

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
Capital Planning and Budget Committee Minutes
Thursday, December 4, 2025

The December 4, 2025, meeting of the Capital Planning and Budget (CPB) Committee, which was held in Room 164, Hamilton Room, James R. Connor University Center, Whitewater, Wisconsin, and via Zoom Videoconferencing, was called to order by Committee Chair Regent Jim Kreuser.

A. Calling of the Roll

Present: Regents Jim Kreuser, Edmund Manydeeds, Tim Nixon, Joan Prince, Karen Walsh, Sara Rogers, Ashok Rai, Linda Terwilliger

B. Declaration of Conflicts

Before considering any items on the agenda, Committee Chair Regent Kreuser 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."

No conflicts of interest were declared by any members.

C. Approval of the Minutes of the September 18, 2025, Meeting of the Capital Planning & Budget Committee

After receipt of a motion by Regent Manydeeds and a second by Regent Nixon, the minutes of the September 18, 2025, meeting of the Capital Planning and Budget Committee were approved as presented.

D. Proposed Consent Agenda

1. UW-System: Authority to Construct All-Agency Maintenance and Repair Projects
2. UW-System: Authority to Construct Minor Facilities Renewal Projects

Resolution D was moved by Regent Prince and seconded by Regent Walsh, and was adopted on a voice vote.

E. UW-Stevens Point: Increase Annual Segregated Fees and Authority to Construct the Dreyfus University Center Roof Replacements project

AVP Deej Lundgren introduced the proposed project to replace the roof at the Dreyfus University Center at UW-Stevens Point. The project will address persistent moisture issues by replacing approximately 54,650 square feet of roofing systems, including EPDM and built-up roofing, as well as standing seam metal roof sections. This essential upgrade will extend the life of the roof and protect the building's interior spaces. The existing roof sections are 20 years old and have been leaking, as confirmed by recent inspections. The total cost of the project is nearly \$3 million, and to fund it, a one-time annual segregated fee increase of \$34.40 will be applied from fiscal year 2027 through 2047.

AVP Lundgren also noted that students were consulted through the Student Government Association and the SUFAST Committee, and the Chancellor has committed to continuing consultation on student fees.

Regent Walsh raised a question about whether the fee increase would fall under allocable or non-allocable fees. AVP Lundgren clarified that the segregated fee increase falls under the "non-allocable" category, which is determined in consultation with the Chancellor and is used for building maintenance projects like roof repairs.

Resolution D was moved by Regent Walsh and seconded by Regent Rai, and was adopted on a voice vote

F. UW System: Status Report on Real Estate Transactions June 1, 2025, through November 30, 2025

Deej Lundgren presented the semi-annual status report on real estate transactions for the period from June 1, 2025, through November 30, 2025. The report provides a comprehensive update on leasing activity across the University of Wisconsin System, including new leases, renewals, amendments, and terminations, as well as trends in leased space usage.

AVP Lundgren summarized the key actions, stating that three new leases were executed in the last six months, seven leases were amended or renewed, and six leases were terminated. He emphasized that the UW System continues to monitor and manage its leased space carefully, in line with the Board's direction.

A question was raised regarding whether the total square footage had a net negative value between new leases and terminated ones. Lundgren confirmed this understanding but assured the Board that he would recheck the calculations for accuracy.

It was also suggested that future reports regularly track the total square footage under the system's responsibility, ensuring it continues to trend negative as part of ongoing lease management.

No vote was required, and the report was received as presented.

G. UW System: Status Report on UW Solely Managed Capital Projects July 1, 2025, through December 1, 2025

Pat Rebholz presented the semi-annual update on the UW Solely Managed Gift and Grant Program. This program involves design and construction projects funded entirely through gifts or grants, allowing UW to manage these projects independently, including hiring architects and contractors. Rebholz noted that this approach is separate from the usual Department of Administration process for state-funded projects.

Rebholz explained that the program has been active for about 10 years and is currently managing nearly 200 projects, totaling over \$900 million in value. At present, there are about 54 active projects, ranging from initial planning to construction. These projects are detailed in the two-page report provided to the Board.

A question was raised regarding whether the funds for these projects came from taxpayer money. Rebholz clarified that the projects are funded by gifts and grants from donors, such as alumni and companies, and not by Wisconsin taxpayers.

Rebholz provided additional details on several projects through a PowerPoint presentation, which was shared with the Board.

No vote was required, and the report was received as presented.

H. UW System: Status Report on Active/Open Capital Projects

Consideration of Item H was postponed to a future meeting. The postponement was due to the complexity of the report, which requires additional coordination with state government partners. This extra time will ensure that collaboration and accuracy in the reporting process are achieved. The delay will also allow for the inclusion of new insights and information to enhance the report, making it more accurate and valuable to the Board of Regents.

I. UW-Whitewater: Host Campus Presentation, "Winther/Heide Capital Project and Student Success"

Vice Chancellor Brenda Jones and Dean Lana Colette Klingenberg from UW-Whitewater presented on the Winther/Heide Capital Project and its impact on student success. The presentation provided an overview of the historical significance of Winter Hall, which was first built in 1969, and the upcoming renovations aimed at modernizing the building. These renovations will enhance accessibility, functionality, and ADA compliance for the first time since the signing of the Americans with Disabilities Act in 1990.

The renovation will introduce new student gathering spaces, improve bathroom accessibility, add elevators, and introduce flexible, collaborative classroom environments. Notably, a dedicated space will be included for the LIFE program, which serves students with disabilities. The renovation is projected to be completed by fall 2028.

The presentation highlighted the College of Education and Professional Studies' achievements, such as leading the state in teacher licensing and the significant role of their programs in addressing the teacher shortage.

At 11:33 a.m., the Capital Planning and Budget Committee moved into closed session to consider personal histories, as permitted by s. 19.85(1)(f), Wis. Stats., related to the naming of

a facility at UW-Madison. The motion was made, seconded, and approved following a roll call vote.

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[REDACTED]
[REDACTED]
[REDACTED]

Resolution J. was moved by Regent Walsh, seconded by Regent Rai, and adopted on a voice vote.

Respectfully submitted,



Inga Dilla
Executive Assistant