

9/17/2024

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, September 26, 2024
8:45 a.m. – 10:00 a.m.

Oak Room (L114)
UW-Parkside Student Center
930 Wood Road
Kenosha, Wisconsin
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the August 22, 2024 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
 - 1. UW-Madison: Authority to Sell A 1.9-Acre Parcel of Vacant Land
 - 2. UW-Milwaukee: Authority to Transfer Ownership of 44.27 Acres of Vacant Land to a Qualified Not-For-Profit Entity
 - 3. UW-River Falls: Authority to Enter into a Lease for Vacant Land for an Experiential Outdoor Classroom
 - 4. UW-Eau Claire: Authority to Enter into a Lease for Two Parking Lots
 - 5. UW System: Authority to Construct 2023-25 Classroom Renovation/ Instructional Technology Improvement Program Projects
 - 6. UW System: Authority to Construct All Agency Maintenance and Repair Projects
 - 7. UW System: Authority to Construct Minor Facilities Renewal Projects
- E. UW-Madison: Authority to Enter into a Lease of Space Located at 353 East Campus Mall
- F. UW-Madison: Authority to Complete Design and Construct the UW Managed Grainger Hall 1st Floor Dining Expansion
- G. UW-Parkside Host Campus Presentation: "Building for the Future"
- H. Report of the Senior Associate Vice President
- I. 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 Oshkosh.

**AUTHORITY TO SELL A 1.9-ACRE PARCEL OF VACANT LAND,
UW-MADISON**

REQUESTED ACTION

Adoption of Resolution D1., authorizing the sale of a 1.9-acre parcel of vacant land located in the Town of Cross Plains, Dane County, Wisconsin.

Resolution D1. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes the sale of a 1.9-acre parcel of vacant land located at the Pine Bluff Observatory in the Town of Cross Plains, Wisconsin.

SUMMARY

This is the sale of a vacant 1.9-acre parcel of land to an adjacent landowner to construct a new residential driveway. The parcel is separated from the main parcel of land by Observatory Road in the Town of Cross Plains at the Pine Bluff Observatory. The accepted sales price of this parcel is \$35,000. This parcel's sale will not impact the functionality of the parcel used by the Astronomy Department for their telescope and observatory.

Presenter

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

BACKGROUND

In 1955, the Wisconsin Alumni Research Foundation provided the funds to purchase a 40-acre parcel. In 1953, an additional 13.5-acre parcel was purchased with gift funds to provide a buffer strip to ensure there was enough land to preserve the surrounding woodlands, a priority at the time. In 1959, a new observatory and telescope were constructed on the parcel.

A proximate homeowner contacted UW-Madison to investigate the possibility of constructing a driveway through the parcel located across the street from the observatory to access their new home site. The neighbor could construct a driveway on their home site,

however due to the topography and dense forest, the cost was prohibitive. It was negotiated that it would be less expensive to purchase the parcel than construct a driveway on their home site.

Two appraisals were completed prior to making an offer to purchase. The two appraised values were \$23,000 and \$21,900, and the buyer offered \$35,000. The Buyers are paying for all due diligence and closing costs including a zoning change and subdivision of the parcel via a certified survey approval through the county.

Previous Actions

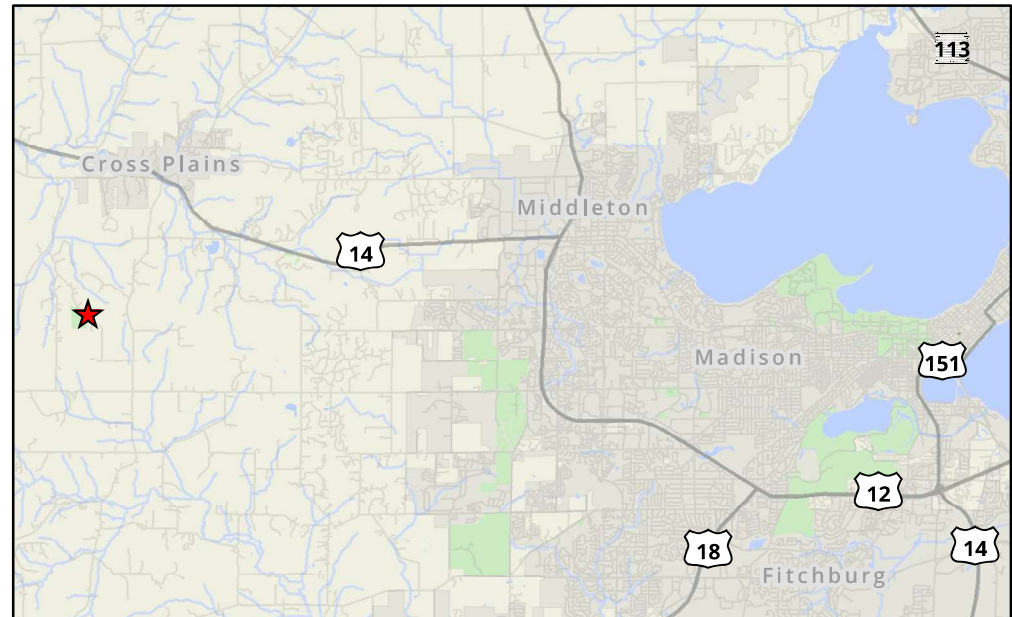
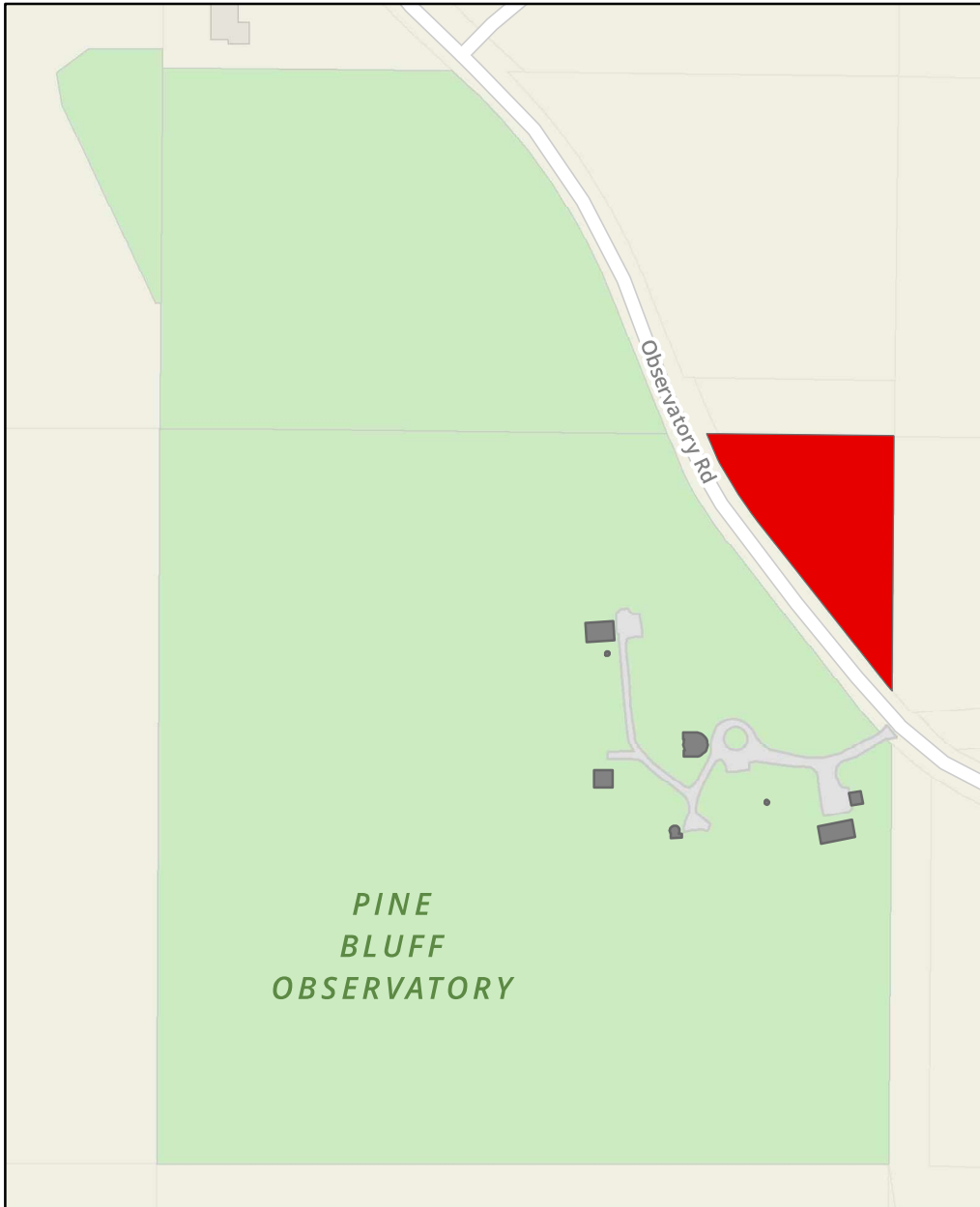
April 6, 1957 Resolution NA	That the following schedule of costs be approved for the construction of the Pine Bluff Observatory Building, chargeable to a grant from the Wisconsin Alumni Research Foundation.
November 12, 1955 Resolution NA	That, subject to approval of the Governor, the purchase of the following described property to provide a site for the new observatory, from Joseph E. and Ruth Sovie, Mt. Horeb, Wisconsin, for a consideration of \$4,000 chargeable to gift funds appropriated by the Wisconsin Alumni Research Foundation be approved in accordant with the option dated September 6, 1955, and amended November 2, 1955.
September 10, 1955 Resolution NA	President Fred presented to the Regents for acceptance two additional gifts of special interest.... A gift of \$850,000 from the Wisconsin Alumni Research Foundation to be used for the construction of laboratory and research facilities. This gift included \$200,000 for the acquisition of a site, the construction of buildings and a new telescope, for which the lens has already been acquired by the University, for a new astronomical observatory to be located at a distance from the City of Madison.

