Tennis Stadium	0038
26	University Club	0515B
27	Music Hall	0485
28	North Hall	0052
29	Nutritional Sciences	0449
30	Ingraham Hall	0056
31	Agricultural Engineering Lab	0099
32	Agricultural Engineering Building	0080
33	Hiram Smith Annex	0077
34	Hiram Smith Hall	0076
35	Moore Hall – Agronomy / Plant Sciences	0087A
36	Agricultural Bulletin Building	0078
37	King Hall	0074A
38	Soils Building	0074B
39	Science Hall	0053
40	Observatory Hill Office building	0512
41	Henry Taylor Hall	0464
42	Washburn Observatory	0510

**STATUS REPORT ON REAL ESTATE TRANSACTIONS
JUNE 1, 2024 THROUGH NOVEMBER 30, 2024**

REQUESTED ACTION

For information only.

SUMMARY

Attached is a summary report of all leases and amendments executed and commenced for the University of Wisconsin System, including housing, from June 1, 2024, through November 30, 2024. Four leases for new space were executed in the last six months: three for UW-Eau Claire and one for UW-River Falls. While there were no lease actions requiring Board approval in the first six months of the year, all the new leases in this report required Board of Regents approval. Eight leases were either amended, renewed, or terminated. The total square footage of terminated leases totaled almost 20,000 square feet.

New Leases

- UW-Eau Claire – Athletics & Sports, Sonnentag Community Center, 20-year term, 180,000 SF
- UW-Eau Claire – Residence Life, lease for Haymarket Landing, 10-year term, 154,372 SF.
- UW-Eau Claire – Parking and Transportation, lease for parking, 10-year term, 454 parking spaces
- UW-River Falls – College of Agriculture, Food and Environmental Science, Creation of an outdoor classroom, 20-year term, 72-acres

Terminated, Renewed, or Amended Leases

- UW-Eau Claire, Blugold Real Estate Foundation, amendment to update operating expenses for increased occupancy at the Priory, 80,938 SF
- UW-Madison, Division of Information Technology, terminated lease, 7,744 SF
- UW-Madison, School of Medicine and Public Health, reduced leased space and exercised renewal option, 2,809 SF
- UW-Madison, School of Medicine and Public Health, increased lease by 1,936 SF for a total of 4,250 SF
- UW-Milwaukee, School of Education, terminated lease, 942 SF

- UW-Milwaukee, WUWM Radio Station, exercised renewal option, 21,085 SF
- UW-Oshkosh, Biogas Program, terminated lease, 10,000 SF
- UW-Platteville – Small Business Development Center, terminated lease, 1,235 SF

Beginning with this report, the definitions of the type of space were recategorized for UW-Madison leased space. The previous categories of 'clinic,' 'lab,' and 'office' did not fully encompass how the spaces were used and their importance to the community. For example, UW Space Place and Center for Healthy Minds were both categorized as office space. While both leases contain office space, their function is to bring external stakeholders into the space for both collaborative research and community engagement.

Board policy requires periodic reporting of lease activity, however due to the number of other real estate transactions that have been executed over the last five years, another document outlining the sales, purchases, and transfers of Board of Regents-owned real estate is attached.

Presenter

- Deej Lundgren, Associate Vice President of Capital Planning and Budget

BACKGROUND

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

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

Related Policies

- Regent Policy Document 13-2, ["Real Property Contracts: Signature Authority and Approval."](#)

ATTACHMENTS

- A) UW System: Status Report on Leasing Activity
- B) UW System: Status Report on Sales and Purchases Activity

**University of Wisconsin System Administration
Status Report on Lease Activity**

New Leases								
Executed between June 1, 2024 through November 30, 2024								
Campus	Program or User	Location	Total Square Feet	Term in Years	Total Annual Gross Rent	Use	Funding Source	Lease Start Date
Eau Claire *	Athletics & Sports	Eau Claire	180,000	20	\$1,300,000	Recreation	SEG	Sep-24
Eau Claire *	Residence Life	Eau Claire	154,732	10	\$2,771,250	Residence hall	PR	Sep-24
Eau Claire *	Parking and Transportation	Eau Claire	454 parking spaces	10	\$266,561	Parking	PR	Nov-24
River Falls *	Outdoor experiential learning	Gilman	72 acres	20	\$0.00	Outdoor classroom	Gift	Sep-24

* Board of Regents approved

Other Transactions				
Executed between June 1, 2024 through November 30, 2024				
Campus	Program or User	Location	Total Square Feet	Type of Transaction
Eau Claire	Residence Life	Eau Claire	80,938	Amendment to document the recalculation of operating expenses with the additional childcare classroom
Madison	Division of Information Technology	Madison	7,744	Lease terminated
Madison	School of Medicine and Public Health	Madison	2,809	Moved to slightly smaller space and exercised renewal option
Madison	School of Medicine and Public Health	Madison	4,250	Added 1,936 square feet to existing space
Milwaukee	School of Education	Madison	942	Lease in Risser state office building terminated. Office moved back to UW-Milwaukee
Milwaukee	WUWM Radio station	Milwaukee	21,085	Lease renewal exercised for five years
Oshkosh	Biogas Program	Oshkosh	10,000	Lease terminated
Platteville	Small Business Development Center	Platteville	1,235	Lease terminated

