

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, June 5, 2025

8:45 a.m. –10:00 a.m.

Wisconsin Room, 2nd Floor
UW-Milwaukee Student Union
2200 E. Kenwood Boulevard
Milwaukee, Wisconsin
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the April 15, 2025 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
 - 1. UW-Oshkosh: Authority to Sell Approximately 5.7 Acres of Unimproved Land Located in the City of Oshkosh
 - 2. UW System: Authority to Construct an All Agency Maintenance and Repair Project
- E. UW-System: Authority to Construct the Central Plants and Utility Distribution Renovations Project
- F. UW System: Status Report on Real Estate Transactions December 1, 2024 through May 31, 2025
- G. UW-Milwaukee: Host Campus Presentation: “Capital Planning and Progress to Support Our Unique ‘Tripartite’ Mission”
- H. Report of the Senior Associate Vice President

**AUTHORITY TO SELL APPROXIMATELY 5.7 ACRES OF UNIMPROVED
LAND LOCATED IN THE CITY OF OSHKOSH, UW-OSHKOSH**

REQUESTED ACTION

Adoption of Resolution D1., granting authority to sell an approximately 5.7-acre parcel of unimproved land located in the City of Oshkosh, Wisconsin.

Resolution D1. That, upon the recommendation of the Chancellor of UW-Oshkosh and the President of the UW System, the UW System Board of Regents approves the sale of an approximately 5.7-acre parcel of unimproved land located in Oshkosh, Wisconsin.

SUMMARY

In 1938 and 1939, UW-Oshkosh acquired two adjacent parcels of unimproved land—approximately 2.7 acres and 3 acres, respectively—located at Congress Avenue and West New York Avenue in the City of Oshkosh, WI. The parcels were combined for recreational use; however, the university has not utilized the field for many years and is now seeking to divest itself of the property. In the interim, the surrounding community and local athletic organizations have made informal use of the field for recreational activities. Located within the Congress Field Neighborhood, the site presents an opportunity to support and enhance the goals of the broader neighborhood plan.

Presenter

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

BACKGROUND

The parcels were acquired by the university in 1938 and 1939 and combined for recreational use. Over time, as other recreational facilities have been developed to meet

campus needs, the university no longer requires use of this field. The site is currently maintained by UW-Oshkosh.

Until recently, the Oshkosh Raptors Youth Football Club utilized the field under a Memorandum of Understanding (MOU) with the university. However, due to safety concerns—specifically, a former running track beginning to surface through the topsoil—the MOU was mutually terminated. The club has since relocated its activities to UW-Oshkosh's East Hall Field located three blocks to the east, which is encumbered by a long-term lease to the Oshkosh Area School District.

UW-Oshkosh has determined ownership of the parcel is not necessary and further investment in the property is not warranted. The university is now seeking approval to sell the parcel. Two appraisals will be completed to determine fair market value.

Related Policies

- Regent Policy Document 13-2, "[Real Property Contracts: Signature Authority and Approval](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

ATTACHMENT

- A) UW-Oshkosh: Congress Avenue Field Map



Sources: Universities
of Wisconsin,
State of Wisconsin,
US Census Bureau

This map is for reference
purposes only.

UW Oshkosh: Congress Ave Field

- Proposed Sale
- UW Property
- Campus Building
- Campus Parking Area

0 50 100 Feet



June 5, 2025

AUTHORITY TO CONSTRUCT AN ALL AGENCY MAINTENANCE AND REPAIR PROJECT, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D2., authorizing construction of one maintenance and repair project.

Resolution D2. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct one maintenance and repair project at an estimated total cost of \$781,000 Cash.