Related Policies

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

ATTACHMENT

A) UW-Madison: Sale of Land Map



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

This map is for reference purposes only.

UW-Madison: Sale of Land

Proposed Sale Area	Campus Building
UW Property	Campus Parking Area

0 100 200 Feet



AUTHORITY TO TRANSFER OWNERSHIP OF 44.27 ACRES OF VACANT LAND TO A QUALIFIED NOT-FOR-PROFIT ENTITY, UW-MILWAUKEE

REQUESTED ACTION

Adoption of Resolution D2., authorizing the transfer of ownership of 44.27 acres of vacant land also known as the Neda Mine, located in the Town of Hubbard, Dodge County, Wisconsin.

Resolution D2. That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the UW System, the UW System Board of Regents authorizes the transfer of 44.27 acres of vacant land located in the Town of Hubbard, Dodge County, Wisconsin.

SUMMARY

The University of Wisconsin–Milwaukee (UWM) is interested in transferring ownership of the approximately 44.27-acre Neda Mine to another not-for-profit entity that will preserve and maintain the property in its natural state. The property contains a former mine owned and operated by U.S. Steel Corporation. U.S. Steel mined Neda iron and Niagara dolomite until operations ceased in 1915. The mine was vacant until 1976 when it was deeded to the Board of Regents of the University of Wisconsin System. At the time, UWM had interest in the research potential in the mine.

In an effort to align costs with institutional research interests and funding, it is no longer viable for UWM to maintain the property. UWM would like to explore the transfer of ownership of the property to another not-for-profit entity that would focus on its conservation.

Presenter

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

BACKGROUND

The Neda Mine is one of the largest sites for hibernating bats in the upper Midwest. Conservative estimates indicate that the current population in the mine is over 6,400 bats. The importance of the mine for bat conservation efforts has increased dramatically since the advent of the deadly white nose syndrome in Wisconsin, which attacks bats while they are hibernating. The Neda Mine may now be one of only a handful of remaining sites in Wisconsin with a bat population over 1,000.

The mine is currently designated a State of Wisconsin State Natural Area. A State Natural Area designation protects outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and/or archaeological sites. The preferred organization would be another not-for-profit entity dedicated to protecting this critical bat habitat. The property would be transferred via Quitclaim deed.

Previous Action

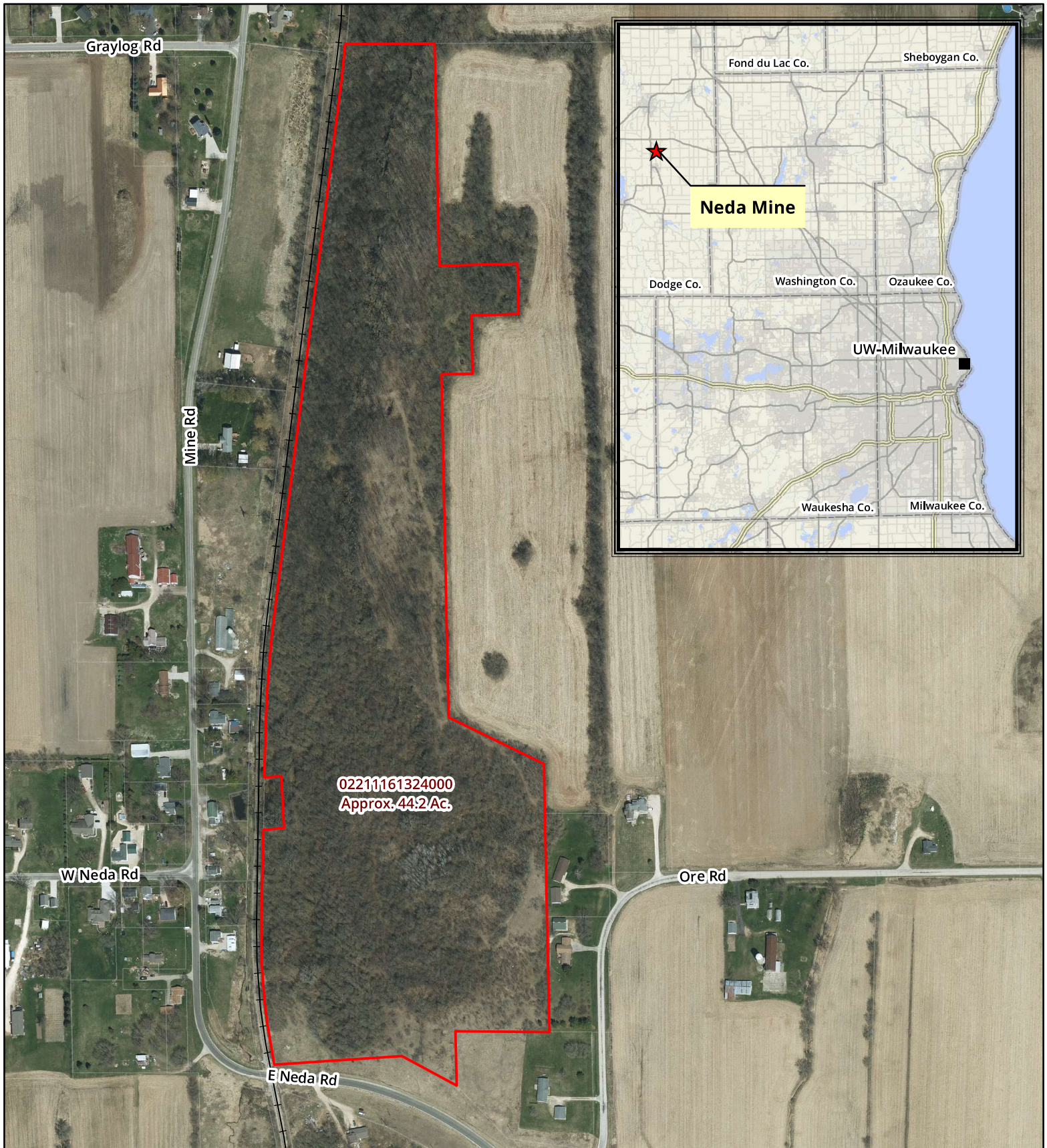
June 11, 1976 Resolution NA	The property was accepted as a gift to University of Wisconsin-Milwaukee as part of a Board of Regents meeting with no formal resolution
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Related Policies

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

ATTACHMENT

A) UW-Milwaukee: Neda Mine Map



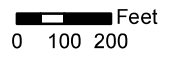
Sources: UW System Administration,
 State of Wisconsin, Wisconsin State
 Cartographers Office,
 US Census Bureau

This map is for reference purposes only.

UW-Milwaukee: Neda Mine

Proposed Transfer

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AUTHORITY TO ENTER INTO A LEASE FOR VACANT LAND FOR AN EXPERIENTIAL OUTDOOR CLASSROOM, UW-RIVER FALLS

REQUESTED ACTION

Adoption of Resolution D3., authorizing a lease for 72.312 acres of vacant land to establish a multi-disciplinary experiential outdoor classroom, Town of Gilman, Pierce County, Wisconsin.

Resolution D3. That, upon the recommendation of the Chancellor of UW-River Falls and the President of the UW System, the UW System Board of Regents authorizes a lease for 72.312 acres of vacant land to establish a multi-disciplinary experiential outdoor classroom in the Town of Gilman, Pierce County, Wisconsin

SUMMARY

In the winter of 2023, the executor of Coventree Estate approached UW-River Falls (UWRF) and the UW-River Falls Foundation with an offer to donate a portion of land on an 80-acre former dairy farm to the university. The owner of the land, located 20 minutes east of campus, had established a life estate with a named beneficiary and included a restriction that a conservation easement be recorded on the entire parcel to preserve and protect the land.

The executor inquired about the university's interest in using the land. It was decided that the UW-River Falls Foundation would accept the donation and lease the land to the university. The donation also comes with an expected \$50,000 gift from the estate to defray land transfer and initial property maintenance costs.

The property contains a farmstead including a farmhouse, barn, and several outbuildings. The named beneficiary, who lives in Kentucky, wanted the farmstead, but not the entire property. The executor petitioned the court to amend the will, to transfer the 7.21-acre farmstead property to the beneficiary and transfer the remaining vacant land to the UW-River Falls Foundation. The property has been surveyed and subdivided into two parcels. The Conservation Easement was drafted by UWRF advisors and faculty to enable the

anticipated uses, activities, and improvements under UWRF's Vision and Master Plan. The Conservation Easement will be recorded prior to the transfer of the vacant land to the UW-River Falls Foundation.

Presenter

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

BACKGROUND

The College of Agriculture, Food and Environmental Sciences is proposing to develop the land into an outdoor classroom. Named Wildflower Farm, the owner wished to return the land from its current agricultural use back to its natural state. Prior to her death, the owner dedicated 15 acres of land to prairie restoration and planted a 15-acre woodland. Part of the cash gift associated with the donation will continue to fund these projects as well as repair fences and install a gate at the top of an existing driveway. Longer term improvements include constructing a low-impact driveway and parking area, developing campsites and trails, and installing water and wildlife monitoring stations.