**University of Wisconsin System Administration
Status Report on Lease Activity**

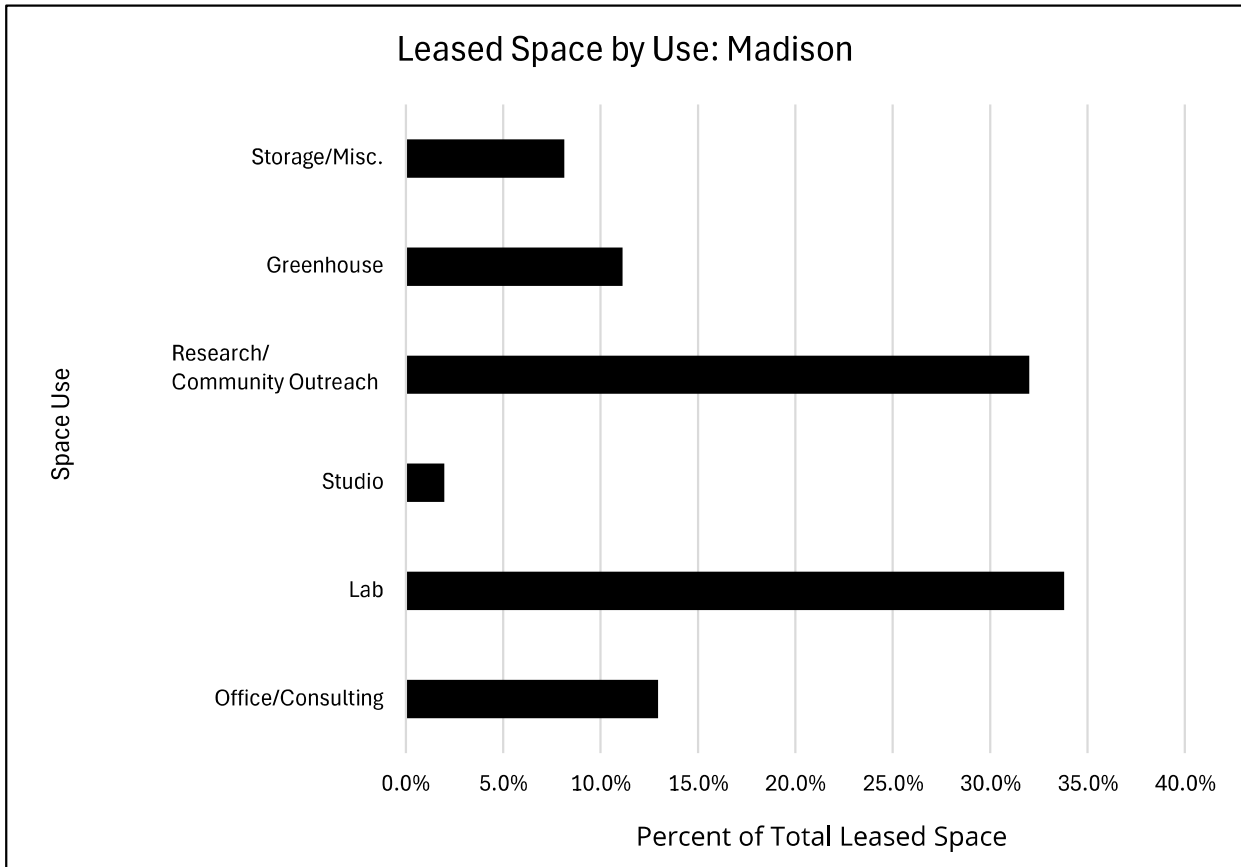
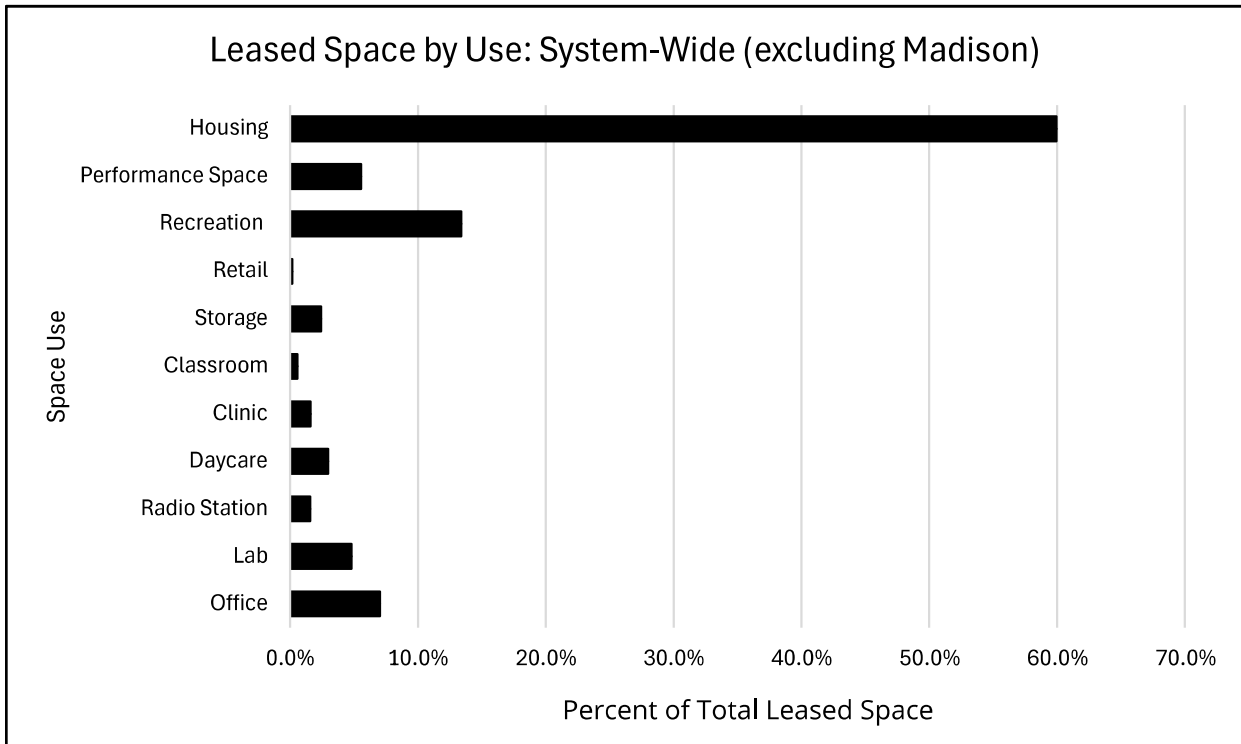
**Leased Space by Use - System-wide (except Madison)
As of November 30, 2024**

