

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM  
**Capital Planning and Budget Committee Minutes**  
**Thursday, December 7, 2023**

The December 7, 2023 meeting of the Capital Planning and Budget Committee, which was held in the Gordon Dining & Event Center's Symphony Room on the UW-Madison campus and via Zoom Videoconferencing, was called to order at 10:45 a.m. by Committee Chair Regent Dana Wachs.

A. Calling of the Roll

Present: Regents Dana Wachs, Edmund Manydeeds, Evan Brenkus, Jim Kreuser, Cris Peterson, Joan Prince, Ashok Rai, and Mark Tyler

B. Declaration of Conflicts

Before considering any items on the agenda, Committee Chair Regent Wachs 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." Regent Rai declared a conflict of interest with Agenda Item I. UW-Madison: Authority to Construct University Hospital – D2 Module Expansion.

C. Approval of the Minutes of the October 5, 2023, Meeting of the Capital Planning and Budget Committee

After receipt of a motion and second, the minutes of the October 5, 2023, meeting of the Capital Planning and Budget Committee were approved as presented.

D. Proposed Consent Agenda

1. UW System: Authority to Construct an Instructional Space and Technology Program Project
2. UW System: Authority to Construct All Agency Maintenance and Repair Projects
3. UW System: Authority to Construct Minor Facilities Renewal Projects

Regent Rai moved to approve the consent agenda recommending adoption of Resolutions D.1., D.2, and D.3. The motion was seconded by Regent Prince and approved by unanimous consent without objection.

E. UW-Madison: Authority to Enter Into a Lease Amendment for an Interdisciplinary Pathobiological Research Group

Senior Associate Vice President Alex Roe explained that back in April 2021, the Capital Planning and Budget (CPB) Committee allowed UW-Madison to renew the AIDS Viral Research Laboratory lease for almost 19,000 SF of research space at their current location, in the Research Park. It was anticipated that tenant improvements would upgrade a portion of the space from a BSL-2 to a BSL-3 laboratory. With an increase in viral respiratory research, the university is seeking labs that support BSL-3 research protocols. Unfortunately, it's been determined that the current location cannot be modified to meet those new requirements.

The best path forward at this time is to relocate the entire research lab and its seven principal investigators to Element Labs to continue their work and increase respiratory viral research capabilities. UW-Madison estimated that around 18 separate grant opportunities were missed due to the lack of appropriate research space. The existing lease will be terminated once the relocation is complete.

Regent Rai inquired if moving the researchers will be a financial loss situation. SAVP Roe confirmed that no financial loss will occur since the current lab is their established, home lab and they will be vacating it prior to any improvements.

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

F. UW-Stevens Point: Authority to Construct Champions Hall Addition and Renovation

SAVP Roe stated that this project will construct a new 2-story, 53,000 SF Student Health and Wellness Center addition to Champions Hall. This project has been in the works since at least 2012. The project has been realigned and re-endorsed to match the needs of the students and remain within the segregated fee structure endorsed by the students, Chancellor and President.

It allows for the expansion of indoor recreation and fitness facilities long requested by the students. Participation in activities that use indoor space has outpaced available space. In addition, the existing student health services space is inappropriate for modern health and wellness activities. UW-Stevens Point intends to remove the Park Student Services Center and Delzell Hall when those buildings become fully vacant, and funding is available.

Chancellor Gibson was invited to the table to say a few words about this critically important project to the university.

Regent Rai questioned if the new addition is being built on top of an already existing building. SAVP Roe explained that the Student Services Center and Delzell Hall are located on a separate part of campus. The site for the new addition is vacant.

Regent Petersen inquired about the construction schedule. SAVP Roe informed the committee that bids will be done in January with construction beginning in the spring. She included that DOA is estimating the building will take 2 years to complete.

Resolution F. was moved by Regent Petersen, seconded by Regent Manydeeds, and adopted unanimously on a voice vote.

G. UW-Stout: Authority to Construct Heritage Hall Addition and Renovation

Heritage Hall, constructed in 1973, has failing HVAC and electrical systems. SAVP Roe informed the committee that while UW-Stout was completing a study for the possible rehabilitation or replacement of Heritage Hall, the university decided that even if it made more sense to replace

this building, it was more sustainable to renovate it. And thus began the journey to create a new, unified home for the College of Arts and Human Sciences (CAHS) within Heritage Hall by consolidating and co-locating spaces currently spread across several facilities.

A few small additions to the building will allow the university to completely reimagine the exterior envelope and bring in natural lighting where it doesn't currently exist. New floor layouts will provide state of the art teaching and learning spaces for the various programs in the College of Arts and Human Sciences.

After the completion of this project, abatement and demolition of the 1954 wing of the Vocational Rehabilitation Building will take place.