All these improvements will allow the university to deliver experiential learning at a relevant scale. The Wildland Firefighter training class currently does their controlled burns on a one-acre area on campus. They will now be able to practice and learn on a larger swath of land at Wildflower Farm. Classes such as Foundations of Ecological Restoration, Forest Restoration and Management, and Prairie Restoration and Fire Ecology can incorporate Wildflower Farm into their curriculum.

The property also contains the headwaters and 800 feet of the Cave Creek watershed, a state-designated Fisheries Area. Classes such as Hydrology and Water Quality, and Hydric Soils & Wetland Environments would benefit from study of the Cave Creek watershed.

The initial donor gift will be used for the first improvements. Thereafter, staff have a long-term capital improvement plan for the facility and expect to apply for grant funding and private donations for other improvements. Ongoing operating costs will be minimal. Mowing, plowing and other site maintenance will be managed through their UWRF Ecological Restoration Institute which employs student workers, has equipment, and currently maintains other conservation land on campus. Grants are also expected to help fund operations over the next 20 years.

Lease Terms

University Function	Multi-disciplinary outdoor classroom
Lease Location	W3419 850 th Avenue, Spring Valley, Town of Gilman, Pierce County, WI
Type of Negotiation or Selection Process	Gift
Lessor	UW-River Falls Foundation
Lease Term Commencement Date	October 1, 2024
Initial Lease Term	Twenty (20) years with two 20-year extension options
Square Feet	72.312-acres
Annual Rent	\$1.00
Projected Operating and Utility Expenses over the first 10 years	\$58,000
Funding Source	\$50,000 Gift from the Estate, 102 and 108 funds from campus

Related Policies

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

ATTACHMENT

- A) UW-River Falls: Pierce County Lease Map

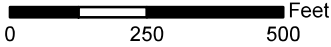


Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-River Falls: Pierce County Lease

 Subject Parcels



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**AUTHORITY TO ENTER INTO A LEASE FOR TWO PARKING LOTS,
UW-EAU CLAIRE**

REQUESTED ACTION

Adoption of Resolution D4., authorizing a lease of two parking lots containing 454 parking stalls with Blugold Real Estate located south of Putnam Park at UW-Eau Claire.

Resolution D4. That, upon the recommendation of the Chancellor of UW-Eau Claire and the President of the UW System, the UW System Board of Regents authorizes a ten-year lease for 454 parking stalls located south of Putnam Park, Eau Claire, Wisconsin.

SUMMARY

UW-Eau Claire has leased two parking lots adjacent to campus from Sacred Heart Hospital since 1998. The parking lots provide easy-access parking to students living in the upper campus residence halls. In January 2024, the parent company of Sacred Heart Hospital, Hospital Sisters Health System, announced they would be closing the hospital and ceased all operations in March. That included terminating the parking lot lease. Blugold Real Estate Foundation has since purchased the two parking lots and is seeking to lease the 454 parking spots to UW-Eau Claire.

Presenter

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

BACKGROUND

Blugold Real Estate Foundation, an affiliated organization for the UW-Eau Claire Foundation, recently purchased the property encompassing the two parking lots from the hospital and would like to lease them to the university. The acquisition of these lots ensures long-term control over critical infrastructure that directly supports the needs of residence hall students, who rely on these parking facilities for convenient access to campus.

By transitioning from a third-party lease agreement to a lease with Blugold Real Estate, the university mitigates the risks associated with potential lease terminations or rent increases, ensuring financial predictability and stability. Furthermore, the purchase by an affiliated organization lease aligns with university's 2010-30 Campus Master Plan recommendation to move parking to the campus edge, to existing university property, offering opportunities for future development and seamless campus expansion. This approach not only preserves valuable capital resources but also ensures that operating expenses associated with parking remain under the university's control, enhancing its ability to manage and optimize these resources effectively.

Student parking fees provide \$113,500 revenue to offset lease costs. UW-Eau Claire parking also has an adequate fund balance to fund maintenance and repairs on the lots.

Lease Terms

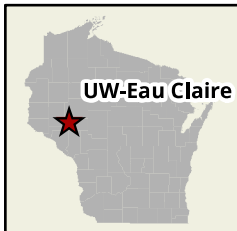
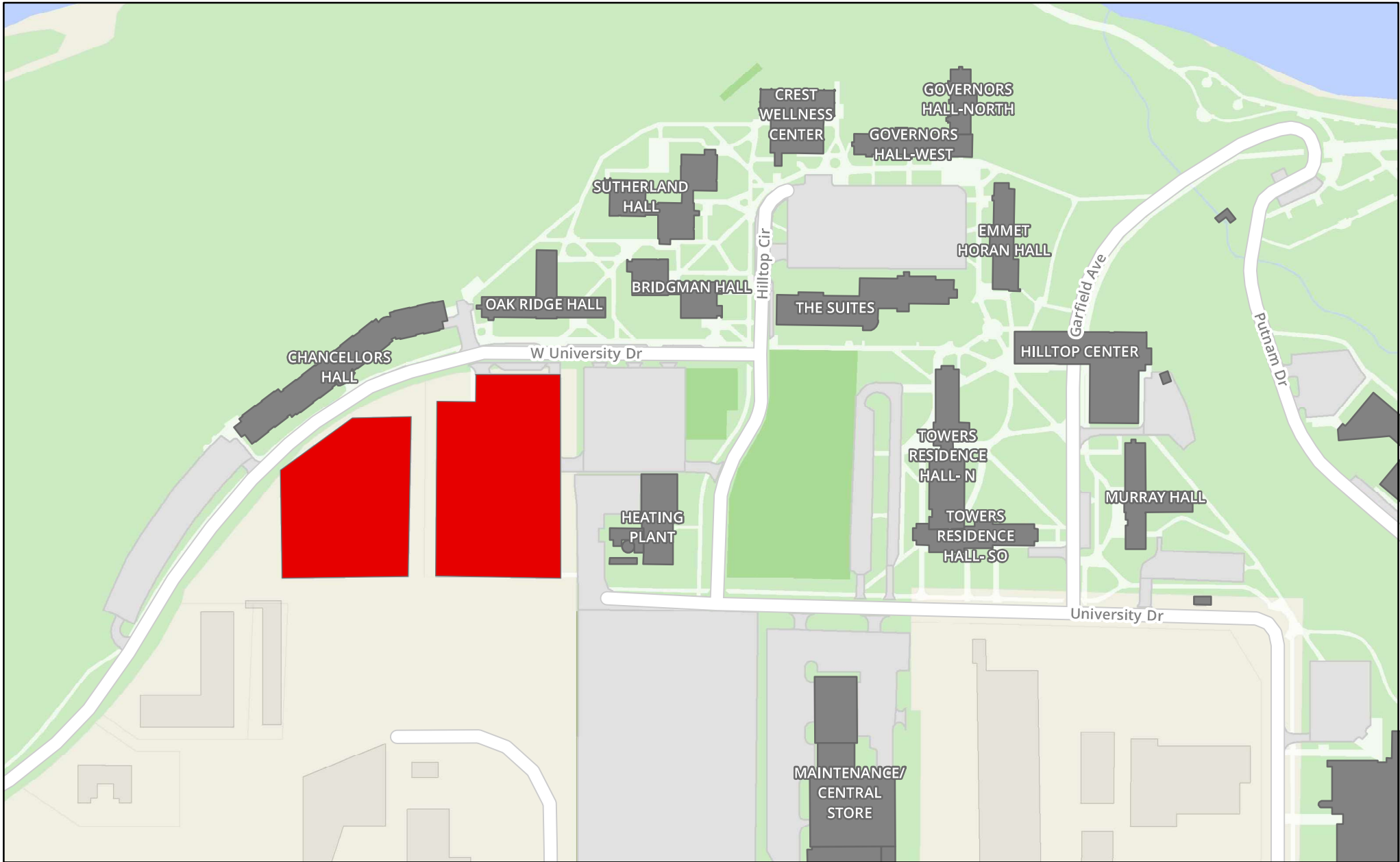
University Function	Parking
Lease Location	Off-campus south of Putnam Park
Type of Negotiation or Selection Process	Direct request
Lessor	Blugold Real Estate Foundation
Anticipated Occupancy Date	October 1, 2024
Lease Term	10 years
Escalation Rate	None
Operating Expenses	Tenant all operating expenses including all maintenance and repairs.
Renewal Option(s)	Two 5-year renewal options
Purchase Option	Right of First Refusal
Space Type	Parking
Annual Lease Cost	Total \$223,824
Funding Source	PR – parking fees

Related Policies

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

ATTACHMENT





- A) UW-Eau Claire: Proposed Parking Lease Map



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

This map is for reference purposes only.

UW-Eau Claire: Proposed Parking Lease

 Proposed Parking Lease Areas	 Campus Building
 UW Property	 Campus Parking Area

0 50 100 Feet



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

REQUESTED ACTION

Adoption of Resolution D5., authorizing construction of 2023-25 Classroom Renovation/ Instructional Technology Improvement Program projects.

Resolution D5. 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 project at an estimated total cost of \$10,623,000 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
LAX	Wing Technology Center Computer Science Lab Renovation	\$2,418,000	\$2,418,000
EAU	Haas Fine Arts Art & Design Studio Renovation	\$5,516,000	\$5,516,000
RVF	Agricultural Engineering & Agricultural Science Laboratory	\$2,689,000	\$2,689,000
	Total	\$10,623,000	\$10,623,000

Presenter

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

BACKGROUND

UW-La Crosse – Wing Technology Center Computer Science Laboratory Renovation:

This project converts a television studio into a new computer science instructional laboratory. The selected spaces and associated building infrastructure systems will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project work includes demolishing the obsolete television studio space including partition walls; acoustical ceiling systems and lighting; and flooring, television studio equipment controls, consoles, and casework/enclosures. The project will establish a new primary instructional area, along with adjacent collaboration and project spaces. This involves replacing all room finishes, including the acoustical ceiling and lighting fixtures, flooring, as well as replacing, relocating, and augmenting ventilation, electrical, and telecommunications distribution throughout the space. New instructional technology will be installed, including an instructor station with integrated controls, monitors and/or data projectors, and projection screens. The resulting configuration will allow flexible instructional use for the Computer Science Department and other similar academic needs.