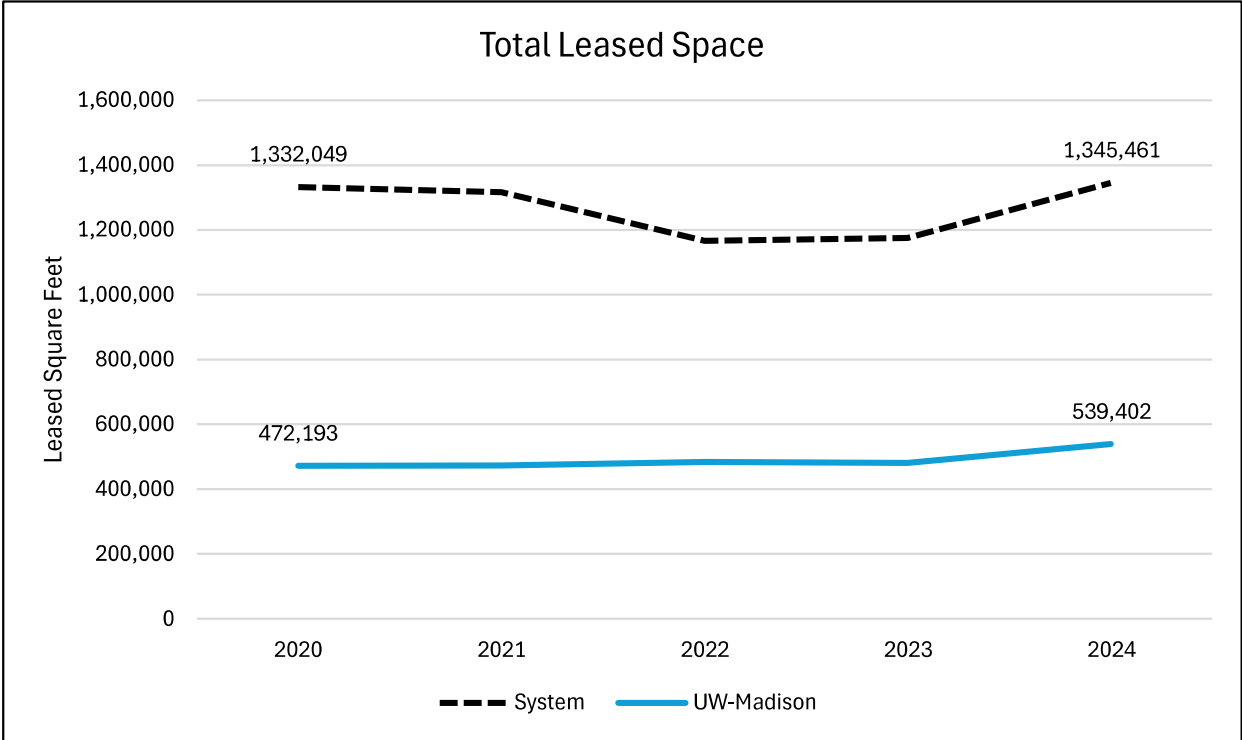
Type of Space	2020	2021	2022	2023	2024	Change 2020 to 2024	Percent of Total
Office	143,602	137,581	95,916	95,916	94,681	-48,921	7.0%
Lab	89,501	89,501	89,501	74,394	64,394	-25,107	4.8%
Radio Station	21,085	21,085	21,085	21,085	21,085	0	1.6%
Daycare	41,238	41,238	35,694	39,956	39,956	-1,282	3.0%
Clinic	23,479	23,479	23,479	20,213	21,411	-2,068	1.6%
Classroom	26,907	17,356	17,356	7,737	7,737	-19,170	0.6%
Storage	2,613	2,613	2,613	32,613	32,613	30,000	2.4%
Retail	2,116	2,116	2,116	2,116	2,116	0	0.2%
Recreation	0	0	0	0	180,000	180,000	13.4%
Performance Space	74,803	74,803	74,803	74,803	74,803	0	5.6%
Housing	<u>906,705</u>	<u>906,705</u>	<u>804,065</u>	<u>806,665</u>	<u>806,665</u>	<u>-100,040</u>	<u>60.0%</u>
Total	1,332,049	1,316,477	1,166,628	1,175,498	1,345,461	13,412	100.0%