Chancellor Frank was invited to the table to say a few words about the project.

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

H. UW-Eau Claire: Authority to Construct Science/Health Science Building Phases I and II and Lower Campus Chiller and Cooling Tower Replacement

SAVP Roe stated that Phillips Science Hall was constructed in 1963 and is unsuitable for modern science teaching and research. While there have been some renovations over the years, they've actually made the HVAC system function even more poorly. The proposed building will construct a new home for the Biology, Computer Science, Geography & Anthropology, and Geology programs and includes space for the Psychology and Watershed programs. The new instructional spaces will be designed and modeled for flexibility to adequately serve multiple courses, disciplines, and programs.

The Lower Campus Chiller and Cooling Tower Replacement Project replaces an existing 650-ton centrifugal chiller with a new nominal 1000-ton centrifugal chiller that serves the lower campus. All necessary piping, controls, electrical and other related components will be replaced as well.

The combined and fully funded project will be constructed in stages. The first stage is completed in which the Thomas and Putnam Residence Halls were demolished to prepare the site for the new Science/ Health Science Building. The second stage constructs the entire Building, planned to be released for bidding in February 2024. The third stage will construct the Lower Campus Chiller and Cooling Tower Replacement project, planned for bidding in spring 2024. And the last stage will demolish Phillips Hall once the move into the new Science Building is complete.

Chancellor Schmidt was invited to the table to say a few words about the project.

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

I. UW-Madison: Authority to Construct University Hospital - D2 Module Expansion

SAVP Roe started with an explanation as to why this item is on the agenda. The land beneath the hospital is Board of Regent property. Between 1924 and 1979, the hospital was located directly across the street from Van Hise Hall at the Medical Sciences complex. In 1979, they opened a new hospital at their current site. The UW Hospitals and Clinics has planned an expansion project since 2005 and it was included in UW-Madison's last campus plan update in 2015. Therefore, given the size of the proposed expansion, the board has the authority to approve or not, the hospital's request for expansion.

This expansion will accommodate and modernize the Clinical Science Center by adding treatment and diagnostic space associated with the emergency department. UW Hospitals and Clinics has a long-standing relationship between UW-Madison's School of Medicine and Public Health (SMPH). Various clinics such as the Carbone Center are jointly staffed by SMPH and the Hospital which are located in the hospital. Many of the physicians associated with the various centers are also faculty at the Medical School.

This project will be managed by the Hospital under the authority granted by the legislature. After the board approves the project, it will be sent to the Department of Administration for their consideration. They estimate the cost to be around \$139M which they will use reserves.

Resolution I. was moved by Regent Krueser, seconded by Regent Manydeeds and approved on a voice vote, with Regent Rai abstaining to avoid the appearance of a conflict of interest.

J. UW-Madison: Authority to Increase the Budget for UW Managed Near East Play Fields Renovation

Earlier this year, the CPB Committee approved the Near East Playfields project at a budget of \$10,000,000. SAVP Roe explained that last week bids opened, and the lowest construction cost was above the previously approved budget. After internal discussions at UW-Madison, it was decided to proceed with the project as it aligns with the Recreational Sports Master Plan. They are not considering rebidding since the project would need to be significantly descoped.

Resolution J. was moved by Regent Tyler, seconded by Regent Petersen, and adopted unanimously on a voice vote.

K. UW System: Semi-Annual Status Report on Leasing Activity

SAVP Roe provided the committee with the leasing activity from June 1, 2023 through November 30, 2023. There were no questions or discussions.

L. Report of the Senior Associate Vice President

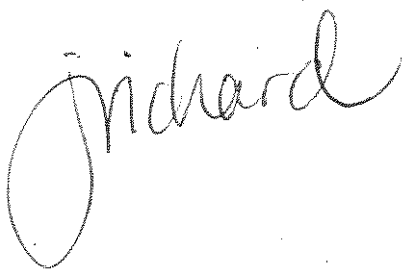
SAVP Roe reported that most of the 2025-27 biennial capital budget documents have been submitted by the campuses and are being organized so the CPB team can begin to review them. They are in the process of mapping the data to align with the published Board of Regent criteria. SAVP Roe will report back in February, a broader, high-level overview of the

submissions so the regents can gain an understanding of the quantity and breath of the work submitted by the Universities of Wisconsin.

SAVP Roe highlighted that three major projects, which were presented today with their respective Chancellors, were just enumerated this past July but are ready to be released for bidding over the next 2-8 months. It took a lot of work for the campuses to ensure these projects were ready before being enumerated. She is hopeful that the project estimates will hold and inflation remains around 4%.

The Capital Planning and Budget Committee meeting adjourned at 11:15 am.

Respectfully submitted,

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

Janis Richard  
Committee Clerk