Budget/Schedule

Construction	\$1,616,500	SBC Approval	Oct 2024
Design	\$187,100	A/E Selection	Sep 2023
DFD Mgmt	\$74,400	Design Report	Aug 2024
Contingency	\$243,000	Bid Opening	Mar 2025
Equipment	\$297,000	Start Construction	May 2025
TOTAL	\$2,418,000	Substantial Completion	Dec 2025

UW-Eau Claire - Haas Fine Arts Art & Design Studio Renovation:

This project renovates and reconfigures two graphic design computing laboratories and the painting studio.

Project work includes combining two graphic design computing laboratories (Rooms 217 and 219) into a single, cohesive space to increase the size of each student station, improve circulation throughout the laboratory, and provide adequate space for a dedicated printer subroom. This project will also convert the printmaking studio (Room 310) on the third floor into a multi-discipline laboratory accommodating graphic design, printmaking, and other departmental uses. Additionally, the project includes a complete renovation of the painting studio (Room 315), including relocating the spray booth into a dedicated and segregated enclosure.

New acoustical ceiling grids and tiles will be installed in the computing and multi-disciplinary laboratories. The ventilation systems serving these spaces will be renovated, replaced, and/or augmented to provide adequate ventilation for the spray booth, painting studio, and graphic design printers. All HVAC distribution ductwork and exhaust hoods will be removed, replaced, and relocated as necessary to accommodate the new laboratory and studio layouts. All room finishes, lighting and controls, instructional technology, storage, special equipment, and furnishings will be removed and replaced. All replacement room and task lighting will be upgraded to LED fixtures.

Budget/Schedule

Construction	\$3,835,000
A/E Fees	\$372,000
DFD Mgmt	\$176,500
Contingency	\$576,000
Equipment	\$531,500
Other Fees	\$25,000
TOTAL	\$5,516,000

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

UW-River Falls - Agricultural Engineering & Agricultural Science Laboratory:

This project renovates agricultural engineering and agricultural science instructional laboratory suites to support new academic majors and modernize existing spaces. The designated laboratories and support areas will be evaluated to identify deficiencies, develop design solutions, and recommend corrective measures. The design consultant will collaborate with the university to prioritize recommendations and help maintain the project within budget.

Two Agricultural Engineering Annex rooms (169 & 170) will be remodeled to support the new agricultural and environmental engineering curriculum. This includes upgrading HVAC systems, improving thermal controls, installing new exhaust and LED lighting, replacing asbestos pipe joint covers, and enhancing acoustics with sound dampening panels. New instructional technology will be installed, epoxy flooring applied, and key card access provided for main entrances. Deferred maintenance will be addressed, walls patched and painted, and new mobile tables and chairs added. Specific areas will be subdivided and reconfigured for optimal functionality, including a new dust-proof, ventilated room for grinding processes and improved storage solutions.

Two spaces in the Agricultural Science wing (334 & 336) will undergo complete renovation, modernizing plant and earth science laboratories. This includes replacing casework, countertops, sinks, gas jets, piping, electrical distribution, acoustic ceiling tiles, light fixtures, air diffusers, and distribution ductwork. New instructional technology will include whiteboards, projection screens, LCD projectors, computing equipment, and sound systems. Asbestos pipe fittings and countertops will be abated, and new instructor stations and laboratory chairs will be provided.

Budget/Schedule

Construction	\$1,941,000
Design	\$215,900
DFD Mgmt	\$89,300
Contingency	\$291,200
Equipment	\$151,600
TOTAL	\$2,689,000

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

Previous Actions

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

- June 6, 2024
Resolution 12200 Authority to Construct 2023-2025 Classroom Renovation/Instructional Technology Improvement Program Projects

- December 8, 2023
Resolution 12112 Authority to Construct an Instructional Space and Technology 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"

September 26, 2024

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

REQUESTED ACTION

Adoption of Resolution D6., authorizing construction of various maintenance and repair projects.

Resolution D6. 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 \$35,824,300 (\$26,113,200 Segregated Revenue and \$9,711,100 Program Revenue Supported Borrowing).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	TOTAL
EAU	23J2R	Heating Plant Lighting Retrofit & Building Envelope Repairs	\$827,200		\$827,200
EAU	23J3N	Hibbard Hall/Schneider Hall Elevator Replacement	\$2,275,000		\$2,275,000
MSN	23K1J	Nutritional Sciences HVAC System Renovation	\$1,559,800		\$1,559,800
MSN	24D3T	Witte Hall Tower A HVAC System Improvements		\$2,852,400	\$2,852,400
MSN	24D4D	Witte Hall Tower B HVAC System Improvements		\$2,207,600	\$2,207,600
MIL	23J2U	University Services & Research Building Roof Replacement	\$2,999,200		\$2,999,200
OSH	23J3F	Arts & Communication Building Roofs 16-19 Replacement	\$2,998,600		\$2,998,600
OSH	23J6H	Halsey Science Center Chemistry Stockroom Renovation	\$822,000		\$822,000
PLT	23J3D	Doudna Hall Roof Replacements	\$2,061,000		\$2,061,000
PLT	23J2P	Multi-Building Roofing/Plaza Deck Replacements	\$2,575,000		\$2,575,000
STP	24G1M	Multi-Residence Hall Roof Replacement (Baldwin/Neale)		\$831,300	\$831,300

STP	24A1T	Old Main Roof Replacement	\$1,297,800		\$1,297,800
SUP	23J2Y	Gates Fieldhouse/Old Main Roof Replacements	\$2,991,500		\$2,991,500
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$20,407,100	\$5,891,300	\$26,298,400

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	TOTAL
PLT	23I3D	Underground Steam Utility & Pits 15-17 Repairs	\$2,151,300	\$1,690,400	\$3,841,700
RVF	23J3C	Falcon Center-Knowles Building Chilled Water Service Replacement	\$732,200		\$732,200
WTW	23J2V	Steam & Condensate Utility Replacement (3-19)	\$2,822,600	\$2,129,400	\$4,952,000
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$5,706,100	\$3,819,800	\$9,525,900

	SEG-REV	PRSB	TOTAL
SEPTEMBER 2024 TOTALS	\$26,113,200	\$9,711,100	\$35,824,300

Presenter

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

BACKGROUND

UW-Eau Claire – Heating Plant Lighting Retrofit & Building Envelope Repairs:

This project replaces all exterior doors, windows, and fluorescent, HID, and incandescent lighting fixtures. All replacement units will be energy efficient; appropriate for the central plant occupancy, environment, and operational activities; and improve the overall envelope and energy consumption performance.

The exterior doors and windows are original to the facility and more than 50 years old. They are damaged, degraded, and in select locations are no longer operational. The majority of lighting fixtures are also original to the facility. The remainder were installed in the early 2000s, but the units selected were inappropriate for the central plant environment and have failed. The lighting levels throughout and around the plant can be improved with new LED fixtures and maintenance costs reduced. It is anticipated that the lighting power density will be reduced from approximately 3 watts per square foot to 0.6 watts per square foot, reducing the load by approximately 50kW and achieve an annual savings of approximately \$24,000 for electrical costs. Simple payback of the lighting system upgrade based on preliminary cost estimate is about 6 years.

UW-Eau Claire – Hibbard Hall/Schneider Hall Elevator Replacement:

This project replaces the Schneider Hall elevator control system with a new microprocessor-based control system, new submersible power unit, new hydraulic jack assembly, new closed loop door operator, and new LED fixtures for the elevator cab and corridor. This project also replaces the Hibbard Hall elevator control systems with new microprocessor-based control system, new VFAC drive units, new closed loop door operators, and new LED car and hall fixtures. Project work in both buildings include alterations to the machine room power supply, HVAC, and related plumbing for sumps and condensate lines.

These elevators are more than 50 years old, do not meet current accessibility standards, and replacement parts are no longer available. Equipment failures are frequent with downtimes ranging from several days to several months depending on the component(s) that have failed. Locating replacement parts typically requires a nationwide search and long lead times to receive the replacement parts, if they can even be located. Sending out failed parts to be refurbished or recreated also requires long lead times if and when that option is determined to be possible. Each elevator serves a major academic building and are required to transport large populations between floors of each facility. Any downtime of these elevators is a critical failure and significantly impacts students and staff with disabilities that rely on these units to access areas of each building.

UW-Madison – Nutritional Sciences HVAC System Renovation:

This project replaces the HVAC system with a new, energy efficient system that meets current building code and design and performance standards. Project work includes serving the Vivarium with a new system that meets current standards, improves supply air filtration, and provides better control of space temperature, humidity, and pressure relationships. The project also replaces the fabric ductwork located in other laboratory areas with metal ducts and laminar flow diffusers. Two air handling units will be removed along with their associated exhaust fans currently serving the vivarium and cage wash area. Both units will be replaced with a single unit that includes energy recovery coils, a steam pre-heat coil with face and bypass dampers, a chilled water-cooling coil, and a high-efficiency particulate air (HEPA) final filter bank.

The Nutritional Sciences building contains laboratory space and houses animals. The current HVAC system is inadequate and unable to perform to the modern laboratory standards. The air handling units are at least 40 years old. The chilled water coils, steam coils, dampers, and filters are all in need of replacement due to multiple repairs and being plugged with high static pressure drops. The filtration system design initially utilized rolled filters and were subsequently upgraded to pleated filters. The filtration system for the animal spaces is insufficient and should have final filters with 85% particulate removal or higher rating.

