

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM  
**Capital Planning and Budget Committee Minutes**  
**Thursday, April 7, 2022**

The April 7, 2022, meeting of the Capital Planning and Budget Committee, which was held in Dreyfus University Center on the UW-Stevens Point campus and via WebEx Videoconferencing, was called to order at 8:45 a.m. by Committee Chair Regent Ashok Rai.

A. Calling of the Roll

Present: Regents Ashok Rai, Scott Beightol, Michael Grebe, and Jill Underly

Present via WebEx: Regent Corey Saffold joined at 10:48 a.m.

Unable to Attend: Regent Tracey Klein

B. Declaration of Conflicts

Before considering any items on the agenda, Committee Chair Regent Rai asked if any Board members wished to declare any conflicts of interest as per Regent Policy Document 2-4, "Ethics and Conflict of Interest Policy for the UW System Board of Regents." Regents Rai and Grebe recused themselves from agenda item F.

C. Approval of the Minutes of the February 2, 2022, Meeting of the Capital Planning and Budget Committee

After receipt of a motion and second, the minutes of the February 2, 2022, meeting of the Capital Planning and Budget Committee were approved as presented.

D. UW-Madison: Authority to Sell 123.711 Acres of Property at the Marshfield Agricultural Research Station located in Marshfield, Wisconsin

Senior Associate Vice President Alex Roe explained that in 2002, the Board and the City of Marshfield executed an agreement that provided an option to purchase by the city to expand their industrial park. UW-Madison has two plots of agricultural research land in Marshfield. This portion is in the south, and another is located up north. The city has exercised their option to purchase. Two appraisals, \$513,156 and \$876,000 resulted in a purchase price of \$687,920. The university concentrates its research activities on the northern site and therefore is willing to sell this parcel. The funds will be deposited into a special fund for agricultural research.

Resolution D. was moved by Regent Grebe, seconded by Regent Underly, and adopted unanimously on a voice vote.

E. UW-Madison: Authority to Acquire a Parcel of Agricultural Land Totaling 70 Acres Located in Arlington, Wisconsin

SAVP Roe described the Arlington Research Station, which contains 2,021 total acres with only eighty acres dedicated to organic farming, far less than what CALS could use given

current programmatic needs. The purchase of additional land will almost double the number of organic acreages and will allow UW-Madison faculty to be more competitive for grant funding and produce more robust research outcomes.

Resolution E. was moved by Regent Underly, seconded by Regent Beightol, and adopted unanimously on a voice vote.

- F. UW-Madison: Authority to Enter Into a Lease for the School of Medicine and Public Health  
SAVP Roe explained that the Department of Family Medicine and Community Health leases space across the street from St. Mary's hospital in Madison. This department in the School of Medicine and Public Health provides outpatient clinic services through three counties and to the UW-Health American Center. A new RFP for space was issued and after visiting multiple sites, the committee chose a site on Whitney Way and University Boulevard. This new lease provides easy access to clinicians and clients. The landlord has provided funding for renovation to accommodate the needs of the clinical staff.

Resolution F. was moved by Regent Underly, seconded by Regent Beightol, and adopted on a voice vote with two absentia.

- G. UW-Madison: Authority to Execute a Ground Lease with Wisconsin Power and Light Company

This item proposes to grant Wisconsin Light and Power a 25-year ground lease to construct and operate a solar photovoltaic array on fifteen acres. This agreement provides for capital outlay, meaning the university will not have to pay for the construction of the array. It will allow agricultural research and education opportunities for UW-Madison faculty and students. SAVP Roe added for clarity that payments are estimated at about \$84,000 per year. The cost will be fixed at the time the lease is executed per the Midcontinent Independent System Operator cost of entry and reduced by the value of any Renewable Energy Credits retained by the university.

Regent Beightol inquired about the location of the field in relation to the UW-Madison campus and how they can utilize the solar energy. SAVP Roe stated it is located at Kegonsa Research Campus and the energy is put back into the grid, but Madison will benefit from the energy credits.

Regent Underly inquired about the installation height and given the 25-year lease that the neighbors are considered. Associate Vice Chancellor of Facilities Planning and Management at UW-Madison, Cindy Torstveit, informed the committee that they are working with the neighbors on mitigation of their concerns such as sheltering the view shed with vegetation.

Resolution G. was moved by Regent Beightol, seconded by Regent Grebe, and adopted unanimously on a voice vote.