**Leased Space by Use - Madison
As of November 30, 2024**

Type of Space *	2020	2021	2022	2023	2024	Change 2020 to 2024	Percent of Total
Office/Consulting	263,345	263,345	268,483	262,302	69,888	-193,457	13.0%
Lab	99,973	99,973	101,202	106,032	182,305	82,332	33.8%
Studio	10,650	10,650	10,650	10,650	10,650	0	2.0%
Research/Community Outreach	4,200	4,570	5,800	5,800	172,651	168,451	32.0%
Greenhouse	60,000	60,000	60,000	60,000	60,000	0	11.1%
Storage/Misc.	<u>34,025</u>	<u>34,025</u>	<u>37,847</u>	<u>36,247</u>	<u>43,908</u>	9,883	8.1%
Total	472,193	472,563	483,982	481,031	539,402	67,209	100.0%

* Space type was redefined in 2024





**University of Wisconsin System Administration
Report on Other Real Estate Activity**

Sales and Transfers-Out of Real Estate							
January 1, 2020 through December 31, 2024							
Campus	Program or User	Location	Address	Appraised Value	Sale Price	Date of Sale or Transfer	Notes
Green Bay	Chancellor's Residence	Green Bay	3015 Bay View Drive	\$349,500 and \$356,000	\$385,000	Feb-20	Interior finishes were dated and campus did not wish to fund renovations.
Green Bay	Vacant Land	Oconto	7166 County Road Y	Not appraised	Transferred to another state agency	Mar-22	Transferred 4.9 acres of vacant land to Wisconsin Department of Natural Resources who owns a significant amount of vacant land proximate to subject land.
Green Bay	Vacant Land	Peninsula Center - Baileys Harbor	County Highway E	\$669,000 and \$714,000	\$667,300	Jul-24	Two of four forty-acre parcels located in Door County were sold to Door County Land Trust at market value. Sales price is less than appraised value as a limited term easement had to be recorded to accommodate encroachment from neighbor and reduced total acreage transferred.
La Crosse	Health Sciences Center	La Crosse	1300 Badger Street	Not appraised	Transferred to Consortium	May-21	The state bonding provided to La Crosse Health Sciences Center was satisfied and the facility transferred to the La Crosse Medical Health Sciences Consortium.
Madison	Bus rapid transit expansion	Madison	Parcel 45 of Transportation Project Plat 12777-3-4.11	\$5,400	\$5,400	Mar-24	Sale of 541 square feet of vacant land to City of Madison for Bus Rapid Transit Project.
Madison	UW-Extension	Eau Claire County	Highway 85	\$0	\$0	Jul-24	The local 4-H club terminated the MOU with UW-Extension which resulted in a transfer back to the original donor.
Madison	Marshfield Ag Research Station	McMillan	208356 Drake Avenue N.	\$35,000 and \$49,000	\$47,500	Aug-24	Sale of 12.5 acres of non-productive agriculture land to proximate land owner as allowed by agriculture preservation ordinance.
Madison	Vacant Land	Cross Plains	4065 Observatory	\$21,900 and \$23,000	\$35,000	Dec-24	Sale of land to adjoining land owner to facilitate access to homesite.
Milwaukee	Alumni House	Milwaukee	3230 E. Kenwood Boulevard	\$1,360,000	\$1,800,000	Jan-21	Historic residence used as miscellaneous offices for campus. Property was not needed for operations.
Milwaukee	Residence Life	Milwaukee	2600 E. Kenwood Boulevard	\$110,000 and \$2,150,000	\$2,150,000	Oct-24	Sale of Purin, a 17-unit graduate student residence hall. Deferred maintenance cost too great to continue to maintain for student housing.
Milwaukee	Chancellor's Residence	Milwaukee	3435 N. Lake Drive	\$1,240,000 and \$1,300,000	\$1,000,000	Oct-24	Decision was made not to maintain a chancellors residence. Difference between sale price and appraised value is cost to replace roof.
Platteville	Chancellor's Residence	Platteville	895 W. Main Street	\$437,000 and \$445,000	\$360,000	Feb-23	Interior finishes were dated and there was significant deferred maintenance. Discounted price reflects issues.