UW-Madison – Witte Hall Tower A HVAC System Improvements:

This project completes HVAC system updates, purchases and installs HVAC equipment and the associated digital controls that provide ventilation to each resident room to mitigate the elevated humidity conditions. The duct risers and some floor ductwork are being completed by a previous project. This project installs new dedicated outside air system units on the roof and completes the ductwork on several floors.

The Witte Residence Hall Renovation (14E2O) was completed August 2019. During the academic year and after construction was completed, housing staff noticed a significant increase in condensation on the walls and windows in the newly renovated resident rooms. An investigation determined that the unusual building envelope, in combination with the building's size and increased efficiency of the building systems, prevented the HVAC system from properly balancing indoor humidity levels. This project completes the second portion of floor distribution ductwork and provides dedicated outside air system to resolve the humidity and condensation issues.

UW-Madison – Witte Hall Tower B HVAC System Improvements:

This project completes HVAC system updates and installs HVAC equipment and the associated digital controls that provide ventilation to each resident room to mitigate the elevated humidity conditions. The duct risers and some floor ductwork are being completed by a previous project. This project installs a new dedicated outside air system units on the roof and completes the ductwork on several floors.

The Witte Residence Hall Renovation (14E2O) was completed August 2019. During the academic year and after construction was completed, housing staff noticed a significant increase in condensation on the walls and windows in the newly renovated resident rooms. An investigation determined that the unusual building envelope, in combination with the building's size and increased efficiency of the building systems, prevented the HVAC system from properly balancing indoor humidity levels. This project completes the second portion of floor distribution ductwork and provides dedicated outside air system to resolve the humidity and condensation issues.

UW-Milwaukee – University Services & Research Building Roof Replacement:

This project replaces approximately 143,000 SF of standing seam metal roofing that is chronically leaking. A new, fully adhered Ethylene Propylene Diene Monomer (EPDM) roof membrane will be installed over mechanically-attached insulation on the metal roof. New gutters and downspouts will be provided at high-bay areas and new perimeter sheet metal flashings installed as required.

The University Services and Research Building was built in 1954 for Western Electric but was subsequently owned by Square D and later Reindl Publishing Company prior to UW Milwaukee purchasing approximately one-half the building in 2004. The building is located approximately 2 miles northwest of the main campus and has 204,600 gross square feet used for Print-Copy Services, Facility Services & Shops, Central Stores, Campus Mail Services, Engineering Research and Teaching Labs, and houses inventory and parts.

The metal pan or tray type roof system covering USRB has multiple rolled-up standing joints, is presumed original, and therefore is also well beyond its useful life. There are multiple holes in the roof system and panel seam/joint issues that have been previously patched, but it continues to leak after just about every rainfall. A previous project (18K2Y) was completed to resolve high-volume leak issues at the gutters and channel systems at the edge of the lower roof sections. Those channels convey all the rainwater from the high-bay and low roofs to several channel drain inlets that are piped to cast iron riser/conductors and subsequently to a sub-slab clay tile stormwater system that is believed to eventually connect to the municipal combined sewer system under North Richards Street (east of USRB). The low roof gutter/channel work could not wait for this project as the gutter rubber lining had completely disintegrated, offering very little water in-leakage resistance. Though the previously completed work has been instrumental in addressing the chronic flooding issues that occurred at every heavy rainfall, roof leaks continue despite the further attempted repair efforts. A more comprehensive roof covering is needed to finally stop the repeated roof leak issues that have plagued this building since it became a university facility approximately 20 years ago. The engineering lab researchers and staff, office workers, warehouse staff, printing services, and shop staff have all had water intrusion issues (at some point) which made their work difficult and has caused material damage. That damage hasn't risen to an insurance claim level yet, but that possibility increases with each passing year.

UW Oshkosh – Arts & Communication Building Roofs 16-19 Replacement:

This project replaces approximately 62,700 SF of roofing, related flashings, and existing insulation at designated portions of the Theater Arts Building and the Arts and Communications Building. Theater Arts Building work includes replacing approximately 18,100 SF of EPDM and built-up roofing, removing them down to the existing concrete deck, and installing new insulation and a fully-adhered Ethylene Propylene Diene Monomer (EPDM) roofing system. Arts and Communication work includes replacing approximately 44,600 SF of ballasted EPDM roofing membrane with a new ballasted EPDM roofing system. Existing ballast and insulation in good condition will be retained. At both buildings, ballasted rooftop guardrails will be added at select locations to meet current codes and improve safety for maintenance workers and existing lightning protection systems will be recertified at the completion of roof replacements.

The roof sections are more than 50 years old. Recent site inspections determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. Significant number of leaks occur during heavy rains and seasonal patching is required to minimize damage.

UW Oshkosh – Halsey Science Center Chemistry Stockroom Renovation:

This project completely renovates the campus chemistry stockroom to resolve deteriorated conditions and health, safety, and building code deficiencies. Project work includes replacing all chemical storage cabinets, exhaust ductwork and fans for the ventilated cabinets, fume hoods and utility fixtures, work counters, base cabinets, and sinks. Replacement storage cabinets, base cabinets, fume hoods, exhaust ductwork, and exhaust fans will be constructed of materials with maximum practical chemical resistance. All electrical and plumbing connections will be modified and reworked as necessary to connect the new laboratory fixtures. The chemical resistant epoxy flooring will be recoated. New deionized water service will be installed for the center island sinks and fume hoods. All light fixtures will be replaced. All supply, return, and exhaust grilles will be repainted or replaced if damaged or rusted. The design solution and room configuration will provide a 2-station computer work area appropriately separated from the chemical area to allow completion of required documentation and record keeping.

The Halsey Science Center Addition was constructed in 1968 and included the chemistry stockroom. In 1988, the stockroom was completely renovated to address significantly deteriorated chemical storage cabinets/fume hoods and to address code deficiencies. The stockroom has not received any significant changes since the 1988 remodel. The stockroom is critical to the campus's chemistry program and must be continued to provide a safe working environment for the staff and students working in this area. The cabinetry has deteriorated and the doors on chemical cabinets do not fully close due to severely rusted door tracks, metal deterioration, and shelving and supports disintegrating from severe chemical damage. The cabinetry has exceeded its useful life and has become a safety hazard. The department has spent significant funds in the past 5-7 years trying to extend the life of the cabinetry, but the casework is now beyond repair. There is not adequate solid metal in which to attach components for the majority of the cabinets. The tops of the tall cabinets are failing at the exhaust ductwork connections, causing it to buckle and sag. The PVC ductwork system on the vented tall cabinets exhibits leakage of chemicals at the joints. The epoxy floor is showing noticeable areas of discoloration and staining.

UW-Platteville – Doudna Hall Roof Replacements:

This project replaces approximately 37,539 SF of coal tar pitch built-up roofing system along with associated flashings and sheet metal components on Roof Areas 1, 4, 9-11; and

approximately 4,667 SF of the asphalt built-up roofing system along with associated flashings and sheet metal components on Roof Areas 5 and 6. A new tapered insulation system will be installed atop the prepared steel roof deck and a new fully-adhered Ethylene Propylene Diene Monomer (EPDM) membrane. New flashings and sheet metal components will be installed on all roof areas within scope and the louver adjacent to Roof Area 4 shall be modified in conjunction with the roof replacement.

The roof sections are more than 25 years old. Recent site inspections determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. Doudna Hall is an intensively used academic building and its roof is beginning to fail in multiple areas due to age. Since 1998, several roof sections have been repaired or replaced, but there are five roof sections last installed in 1996: Area 5 (285 SF), Area 6 (2,921 SF), Area 7 (1,733 SF), Area 9 (3,305 SF), and Area 11 (1,400 SF).

UW-Platteville – Multi-Building Roofing/Plaza Deck Replacements:

This project replaces roof systems on Center for the Arts and Ottensman Hall buildings that have exceeded their useful life to maintain the building envelope integrity and prevent damage to the building and its contents. Center for the Arts and Ottensman Hall work includes installing a new fully adhered Ethylene Propylene Diene Monomer (EPDM) membrane roof systems with a minimum of R-25 polyisocyanurate insulation over the roof deck. All sheet metal flashings will be replaced with new prefinished metal. Portions of the Center for the Arts standing seam roof system will be replaced with a new standing seam roof system while adding a new gutter system to manage water run-off. A new through wall flashing for Ottensman Hall will be installed along the north perimeter.

Center for the Arts roofing sections are at the end of or beyond their useful lifespan. They are original to when the building was constructed in 1981. The roof sections have failed and leak. The building also needs gutters installed along standing seam metal roof. Existing flat roof has bad tenting at all edges. The Ottensman Hall roofing sections have aged, deteriorated, and are beginning to fail and leak. A previous project provided some temporary fixes several years ago, but the problems have now reoccurred.

UW-Stevens Point – Multi-Residence Hall Roof Replacement:

This project replaces roof coverings and completes all other associated ancillary work at Neale and Baldwin Halls, to maintain the building envelope integrity and prevent damage to the buildings and their contents. Removal of existing roof system down to the existing asphaltic vapor retarder and deck. Addition of a new 60-mil, fully adhered Ethylene Propylene Diene Monomer (EPDM) single-ply roof membrane over tapered insulation

system. Provide prefinished sheet metal flashings and trims. Provide non-penetrating fall protection around perimeters of buildings.