H. UW-Madison: Authority to Create Condominium Ownership of Above-Surface Level at the Computer Data and Information Science Building

In order to construct the new Computer, Data, and Information Science (CDIS) building, SAVP Roe explained that UW-Madison needs to create one property parcel. Currently there are two property owners on the block, the Board and the Wisconsin Alumni Research Foundation (WARF). WARF owns the subterranean vivarium used by researchers at the Wisconsin Institute for Discovery located across Orchard Street and the loading dock. The Board owns all the remaining property. The City of Madison Fire Code prohibits the construction of buildings on parcels owned by different parties, so the two parcels must be combined into one through a new certified survey map. To preserve WARF's ownership of the vivarium, the building will be constructed as a condominium ownership that includes two units, the CDIS building and the proximate Brogden Psychology Building as Unit 1 and the underground vivarium and loading dock owned by WARF as Unit 2. This request is to allow the conversion of a fee simple ownership of the properties into a condominium containing two units; and then accept the subsequent gift of the above-surface level from WARF.

Resolution H. was moved by Regent Beightol, seconded by Regent Underly, and adopted unanimously on a voice vote.

I. UW Oshkosh: Authority to Enter Into a Lease for Head Start

UW Oshkosh is the federal grantee for the Oshkosh Head Start Program, which serves more than 488 children across four counties. An existing lease site held by the Boys and Girls Club of Oshkosh serves 71 students. The current need is for 108 students; therefore, the Boys and Girls Club is applying through various sources for the necessary grant funds to expand the existing facility. This new space will provide more classrooms, office and support space as well as expand outdoor space. SAVP Roe stated that exercising this lease demonstrates commitment by UW Oshkosh to continue Head Start operations at this site.

Resolution I. was moved by Regent Grebe, seconded by Regent Saffold, and adopted unanimously on a voice vote.

J. UW Oshkosh: Authority to Purchase 2.65 Acres of Land and Building

This item requests approval to purchase a parcel of land and improvements across the street from the UW Oshkosh Sports Complex and Titan Stadium for \$675,00 after various repairs are provided by the existing owner. The site has a 22,237 square foot

building which will be used as storage and indoor practice space for the newly formed UW Oshkosh Titan Thunder marching band while the first-floor office space will be used to house the marching band staff as well as athletics coaching staff.

Regent Rai invited UW Oshkosh Chancellor Levitt to the table to provide additional information regarding the business plan for the purchase, the age of the building and its potential upkeep. Regent Rai expressed concerned about adding new square footage, in particular an older building.

Chancellor Levitt explained it has been a long-time goal to create a marching band at UW Oshkosh and it is the number one most requested activity of incoming students that they do not offer. Creating a marching band would be an admissions improvement as well as a retention tool. In their CIP plan, UW Oshkosh proposed to build a \$20 million dollar building for this endeavor as well as other functionalities. However, by purchasing the proposed land and building, it will be a cost savings for them. He is estimating about \$90,000 in annual cost for upkeep and services. Also, they have secured non GPR funds to purchase. UW Oshkosh's Chief Facilities Officer, JoAnn Rife added that the building was built in 1975. From their building analysis, they are anticipating \$65,000 in initial maintenance work but the renovations are still in evaluation as they determine what the programmatic needs are for athletics and the marching band. Chancellor and CFO Rife both stated they are going to do minimal renovations to the building.

Regent Rai inquired about the estimated enrollment increase by adding the marching band in which Chancellor answered he would like to grow the band to about 250-300 students.

Regent Grebe inquired if the building and land is not purchased, what is their alternative. Chancellor explained it would adversely impact their ability to grow the marching band since they do not have the space necessary for growth.

Resolution J. was moved by Regent Grebe, seconded by Regent Underly, and adopted by a 4 to 1 voice vote with Regent Rai voting nay.

~~K. UW-Madison: Authority to Construct the UW-Managed Wisconsin Alumni Research Foundation Building Floors 4, 5, & 7 Renovation Project~~

This agenda item was withdrawn.

L. UW-Platteville: Authority to Pay a City of Platteville Special Assessment

SAVP Roe explained that late last year it was discovered that the sanitary sewer system, which serves the Williams Field House at UW-Platteville, was crushed. After consultation

with the City of Platteville, it was determined that replacement of the sanitary sewer main was required. The city is responsible for this work, however, a portion of the sewer main will need to be relocated to avoid the track and field turf. UW-Platteville will be assessed a portion of that cost. Cost estimates are at approximately \$185,000. However, given recent inflationary impacts, the actual cost will not be identified until bids are received by the city.

Regent Beightol inquired about clay pipes and if they are a common material at our campuses. SAVP Roe stated that clay was a traditional material used for many years. Campuses have been asked to inventory their underground utilities and to bring those projects forward. Utility projects are being ranked high in the upcoming capital budget in order to address needs before problems arise.

Resolution L. was moved by Regent Beightol, seconded by Regent Underly, and adopted unanimously on a voice vote.

M. UW-Eau Claire: Authority to Demolish Putnam and Thomas Halls Prior to Construction of the Science/Health Science Building Project

As a first step towards building the new Science and Health Science Building, Thomas and Putnam Residence Halls will be demolished and the site will be prepared for construction. The Department of Administration estimates that they will release demolition bidding documents in late May with substantial completion of fall 2022. Demolition of these two halls has been part of the university's long-range plan and is included in the Phase I enumerated project scope. SAVP Roe stated that replacement housing has been provided through the development of the Suites Hall and other off campus leased sites.