**University of Wisconsin System Administration
Report on Other Real Estate Activity**

Purchases and Transfers-In of Real Estate All required Board approval January 1, 2020 through December 31, 2024							
Campus	Program or User	Location	Address	Appraised Value	Purchase price	Date of Purchase	Type of Transaction
Madison	New building construction	Madison	923 Clymer Place	\$660,000 and \$770,000	\$750,000	May-20	Purchase for future site of Humanities building.
Madison	New building construction	Madison	209 Bernard Court	\$750,000 and \$952,000	\$752,000	Jul-20	Purchase for future site of Humanities building.
Madison	New building construction	Madison	908, 910/912 W. Dayton Street	\$985,000 and \$990,100	\$990,100	Jul-21	Purchase for future site of Humanities building.
Madison	Hotel and Conference Center	Madison	601 University Avenue	Not applicable	Amount of outstanding debt	2022	Transfer of air rights and improvements of Fluno Hotel and Conference Center from Center for Advanced Studies in Business (CASB) to the Wisconsin Foundation and Alumni Association and subsequent surrender to Board of Regents
Madison	Storage and Print Facility	Madison	2109 S. Stoughton Road	Not applicable	\$113,322	Apr-23	Transfer of print facility belonging to Department of Instruction to UW-Madison for an amount equal to the outstanding debt.
Madison	New building construction	Madison	219 N. Brooks	\$1,250,000 and \$1,350,000	\$1,350,000	Mar-24	Purchase for future site of Humanities building
Madison	General office	Madison	University Avenue	\$14,400,000 and \$15,350,000	\$14,250,000	Jun-24	Purchase of former UWCU office building. Purchase price included furniture.
Madison	Future campus expansion	Madison	1101 Spring Street	\$870,000 and \$950,000	\$900,000	Dec-24	Purchase of Landmark Credit Union for future campus expansion.
Madison	New building construction	Madison	926 W. Dayton Street	\$800,000 and \$1,010,000	\$950,000	Closing deferred until Spring 2025	Purchase for future site of Humanities building.
Madison	New building construction	Madison	1014 W. Dayton Street	\$380,000 and \$405,000	\$405,000	Jun-21	Purchase for future site of Humanities building.
Stevens Point	Future campus expansion	Stevens Point	1932 Briggs Street	\$126,500 and \$135,000	\$130,750	Jul-21	Campus owns 8 of the 10 houses on the block with this acquisition located one block from campus.
Stevens Point	Future campus expansion	Stevens Point	2032 Briggs Street	\$215,000 and \$215,000	\$215,000	Oct-24	Campus owns 9 of the 10 houses on the block with this acquisition located one block from campus.

**STATUS REPORT ON UW SOLELY MANAGED CAPITAL PROJECTS
JUNE 1, 2024 THROUGH DECEMBER 1, 2024**

REQUESTED ACTION

For information only.

SUMMARY

Attached is a status report of gift and grant funded projects managed solely by the University of Wisconsin System from June 1, 2024, through December 1, 2024. Since its inception in July 2015, the program has included a total of 179 projects.

The total value of the projects that are or have been part of the program has increased from \$646,847,552 in June 2024 to \$868,946,273.

Program Statistics:

- 55 active projects valued at \$638 million
- 28 projects, \$56 million, are completed and working on close-out activities
- 10 of the active projects are studies, totaling \$6 million
- 45 of the active projects include both design & construction, totaling \$632 million

Presenter

- Patrick Rebholz, Design & Construction Project Delivery Director, Capital Planning and Budget

BACKGROUND

Regent Policy Document 13-5, "Capital Projects Solely Managed by the UW System: Approval and Signature Authority" requires that the Board of Regents receive regular reports on the program. These projects are solely funded through gifts and grants and authorized through Wisconsin State Statute Section 16.855 (12m). This report is intended to meet the regular reporting requirement.

The policy further directs that projects that exceed \$5,000,000 require formal approval by the Board of Regents prior to 25% design completion.

Related Policies

- Regent Policy Document 13-5, [“Capital Projects Solely Managed by the UW System: Approval and Signature Authority”](#)

ATTACHMENTS

- A) Status Report on UW Solely Managed Capital Projects, December 2024
- B) Current Projects Power Point Presentation, December 2024

University of Wisconsin System
 Status Report on UW Solely Managed Capital Projects
 December 2024