The roof sections are more than 32 years old, installed in 1991. Recent site inspections determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

UW-Stevens Point – Old Main Roof Replacement:

This project replaces the steep sloped, shingled roofing and Ethylene Propylene Diene Monomer (EPDM) roof on the historic Old Main facility. Project work includes cleaning of the original gutters and downspouts and installing new flashing, counterflashing, pipe boots, and other ancillary roofing accessories including inspection of the mechanical units. All roofing work will be coordinated around the existing electrical conduit, mechanical curbs, and other penetrations. This work will require scaffolding and site protection.

The roof sections are more than 30 years old. Recent site inspections by the Physical Plant staff and the Division of Facilities Development staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

UW-Superior – Gates Fieldhouse/Old Main Roof Replacements:

This project replaces roofing systems on the Gates Fieldhouse and Old Main building. Gates Fieldhouse work includes removal, disposal, and replacement of built-up roof sections C, D & E (~28,000 SF) with new insulation and fully adhered Ethylene Propylene Diene Monomer (EPDM) roofing systems. Old Main work includes removal, disposal, and replacement of all built-up roof sections (~27,000 SF) with new insulation and fully adhered EPDM roofing systems. The project will also complete all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Roofing work must be coordinated around mechanical equipment curbs, and other roof penetrations.

Roof sections C, D & E were last replaced in 1985 with bitumen roofing membrane set in asphalt. The roof is beyond its useful life and has required 10 documented roof repairs. Seams and drain assemblies have deteriorated causing leaks to the interior of the building. Some measures have been taken to mitigate these issues, but site inspections by the Physical Plant staff have determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. The replacement associated with this project will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

UW-Platteville – Underground Steam Utility & Pits 15-17 Repairs:

This project replaces selected sections of underground site mechanical utilities (steam and pumped condensate return) enclosed in concrete box conduit and reconstructs two utility pits. Project work includes the replacement of the steam and condensate lines from the Heating Plant through Steam Pits 15, 16, and 17 and includes the lateral serving Ottensman Hall from Pit 17. Steam Pits 16 and 17 will also be replaced.

Steam Pits 16 and 17 were originally constructed in 1963 and 1965. They are in poor condition, degraded from surface water and salt infiltration, and require complete replacement. The steam and condensate piping is more than 50 years old, has exceeded its intended useful life, and has had multiple repairs and patches completed through past projects. A broken anchor in Pit 17 is further stressing the piping system, creating a potential point of failure for this main steam line.

UW-River Falls – Falcon Center-Knowles Building Chilled Water Service Replacement:

This project provides a reliable chilled water utility source to the Knowles Physical Education Building. Project work includes extending the chilled water utility from the Falcon Center to the air handling units in the Knowles Building and replacement of the direct expansion (DX) systems with chilled water piping and associated controls.

The exterior compressor cooling unit is failing with multiple compressors burnt out. The Falcon Center chiller was sized for future connections of the cooling loads for the Knowles Building. This project will provide Knowles Building with more reliable and energy efficient chilled water delivery system.

UW-Whitewater – Steam & Condensate Utility Replacement (Pits 3-19):

This project replaces approximately 1,300 LF of existing steam box conduit from Steam Pit 3 to Steam Pit 19 with new direct buried steam and pumped condensate conduits. Three new steam pits will be constructed and piping reconfigured within two existing steam pits. All project areas disturbed will be fully restored including roadways and gutters, pedestrian walkways, terraces, landscaping features, and site structures.

Within the concrete box conduit, the condensate line is deteriorated and prone to leaks. During routine maintenance, central heating plant staff found the condensate pipe was leaking 6-8 gallons per minute. When the box conduit was exposed during repairs, evidence of complete box conduit failure was discovered, including failed concrete side walls and top, pipe anchors rusted completely away, Schedule 80 condensate pipe rusted completely through, absent pipe insulation, and the tin top cover was rusted out. Four steam pits are also in poor shape due to age and past flooding experiences with salt laden storm water. The concrete sidewalls are cracking and collapsing. The current electrical

service does not meet current code standards, which creates an unsafe condition. There is no permanent lighting for the space and the rusty access ladder is unsafe.

This project is required to assure the adequacy of the steam supply throughout the campus for area heating and production of domestic hot water. The utility piping is one of the few remaining sections of the distribution system that has not been replaced since its original installation. Replacing this section of the distribution system will maintain reliable supply of steam to campus.

Previous Action

July 8, 2024
Resolution 12218

Granted authority to construct the UW-Madison Witte Hall Tower A HVAC System Improvements project at an estimated total cost of \$1,775,500 Cash. The final Design Report was unexpectedly revised on July 18, 2024 with a budget estimate more than 10% above the original request and BOR action.

Related Policies

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

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

REQUESTED ACTION

Adoption of Resolution D7., authorizing construction of various maintenance and repair projects.

Resolution D7. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct various minor facilities renewal projects at an estimated total cost of \$32,875,000 (\$26,956,000 Segregated Revenue and \$5,919,000 Cash).

SUMMARY

2023-25 MINOR FACILITIES RENEWAL PROJECTS PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG-REV	CASH	TOTAL
GBY	23F3V	Campuswide Fire Alarm & Smoke Detection System Replacement	\$6,278,000	\$698,000	\$6,976,000
LAX	23F3Z	Graff Main Hall/Mitchell Hall Exterior Envelope Maintenance & Repairs	\$6,620,000		\$6,620,000
MSN	23F4Z	Nielsen Tennis Center Roof Replacement		\$5,221,000	\$5,221,000
MIL	23F3W	Kenilworth Square East Exterior Envelope Maintenance & Repairs	\$7,381,000		\$7,381,000
PKS	23F3X	Facilities Management Center Health & Safety Renovations	\$6,677,000		\$6,677,000
2023-25 MFR PROJECTS PROGRAM SUBTOTAL			\$26,956,000	\$5,919,000	\$32,875,000

	SEG-REV	CASH	TOTAL
SEPTEMBER 2024 TOTALS	\$26,956,000	\$5,919,000	\$32,875,000

Presenter

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

BACKGROUND

UW-Green Bay – Campuswide Fire Alarm & Smoke Detection System Replacement:

This project replaces the fire alarm and smoke detection systems across nine buildings (Heating and Chilling Plant, Instructional Services, Kress Events Center, Laboratory Sciences, Mary Ann Cofrin Hall, Rose Hall, Student Services, Studio Arts, and Theatre Hall) and approximately 863,000 GSF. The replacement system will be compatible with those installed within other campus facilities not included in this project. All campus fire alarm and smoke detection systems will connect through a new fiber optic cable and central monitoring points located in the Campus Police Department and the Heating and Chilling Plant. The project will improve detection, provide additional notification to meet current codes, and reduce maintenance. The new system will be installed and commissioned prior to demolishing and removing the current system.

The fire alarm systems to be replaced under this project are primarily 1977 vintage, with various ad hoc additions and modifications also completed since original installation. The vast majority of equipment, controls, cabling, and wiring are well past their expected useful lives and require replacement. These systems have become unreliable and difficult to repair or replace component by component, building by building.

UW-La Crosse – Graff Main Hall/Mitchell Hall Exterior Envelope Maintenance & Repairs:

The project performs exterior envelope maintenance and repairs to prevent water infiltration on two buildings (Graff Main Hall and Mitchell Hall) and preserve a building (Graff Main Hall) on the National Register of Historic Places. Mitchell Hall work includes replacing select exterior windows and doors, minor repairs to the associated interior surrounding surfaces, and restoring the brick masonry façade. Graff Main Hall work includes restoring the brick, limestone, and sandstone masonry façade; and repairing and coating the sheet metal cornice and coping system to preserve the historic aesthetics.

Graff Main Hall was constructed in 1909. The exterior is comprised of brick with limestone banding, windowsills, and decorative limestone pediments. A sheet metal coping protects the top of the parapet wall encompassing the buildings perimeter. At the base of the parapets a limestone cornice with a sheet metal cover wraps the South, East and West elevations. Along the north elevation a similar sheet metal cornice exists without the limestone. The masonry parapet is covered with corrugated galvanized, sheet metal coping cap. The coping is original to buildings construction. A study completed identified and detailed issues with the building envelope. Some minor repairs have previously been completed, but the exterior of the building is essentially the same as it was more than 100 years ago. UW-La Crosse has prioritized repairing and preserving Graff Main Hall. Not only is it engrained in the history of the university, but the architectural elements of Graff Main

Hall have become the cornerstone upon which the architectural design of new campus buildings have been based. Repairing and preserving the exterior of Graff Main Hall will allow it to remain the anchor to campus well into future.

Mitchell Hall was constructed in 1965. An addition that renovated a portion of the original facility and added square footage on both the north and south sides of the building was designed by the same firm and was completed in 1969 to 1970. The building varies in height up to approximately 44 VF above grade and is skinned on the exterior primarily with brick masonry and cut stone panels. A study was completed that identified and detailed issues with the building envelope. There have been no significant building envelope repairs previously completed. Defects in the building envelope have been detected in multiple locations. Some of the defects consist of failed sealant joints; deteriorated mortar joints; cracked, displaced, and spalled brick units; efflorescence on brick from moisture infiltration; and deteriorated stone panels. These conditions have led to moisture infiltration that adversely affect daily operations. Continued moisture penetration will have an adverse effect on the longevity of the structure itself. Corrective measures that remedy the issues identified will improve the environment in the building for the occupants and preserve the structure of the building.

UW-Madison – Nielsen Tennis Center Roof Replacement:

This project replaces roof systems over twelve tennis courts and six squash courts to maintain the building envelope integrity and prevent damage to the building and its contents. The low sloped portions of the roof were replaced in the summer of 2018. This project removes and replaces the remaining roofing sections and systems, approximately 101,500 SF total.