Resolution M. was moved by Regent Underly, seconded by Regent Grebe, and adopted unanimously on a voice vote.

N. UW-Milwaukee: Authority to Construct the Sandburg Hall West Tower Renovation Project

Sandburg Hall provides housing for 2,800 students. This work addresses long standing maintenance needs including failed mechanical and plumbing systems, outdated toilet rooms and upgrade bedrooms and support spaces. However, costs to renovate all three towers exceeded the original enumeration and a new enumeration was required to complete the last tower. As part of the 2021-23 capital budget, a new enumeration for the West Hall was obtained. The project will also update HVAC, electrical, and fire alarm systems to address deferred maintenance and comply with current life and safety codes.

Resolution N. was moved by Regent Beightol, seconded by Regent Underly, and adopted unanimously on a voice vote.

O. UW System: Authority to Construct a 2019-21 Classroom Renovation/ Instructional Technology Improvement Program Project

SAVP Roe described Agricultural Hall's Room 125 as one of the oldest and largest on the Madison campus. This 1903 room seats 600 students in the original wood seats on a wooden floor. It lacks updated technology and other systems to provide a modern setting. The HVAC system is inadequate as are the lighting and acoustic systems. As the room is considered historically significant, all renovations will preserve, restore, and augment the beauty of this marquee space.

Resolution O. was moved by Regent Saffold, seconded by Regent Grebe, and adopted unanimously on a voice vote.

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

In the interest of time, Regent Rai suggested that SAVP Roe answer questions about specific projects rather than reviewing each one individually. No questions or concerns were brought forth by the Regents.

Resolution P. was moved by Regent Beightol, seconded by Regent Underly, and adopted unanimously on a voice vote.

Q. UW-Stevens Point: Presentation "Purpose Driven Capital Investments: Reimagining the Student Experience"

Pratima Gandhi, Vice Chancellor Business Affairs presented the important capital needs for the future of UW-Stevens Point. These needs are to create a healthy and sustainable campus, maximize use and reuse of existing facilities, and enhance the image of the campus. VC Gandhi discussed the challenges with aging facilities, instructional space deficiencies, increased demand for student health and wellness, and creating a welcoming and memorable environment. Student Government Association President, Will Scheder provided a student's perspective on UW-Stevens Point top priority: the Student Health and Wellness Center. Buildings such as the Collins Classroom Center and the Science Building were also presented as aging facilities and ways to revitalize them. VC Gandhi invited Campus Planner, Allison Henke to narrate a video that highlighted the Fourth Avenue Revitalization video. This project will assist in the goal of improving the campus image.

Regent Beightol inquired about UW- Stevens Point's ability to raise private funding for the proposed projects. VC Gandhi stated there is donor interest and they are pursuing those for each project. SAVP Roe added that Stevens Point has applied for a federal grant from the Build Back Better monies. In general, SAVP Roe said that campuses are encouraged to bring at least 50% of a project's cost to the table; specifically, research related projects. In addition, the trend is that the legislature is requesting the campuses to bring more gift money to projects.

Regent Rai encouraged the Regents to take individual tours of each campus to learn about their efforts. He shared his experience with touring UW- Stevens Point Welcome Center and their strategic goals in increase enrollment.

R. Report of the Senior Associate Vice President

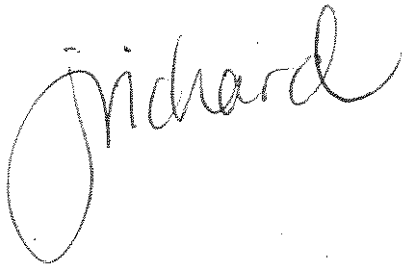
Regent Rai and SAVP Roe discussed prior to the meeting about changing the focus of the committee going forward. SAVP Roe stated that they would like to provide agenda items in a consolidated form such as today's All Agency request and focus more on strategic, big picture issues. To address this focus, campus leaders will be invited to the meetings to walk the Regents through their master plan.

Regents Beightol and Grebe agreed with the new focus. Regent Grebe emphasized that the committee is a governing body and not an additional layer of management. So, he is encouraged by the development. He appreciated the presentation that UW-Stevens Point gave in which they described their vision and in the context of an enrollment plan.

Regent Rai summarized that the committee will provide consent agendas at future meetings but allow time for Regents to ask questions about the projects. Then invite 2 campuses per meeting to present on their master plan.

Lastly, SAVP Roe gave a brief update on the progress of the 2025-29 Capital Budget.

Respectfully submitted,

A handwritten signature in cursive script that reads "Janis Richard". The signature is written in black ink and is positioned above the typed name.

Janis Richard  
Committee Clerk