Projects Less than \$5 Million

Project Phase	Project Name	Campus	Project ID	Project Budget	A/E Selection	GC Bid Date	Construction Start	Complete	
Initiating Project	Agricultural Hall Undergraduate Student Home Pre-Design Plan	MSN	A-24-008	\$250,000	12/15/2024			9/15/2025	
	CALS Greenhouse Facility Pre-Design Study	MSN	A-24-007	\$300,000	12/15/2024			10/15/2025	
	Chemistry L&S Multi-Floor Lab Renovation	MSN	A-24-011	\$100,000	11/5/2024	TBD	TBD	TBD	
	Cofrin Memorial Arboretum Bridge and Boardwalk	GBY	D-24-001	\$310,000	10/14/2024	3/15/2025	4/15/2025	8/15/2025	
	Mechanical Engineering CoE Reactor Lab Tank Replacement	MSN	A-24-003	\$50,000	5/15/2025	TBD	TBD	TBD	
	Pioneer Farm Beef Buildings Replacement	PLT	H-24-001	\$460,000	1/15/2024	4/15/2025	5/15/2025	9/15/2025	
	Van Vleck Hall Mathematics Learning Center Renovation	MSN	A-23-019	\$2,068,000	12/15/2024	6/15/2025	7/15/2025	6/15/2026	
	Whitewater Athletic Service Building Mechanical Upgrades	WTW	N-24-002	\$125,000	9/24/2024	4/15/2025	5/15/2025	7/15/2025	
	Wisconsin Union Shoreline Improvements	MSN	A-24-009	\$80,000	12/15/2024	7/1/2025	8/1/2025	4/15/2026	
	Hold	School of Education Lathrop Hall Pre-Design	MSN	A-24-006	\$310,500				
WI Geological and Natural History Survey Facility Pre-Design		MSN	A-23-018	\$33,500					
Design	Babcock Hall Center For Dairy Research Plant Upgrades	MSN	A-23-001	\$922,000	6/13/2023	2/15/2025	3/30/2025	10/1/2025	
	Biochemistry CALS Lab Buildings Assessment	MSN	A-24-002	\$300,000	2/26/2024			2/1/2025	
	Birge Hall Renovation and Addition Advanced Plan	MSN	A-21-013	\$617,350	11/12/2021			12/31/2024	
	Engineering Hall CoE 3rd Floor Lab Renovation	MSN	A-23-015	\$100,000	3/1/2024	TBD	TBD	TBD	
	Esports Arena Relocation	STO	L-24-001	\$787,000	7/16/2024	2/15/2025	3/15/2025	8/15/2025	
	Helium Recovery System Improvement Project	MSN	A-23-014	\$2,400,000	1/3/2024	2/1/2025	3/1/2025	11/15/2025	
	Lab Delivery Phase 1 - Lab Assessment	MSN	A-22-002	\$200,000	4/5/2022			12/15/2024	
	Law School 5th Floor Renovation and Facility Plan	MSN	A-23-016	\$120,000	1/9/2024			12/15/2024	
	Microsoft AI Co-Innovation Lab: Connected Systems Institute	MKE	B-24-001	\$487,313	7/22/2024	1/15/2025	6/15/2025	7/15/2025	
	MSC Kinesiology HVAC Improvement Project	MSN	A-23-009	\$654,646	9/25/2023	2/1/2025	3/15/2025	11/15/2025	
	Sewell Social Sciences L&S 5th Floor Anthropology Lab Renovation	MSN	A-23-013	\$1,100,000	10/11/2023	2/4/2025	3/15/2025	12/15/2025	
	SoE Education Sciences 12th Floor WIDA Renovations	MSN	A-23-017	\$2,500,000	3/8/2024	2/20/2025	3/15/2025	10/15/2025	
	Space Utilization and Demand Study	MSN	A-24-001	\$3,750,000	4/24/2024			7/15/2025	
	WIMR Gas Storage and Distribution Renovation	MSN	A-22-018	\$900,000	8/17/2022	3/1/2025	4/1/2025	10/31/2025	
	Hold	Lake Superior NERR Administrative Addition	SUP	M-23-001	\$507,000	5/2/2023			
		UW-PLT Baseball Field Dugout Replacement	PLT	H-23-001	\$5,000	9/18/2023			
		UW-WTW Baseball Press Box	WTW	N-24-001	\$180,000	3/8/2024			
Bidding	Deluca Biochemistry CALS Cryo EM Lab Renovation	MSN	A-23-007	\$3,550,000	5/26/2023	12/10/2024	1/15/2024	7/15/2025	
	Construction	Biochemistry CALS NMRFAM Lab Renovation	MSN	A-22-023	\$2,300,000	11/23/2022	9/10/2024	1/6/2025	6/30/2025
Camp Randall Stadium East Bowl Recoating		MSN	A-22-020	\$2,360,000	9/22/2022	8/30/2023	5/13/2024	5/30/2025	
Chamberlin L&S Song Physics Lab Renovation		MSN	A-23-012	\$1,852,109	9/13/2023	10/3/2024	11/15/2024	4/15/2025	
Golda Meir Lubar Conference and Study Room		MKE	B-23-001	\$679,419	11/9/2023	7/9/2024	8/26/2024	12/31/2024	
1410 Engineering Drive Occupants Relocation		MSN	A-23-004	\$917,000	4/13/2023	1/23/2024	2/19/2024	8/31/2024	
Punch List	Nicholas Hall Classroom 3235 Renovation	MSN	A-23-002	\$845,000	3/10/2023	2/1/2024	3/11/2024	8/26/2024	
	School of Education Multi-Building Classroom Renovation	MSN	A-22-013	\$3,000,000	7/18/2022	1/17/2024	3/4/2024	8/2/2024	
	Trout Lake Research Outbuilding	MSN	A-22-009	\$998,320	5/4/2022	3/14/2024	4/29/2024	11/15/2024	
	Weeks Hall Letters & Science 3rd Floor Lab Renovation	MSN	A-22-024	\$920,000	12/9/2022	8/24/2023	10/30/2023	11/1/2024	
				In Process Total:				\$27,827,309	
Complete	Agricultural Dean's Residence Renovation	MSN	A-19-007	\$350,000	10/9/2020			2/13/2023	
	Computer, Data & Information Sciences Building Advanced Planning	MSN	A-20-013	\$510,000	10/14/2020			6/14/2021	
	LaFollette School of Public Affairs Advanced Plan	MSN	A-22-022	\$400,000	10/19/2022			8/30/2023	
	Multi-Building Dining Expansion and Renovation	MSN	A-22-019	\$702,000	11/2/2022			2/16/2024	
	Noland Hall 3rd Floor Integrative Bio Lab Renovation	MSN	A-21-008	\$947,692	7/22/2021	4/14/2022	8/1/2022	3/17/2023	
	School of Education Kinesiology New Building Pre-Design Plan	MSN	A-23-008	\$207,000	6/22/2023			1/15/2024	
	School of Music Academic Building Study	MSN	A-23-005	\$362,250	4/7/2023			10/27/2023	
	Sports & Fitness Center Addition and Johnson Fieldhouse Renderings	STO	L-24-002	\$10,000	7/12/2024			8/15/2024	
	Student Affairs Master Plan	MSN	A-22-014	\$500,000	10/5/2022			6/28/2023	
	Studio Arts and WCPA Recording Studio Renovations	GBY	D-23-001	\$1,530,000	3/15/2023	2/22/2024	3/18/2024	9/27/2024	
	Treehaven Forestry Advancement Center	STP	K-23-001	\$1,240,000	3/29/2023	11/16/2023	3/11/2024	10/11/2024	
	UW-PLT Williams Fieldhouse Seating Renovation	PLT	H-22-001	\$825,000	11/7/2022	2/7/2024	4/8/2024	9/20/2024	
	UW-WTW Softball Field Lighting	WTW	N-23-001	\$305,000	9/11/2023	3/5/2024	6/10/2024	8/1/2024	
	WIMR East Wedge Cyclotron and Expansion	MSN	A-23-011	\$362,250	11/1/2023			3/24/2024	
	WIMR Fire Alarm Zoning	MSN	A-22-017	\$60,000	8/5/2022			12/15/2022	
	Wood Hall - Cofrin School of Business Room 450 and 452 Renovation	GBY	D-22-001	\$320,000	8/4/2022	10/24/2023	1/2/2024	8/5/2024	
					Complete Total:				\$8,631,192
					Total:				\$36,458,501