The Nielsen Tennis Stadium was constructed in 1968 and features 20 tennis courts (12 indoor and eight outdoor), five singles squash courts, and one squash doubles court. From 1988 to 2010, the Nielsen Tennis Stadium served as the site for the USTA/ITA Women's National Indoor Team Tennis Championship. The outdoor courts were utilized for the 1991 Big Ten Women's Championship and the 1992 Big Ten Men's Championship. Most recently, the 2009 Big Ten Women's Championship was held at Nielsen. The facility has also served as the site for the Wisconsin Boys' and Girls' High School Championship, the USTA League State Championship, the Badger State Games, the men's collegiate Rolex Midwest Qualifier as well as numerous NCAA Division III regional and conference championships.

An inspection of the roof in July of 2018 by Taylor Roofing had given an estimated life expectancy of 5-7 years. A new roofing system will ensure continued usage at Nielsen Tennis stadium free of leaks. More than 6,000 students, faculty and community players use the facilities at Nielsen on a weekly basis. The stadium also features shower and locker areas as well as upper-level seating for more than 1,500 spectators. Roof replacement is

critical for the facility to be utilized by students, staff, and the community as well as the ability to host athletic tournaments.

UW-Milwaukee – Kenilworth Square East Exterior Envelope Maintenance & Repairs:

This project completely removes and replaces the brick façade on the North, East, and South elevations from the top of first-floor limestone ribbon to bottom of the fifth-floor cornice. Backup walls will be repaired and new air-barrier, steel shelf angles, masonry tiles, and brick masonry units will be installed to match the existing façade color, texture, and coursing. Perimeter sealants at windows will be replaced and all limestone units will be rehabilitated. Select repair and replacement of masonry will be performed on all three elevations below first floor limestone ribbon. A protected and lighted walkway at City of Milwaukee sidewalks will be furnished directly below areas of work along with temporary signage.

Kenilworth Square East (KSE) is a 242,600 SF, six-story, masonry façade/concrete structure building constructed in 1915. The building is connected by two short skyways at the second level to the Kenilworth Square Apartments (KSA) housing units. KSA is not part of this project request. KSE was originally used for manufacturing activities and features a robust concrete structure, large floorplates, tall floor-to-floor heights, large windows, and a simple architectural style corresponding to their industrial uses. In 2006 the property was redeveloped by a private developer in partnership with UW-Milwaukee for use as university offices, event space, and retail. The north, south and east façades were not replaced at the time of renovation in 2006. Only the west facade was replaced as a part of other design and construction remodeling considerations at the time. The property is included in the Wisconsin Architectural & Historical Inventory. The significant repairs required for the façades will very likely trigger a review by the Wisconsin Historical Society (WHS) since this is a state-owned property.

In the summer of 2021, a Kenilworth Square East (KSE) façade condition review/study was completed, including site investigation and examination of available building construction and previous condition assessment documentation. Due to the precarious condition of the masonry façades above actively used city sidewalks (in particular, the north/south and east elevations), protective scaffolding over the north and east sidewalks was erected also in 2021. That scaffolding has since been removed. Temporary façade stabilization work, essentially consisting of surface-mounted angles (north, south, and east facade elevations) lagged to the concrete building structure was subsequently installed. The stabilization elements (angles) remain in place and will be present when this project's permanent façade repairs are executed.

Due to the complete failure of the 109-year-old existing brick veneer attachment, its full removal and replacement is required. The north, east, and south elevations are in severe distress with the north and east being in the worst condition. The overall lack of

appropriate anchoring of the exterior wythe of brick to the structure or backup infill masonry and the age of the system is perhaps the most impactful to repair methods. The anchoring deficiency restricts the ability to reset the small façade areas that are slipping and bowing on the exterior wythe, without removing entire sections of adjacent brick. The failure of the exterior wythe of masonry at the base east elevation on the southeast corner of the building is an example of what could happen to full sections of brick on the three façades and all floors.

Anchoring the brick to the building structure can only be observed where brick was removed as part of the destructive investigative openings. It was consistently observed across all the openings that proper anchoring the brick to the backup substrate and structure was either limited; completely missing; or installed, but knocked flat and not engaged. Where anchors do engage the masonry, they were a flat, non-corrugated type and only partially engaged with the masonry. The flat metal ties were often either set into the concrete or secured to metal wires whose securement to the substrate could not be verified due to the limitations of the opening. The wires observed are rusted. Other thicker wires, possibly originally used to hold formwork in place, are heavily corroded and generally bent down against the concrete substrate. Corrugated ties, sometimes heavily corroded, were occasionally observed between brick set in non-running bonds and the adjacent running bond.

UW-Parkside – Facilities Management Center Health & Safety Renovations:

This project replaces the heating, cooling and ventilation (HVAC) system serving the building offices, maintenance workshops, and fleet vehicle garage. The new HVAC system will be tested, balanced, and commissioned per DFD requirements. The building electrical system will be upgraded, new lighting installed throughout, and a new photovoltaic solar panel system installed on the roof. The project replaces the existing built-up roofing with new insulation and Ethylene Propylene Diene Monomer (EPDM) roofing system, gutters, and downspouts. Exterior windows to be replaced with new aluminum, thermally-broken windows with insulated glass. Interior renovations include a new Mechanical Room, new suspended acoustical ceilings, and fire separation improvements.

The Facilities Management Center was constructed in 1975 and houses the main facilities administrative offices, the campus blueprint archive, campus planning and projects archive, a facilities repair workshop, and four garage service bays for vehicle storage and maintenance. The building had been sporadically modified during its service from original functionality. Office spaces have been reconfigured and partition walls and floors have been constructed to modify the building to meet the changing needs of the facilities operation. The HVAC system controls, thermostats, and zoning for the building did not always change along with these other building modifications. The past building modifications also require assessment as some partition walls do not extend to the roof deck or are not sufficiently insulated for sound transfer or energy conservation.

The HVAC system is original to the building, with the exception of a cooling unit that was installed in approximately 2000 and two associated condensing units that provide air conditioning for the building during the cooling season. The original HVAC units are suspended from the ceiling in the rear garage bay, about 12 feet above the finished floor. The unit system is past its useful life, parts are not readily available for the unit, and repair parts typically need to be field-modified to work in the unit which adds expense and time to repairs. The new HVAC system hardware will be moved to a ground-level, rated room, for safety and ease of maintenance needs. The HVAC system currently has no outside air flow. The outside air intakes above the main entrance to the building have been abandoned and covered with insulation. Multiple code and health and safety violations were documented in a study completed in November 2019. The building cooling system is comprised of two exterior condensing units. Directional boring of piping feeds to the adjacent Heating and Chilling Plant would allow the building to be connected to the central chilled water loop for campus and thus eliminate the need for stand-alone condensers for building cooling. The roof on the building will be replaced as a part of this project. It is a ballasted roof that is at the end of its useful life.

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 ENTER INTO A LEASE OF SPACE LOCATED AT
353 EAST CAMPUS MALL, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution E., authorizing a lease of storefront and office space for the Rebecca M. Blank Center for Campus History and Student Affairs.

Resolution E. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes a lease of approximately 14,141 gross square feet for the Rebecca M. Blank Center for Campus History and Student Affairs located at 353 East Campus Mall located in Madison, Wisconsin.

SUMMARY

This new lease provides a space for two important student facing services and organizations on campus, the Rebecca M. Blank Center for Campus History and Student Affairs.

The Rebecca M. Blank Center for Campus History seeks to expand and enrich UW-Madison's historical narrative by providing space for the voices, experiences, and struggles of marginalized groups. This space will provide a central location for public and student-facing exhibits, office, and meeting spaces. The Center recently moved out of the Humanities Building and is temporarily located on the 11th floor of 333 East Campus Mall where they do not have access to meeting or exhibit space to meet their academic needs.

In addition, this lease provides space for Student Affairs to consolidate high priority student engagement functions in a central location to support student success. This location provides a unique storefront venue for highly visible and flexible multi-purpose space with ease of access to students that utilize critical student affairs resources.

The lease term will commence on or before January 1, 2026, pending tenant improvements, and will continue for 10 years, with two five-year renewal options.

Presenter

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

BACKGROUND

The Rebecca M. Blank Center for Campus History and the Student Affairs department are currently borrowing office space from Enrollment Management at 333 East Campus Mall. Enrollment Management continues to grow and has ongoing space needs. This location offers excellent exhibit potential for the Center with proximity to existing academic, student, and other museum spaces and functions, as well as allows them to accommodate increasing educational demands from more than 12 academic department units. In the 2023-24 academic year, the Center served approximately 750 students within 30 classes.

Student Affairs occupies approximately 18 locations across campus many of which have critical student facing services to ensure student success. Per their recently completed framework plan, Student Affairs goal is to improve access and consolidate some of these functions in a central campus location. Other Student Affairs units currently located at the University Square Complex include the Student Activity Center and Associated Students of Madison offices (student government); University Health Services; the McBurney Disability Resource Center; and the Office of Student Conduct and Community Standards. This space allows them to further centralize their resources and improve student support. Finding a long-term public-facing space is imperative to meet desired engagement goals of students and ensure their success.

The Center and Student affairs will each occupy approximately 7,000 gross square feet. This location provides visibility, increased access for students, co-location for functional efficiencies, and the opportunity to right-size space during build-out to accommodate growth.

Tenant improvements to update the space are expected to cost \$1,767,625; the landlord is contributing \$707,050 to that cost. The lease will include the right of first refusal to purchase and an option to expand into a proximate retail space which has a direct connection to space the Board already owns. The University currently owns 26.199% of the University Square Condominium. The rights negotiated within this lease allow the opportunity for a larger stake of this facility on campus with highly desirable student facing and flexible space for multiple campus needs.

Lease Terms

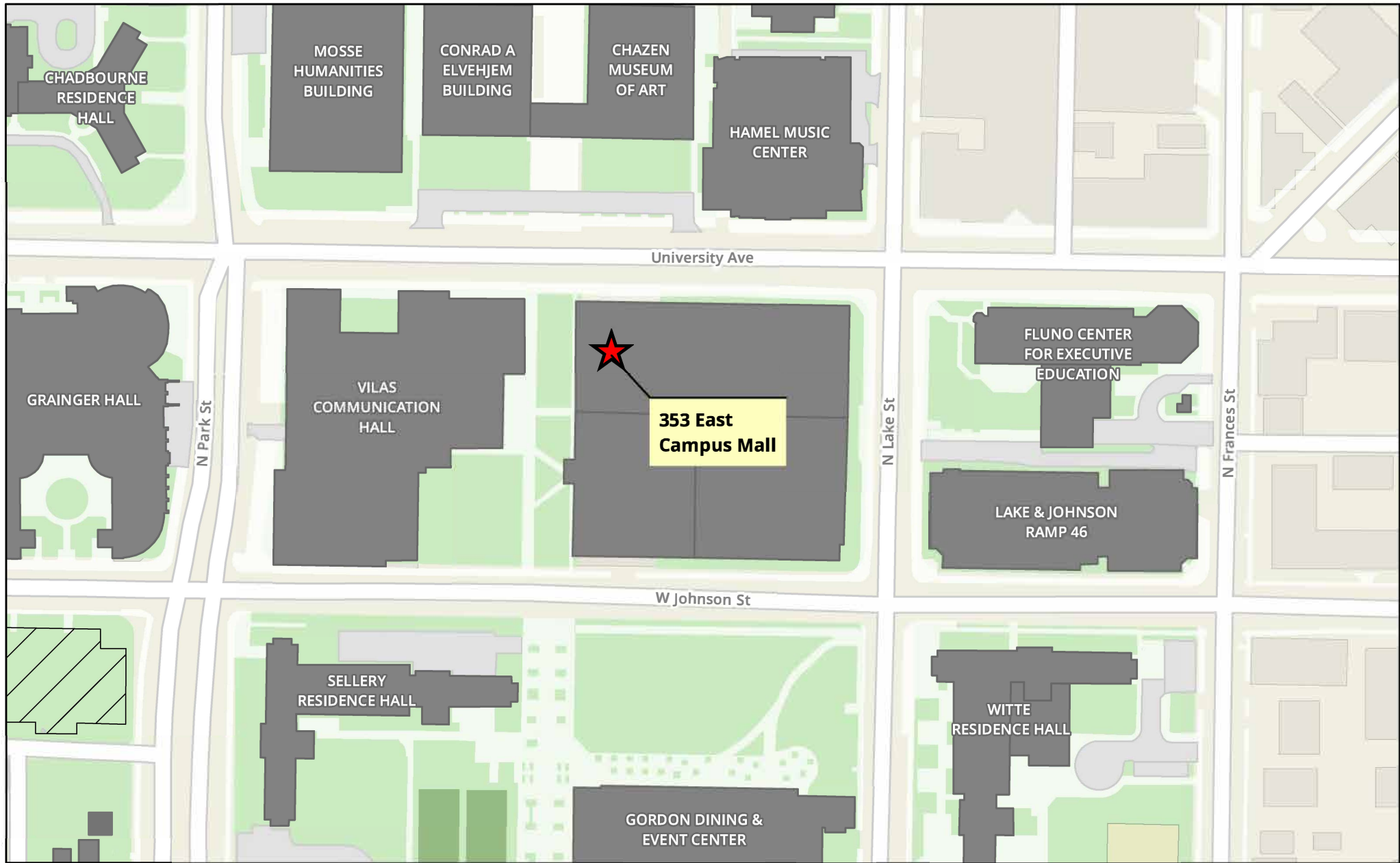
University Function	University of Wisconsin's Center for Campus History and Student Affairs								
Lease Location	353 East Campus Mall, Madison, WI								
Type of Negotiation or Selection Process	Request for Information								
Lessor	University Square, LLC								
Anticipated Occupancy Date	January 1, 2026								
Lease Term	10 years								
Escalation Rate	2.5% annually on base rental rate								
Operating Expenses	Tenant pays actual expenses for metered electricity, gas, water, sewer, and internet costs. Janitorial, real estate taxes, common area maintenance and management fees are included in the base rate.								
Renewal Option(s)	Two 5-year renewal options								
Purchase Option	Right of First Refusal								
Space Type	Office and Storefront								
Square Feet	14,141								
Base Rental Rate Per Square Foot, Year 1	\$35.00/SF								
Initial Lease Term Total Projected Cost	<table> <tr> <td>Base rent</td> <td>\$ 494,935</td> </tr> <tr> <td>Estimated Utilities</td> <td>200,000</td> </tr> <tr> <td><u>Tenant Improvements</u></td> <td><u>1,767,625</u></td> </tr> <tr> <td>Total</td> <td>\$2,462,560</td> </tr> </table>	Base rent	\$ 494,935	Estimated Utilities	200,000	<u>Tenant Improvements</u>	<u>1,767,625</u>	Total	\$2,462,560
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Estimated Utilities	200,000								
<u>Tenant Improvements</u>	<u>1,767,625</u>								
Total	\$2,462,560								
Funding Source	GPR or grant funding								

Related Policies

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

ATTACHMENT

- A) UW-Madison: 353 East Campus Mall Map

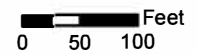


Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-Madison: 353 East Campus Mall

- ★ Proposed Lease Location
- ▭ Under Construction
- Campus Building
- UW Property



**AUTHORITY TO COMPLETE DESIGN AND CONSTRUCT THE
UW MANAGED GRAINGER HALL 1ST FLOOR DINING EXPANSION,
UW-MADISON**

REQUESTED ACTION

Adoption of Resolution F., authorizing the completion of design and construction of the Grainger Hall 1st Floor Dining Expansion 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 Grainger 1st Floor Dining Expansion project for an estimated total project cost of \$27,140,000 Gift & Grant Funds.

SUMMARY

This project will transform the 1st floor east wing of Grainger Hall by constructing a two-story naturally lit, indoor addition called the Winter Garden in the current outdoor courtyard with an occupiable Rooftop Terrace, ground-level plaza, and an outdoor seating area for the Coffee Venue.

The interior renovation involves a comprehensive re-envisioning of the first floor to address traffic flow, provide flexibility for events, and offer social space that builds community. A Coffee House, Retail Food Service venues, an Executive Dining room, various Student Lounges, Student Organization space, and a Catering Kitchen will be constructed.

A feature staircase will connect the Winter Garden addition and the second floor. Minor renovation to support the addition will occur on the second and third floors. Mechanical, electrical, plumbing, and fire protection improvements will be made to the Food Service spaces and interior renovation. A new structural system will be constructed on the existing underground parking structure under the existing outdoor courtyard.

Presenter

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

BACKGROUND

This project builds on the Multi-Building Dining Expansion and Renovation Pre-Design that addresses campus dining facilities capacity in response to increases in demand for student dining options. The dining study investigated the impact of the increase in student population living in campus housing from 7500 to 9000 and the corresponding decrease in dining experience with long lines during peak service periods. The team determined that 550 additional dining seats are needed. It was determined that viable dinner options are needed at Grainger to alleviate the dinner hour demand at Gordon Dining Commons.

This project seeks to improve queuing at Grainger with separate coffee and dining functions to address overcrowding and long wait times. Current operations and menu options will be expanded with the renovation of the existing Capital Café. The design will renovate current adjacent seating spaces with the expansion of seating into the Winter Garden rooftop terrace, ground-level plaza, and newly activated outdoor courtyard.

Budget/Schedule

Construction	\$18,931,000	A/E Selection	March 2024
Design	\$1,607,000	BOR Approval	September 2024
Contingency	\$2,840,000	Bid Opening	March 2025
Equipment	\$3,000,000	Start Construction	May 2025
Management Fees	\$762,000	Substantial Completion	July 2026
TOTAL	\$27,140,000	Final Completion	September 2026

Related Policies

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

**UW-PARKSIDE HOST CAMPUS PRESENTATION:
“BUILDING FOR THE FUTURE”**

REQUESTED ACTION

For information only.

SUMMARY

UW-Parkside’s capital planning strategy and priorities are based on five key principles:

1. Keep UW-Parkside a Future-Forward Campus
2. Increase the variety of learning environments
3. Enhance inclusiveness and student focus
4. Improve facility function and efficiency
5. Further enhance and balance campus sustainability

UW-Parkside will share a brief history of the development of campus, highlighting the strengths of its facilities and the benefits of the park-like setting in the high-growth corridor of southeast Wisconsin. The presentation will also discuss the ongoing challenges of facilities that are all of the same age, along with mechanical systems and related infrastructure that are reaching end of life at the same time.

UW-Parkside will discuss recent projects and initiatives that focus on updating instructional spaces and addressing infrastructure needs. The presentation will then pivot to planned capital projects that will allow UW-Parkside to continue its progress to adapt instructional spaces and improve overall facilities function and efficiency.

Finally, UW-Parkside will close the presentation with a review of projects in partnership with private companies, local governments, and environmental groups, including several sustainability-related efforts as the university works to be a steward of built and natural resources.

Presenters

- Philip Hirsh, UW-Parkside Vice Chancellor of Finance and Administration
- John Bruch, UW-Parkside Chief Facilities Officer
- Emily Reed, UW-Parkside Sustainability Coordinator