University of Wisconsin System
 Status Report on UW Solely Managed Capital Projects
 December 2024

Projects \$5 Million and More

Project Phase	Project Name	Campus	Project ID	Project Budget	BOR	A/E Selection	GC Bid Date	Construction Start	Complete	
Design	Campus Wide Access Controls Installation	MSN	A-24-005	\$8,900,000		6/18/2024	4/1/2025	7/1/2025	1/1/2027	
	Grainger Hall Dining Expansion and Renovation	MSN	A-24-004	\$29,841,000	Approved	3/1/2024	6/1/2025	7/1/2025	1/1/2027	
	Lakeshore Nature Preserve Outreach Center	MSN	A-22-007	\$16,800,000		6/1/2022	7/15/2025	9/15/2025	12/15/2026	
	Libraries Collections Preservation Facility	MSN	A-22-012	\$45,974,592	Approved	9/7/2022	1/15/2025	2/15/2025	5/15/2026	
	Science Hall Renovation	MSN	A-24-010	\$161,000,000		9/13/2024	9/15/2026	10/15/2026	2/15/2029	
	Vilas Hall Floors 2 and 3 Renovation	MSN	A-23-010	\$6,363,000		5/13/2024	10/1/2025	11/1/2025	11/1/2026	
Construction	Chemistry 2nd and 4th Floor Lab Renovation	MSN	A-22-015	\$12,218,313	Approved	8/5/2022	10/12/2023	12/27/2023	12/18/2024	
	Computer, Data & Information Sciences Building	MSN	A-21-007	\$267,200,000	Approved	6/28/2021	11/17/2022	1/23/2023	4/16/2025	
	Elvehjem Building Envelope Renovation	MSN	A-22-001	\$12,094,000	Approved	3/3/2022	2/15/2023	3/27/2023	7/30/2025	
	Engineering Hall Sprinkler and Gas Piping - Phase 2	MSN	A-23-003	\$7,272,000	Approved	3/15/2023	5/16/2024	8/14/2024	5/22/2026	
	Grainger Hall 2nd and 5th Floor Renovation	MSN	A-22-021	\$8,800,000	Approved	9/15/2022	4/2/2024	5/13/2024	3/21/2025	
	Near East Play Fields Reconstruction	MSN	A-22-011	\$12,118,255	Approved	8/3/2022	11/29/2023	5/29/2024	5/1/2025	
	Primate Center Back-up Generator	MSN	A-17-033	\$3,332,000	Approved	1/24/2018	9/5/2024	6/23/2025	3/31/2026	
	Engineering Centers 2nd Floor MOCVD Lab Renovation	MSN	A-22-004	\$1,655,000	Approved	3/18/2022	3/22/2023	5/1/2023	11/15/2024	
Punch List	KRC-SRC Rowe WHAM Plasma Physics Lab Electrical and Cooling Upgrade	MSN	A-21-011	\$3,199,210	Approved	10/7/2021	12/14/2022	9/12/2023	11/15/2024	
	Law Building 4th Floor Renovation	MSN	A-22-003	\$1,675,000	Approved	3/11/2022	8/1/2023	12/27/2023	11/15/2024	
	Materials Science Engineering Building 1974 and 1995 Additions Removal	MSN	A-22-016	\$2,441,374	Approved	8/4/2022	9/21/2023	10/20/2023	10/31/2024	
				In Process Total:	\$600,883,744					
Complete	Biochemistry Cryo-Electron Microscopy Renovation	MSN	A-20-012	\$2,400,000	Approved	6/25/2020	3/4/2021	4/12/2021	4/11/2022	
	DeLuca Biochemical Coon Lab Renovation	MSN	A-21-012	\$2,265,000	Approved	11/1/2021	8/25/2022	11/11/2022	8/14/2023	
	Engineering Hall CBE Instructional and Research Lab Renovation	MSN	A-21-003	\$12,427,000	Approved	6/10/2021	8/25/2022	10/11/2022	9/1/2023	
	Engineering Hall Experimental Mechanics Lab 1313 Renovation	MSN	A-22-006	\$1,847,000	Approved	4/5/2022	3/16/2023	5/1/2023	3/19/2024	
	Grainger Hall 2nd and 5th Floor Renovation - Phase 1 (Room 2510)	MSN	A-22-021-1	\$727,039	Approved	9/15/2022	4/19/2023	5/22/2023	11/15/2023	
	Memorial Hoofers Dock and Deck Replacement	MSN	A-17-001	\$4,900,000	Approved	3/22/2017	8/8/2018	10/1/2018	7/17/2019	
	Memorial Union Additions and Repairs	MSN	A-20-018	\$5,000,000	Approved	9/14/2020	9/15/2022	11/14/2022	12/1/2023	
	Microbial Sciences Building 2nd Floor Research Lab Renovation	MSN	A-22-010	\$1,554,000	Approved	5/4/2022	4/12/2023	6/9/2023	5/15/2024	
	WARF - SMPH Floors 4, 5 & 7 Renovation	MSN	A-21-010	\$6,288,957	Approved	7/14/2021	5/9/2023	6/28/2023	2/16/2024	
	Weeks Hall 4th Floor Dutton Lab Renovation	MSN	A-19-008	\$2,190,000	Approved	12/10/2019	2/4/2021	3/15/2021	5/9/2023	
	WIMR Dock and NIH Research Lab Renovation	MSN	A-20-005	\$6,523,261	Approved	4/15/2020	11/30/2021	1/6/2022	2/27/2024	
	WisPIC Parking Lot Reconstruction	MSN	A-22-005	\$1,735,000	Approved	4/8/2022	5/31/2023	6/26/2023	10/27/2023	
				Complete Total:	\$47,857,257					
				Total:	\$648,741,000					



UW-Madison, Camp Randall Stadium East Bowl Recoating Project budget: \$2.4M. Substantial Completion: May 2025



UW-Madison, DeLuca Biochemical Coon Lab Renovation
Project budget: \$2.3M. Substantial Completion: August 2023



UW-Madison, Engineering Hall Experimental Mechanics Lab 1313 Renovation
Project budget: \$1.8M. Substantial Completion: March 2024



UW-Madison, Elvehjem Building Envelope Renovation
Project budget: \$12.1M. Substantial Completion: July 2025



UW-Madison, Grainger Hall 2nd and 5th Floor Renovation
Project budget: \$8.8M. Substantial Completion: March 2025



UW-Madison, Nicholas Hall Classroom 3235 Renovation
Project budget: \$845k. Substantial Completion: August 2024



UW-Madison, KRC-SRC Rowe WHAM Plasma Physics Lab Electrical and Cooling Upgrade
Project budget: \$3.2M. Substantial Completion: November 2024



UW-Madison, Trout Lake Research Outbuilding
Project budget: \$1M. Substantial Completion: November 2024



UW-Stevens Point, Treehaven Forestry Advancement Center
Project budget: \$1.2M. Substantial Completion: October 2023



UW-Whitewater, Softball Field Lighting
Project budget: \$300k. Substantial Completion: August 2024



UW-Platteville, Williams Fieldhouse Seating Renovation
Project budget: \$800k. Substantial Completion: September 2024



UW-Madison, Computer, Data & Information Sciences Building
Project budget: \$267M. Substantial Completion: April 2025



UW-Madison, Computer, Data & Information Sciences Building
Project budget: \$267M. Substantial Completion: April 2025

**UW-STOUT: PRESENTATION,
“UNIVERSITY LONG-RANGE PLAN”**

REQUESTED ACTION

For Information and discussion.

SUMMARY

The presentation will showcase UW-Stout's new ten-year Long-Range Plan. Aligned with the university's longstanding Baldrige approach to strategic planning, the plan was developed through a collaborative process that involved hundreds of students, faculty, staff, administrators, alumni, community members, and business/industry partners. The Long-Range Plan charts the university's strategic vision for UW-Stout's campus that both honors and amplifies the unmatched value of their polytechnic mission. Furthermore, the Long-Range Plan capitalizes on their natural environment and complements the community, thereby reinforcing the university's role as a nationally recognized steward of place.

Presenters:

- Katherine P. Frank, Chancellor, UW-Stout
- Glendalí Rodríguez, Provost, UW-Stout
- Erik Guenard, Vice Chancellor, UW-Stout