SUMMARY

FACILITY MAINTENANCE AND REPAIR

| INS T | PROJ. NO. | PROJECT TITLE | SEG-REV | PRSB | CASH | TOTAL |
|----------------------|--------------|---|------------|------------|------------------|------------------|
| MSN | 24I11 | Witte Residence Hall Exterior Envelope Renovation | | | \$781,000 | \$781,000 |
| FMR SUBTOTALS | | | \$0 | \$0 | \$781,000 | \$781,000 |

| SEG-REV | PRSB | CASH | TOTAL |
|------------|------------|------------------|------------------|
| \$0 | \$0 | \$781,000 | \$781,000 |

JUNE 2025 TOTALS

Presenter

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

BACKGROUND

UW-Madison – Witte Residence Hall Exterior Envelope Renovation:

This project removes all exterior sealants and associated materials; cleans all precast concrete surfaces; and prepares surfaces and reseals precast concrete panel section joints

on floor levels two through ten. Project work also includes replacing masonry control joints on floor levels two through ten.

The proposed scope of work was not included in the recent renovation completed in 2019. The exterior envelope requires sealant replacement to prevent moisture infiltration into the building. An assessment of the precast concrete panels was completed in June 2015 and it was noted that a significant amount of the sealant joints between panels were deteriorated and/or failed.

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"](#)

June 5, 2025

**AUTHORITY TO CONSTRUCT THE CENTRAL PLANTS AND UTILITY
DISTRIBUTION RENOVATIONS PROJECT, UW SYSTEM****REQUESTED ACTION**

Adoption of Resolution E., authorizing the construction of the Central Plants and Utility Distribution Renovations project at UW-Green Bay.

Resolution E. That, upon the recommendation of the President of the UW System, the UW System Board of Regents authorizes construction of the Central Plants and Utility Distribution Renovations project at UW-Green Bay for an estimated total cost of \$8,614,000 (\$6,805,000 Segregated Revenue and \$1,809,000 Program Revenue Supported Borrowing)

SUMMARY**2023-25 Central Plants and Utility Distribution Renovations Program**

| INST | PROJ. NO. | PROJECT TITLE | SEG-REV | PRSB | CASH | TOTAL |
|--------------------------|-----------|--|-------------|-------------|------|--------------------|
| GREEN BAY (Brown Co.) | 24E5Q | Central Utility Plant and Distribution Renovations | \$6,805,000 | \$1,809,000 | \$0 | \$8,614,000 |

Presenter

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

BACKGROUND**UW-Green Bay – Central Utility Plant and Distribution Renovations (24E5Q):**

This project consists of the installation of (2) new 1400 ton electrical water cooled chillers with-in the Central Plant along with associated cooling towers, pumps, controls, piping and miscellaneous mechanical, electrical and plumbing equipment. The project also removes one obsolete 1200 ton chiller and one decommissioned 725 ton steam-driven chiller.

The units being replaced are over 50 years old, inefficient, and have significant repair needs rendering them unusable. New units will be significantly more efficient and variable volume to allow for maximum flexibility in the plant.

BUDGET/SCHEDULE:

| | | | | |
|--------------|----|-----------|------------------------|----------|
| Construction | \$ | 6,620,000 | SBC Approval | Aug 2025 |
| Design | \$ | 697,000 | A/E Selection | Oct 2024 |
| DFD Mgmt | \$ | 305,000 | Design Report | May 2025 |
| Contingency | \$ | 992,000 | Bid Opening | Oct 2025 |
| TOTAL | \$ | 8,614,000 | Start Construction | Dec 2025 |
| | | | Substantial Completion | Aug 2027 |

PREVIOUS ACTIONS:

August 18, 2022
Resolution 11906

Recommended that the System-Wide Utility Program for an estimated total cost \$156,942,000 (\$110,447,000 General Fund Supported Borrowing; \$40,851,000 Program Revenue Supported Borrowing and \$5,644,000 Cash) be submitted to the Department of Administration as part of the UW System 2023-25 Capital Budget Request.

| BOR Meeting | Project | Amount Authorized |
|------------------------------------|---|----------------------------|
| July 8, 2024 Resolution 12213 | MIL- Chilled Water Equipment Replacement | \$24,128,000 |
| July 8, 2024 Resolution 12215 | RVF- Central Plant Burner Replacements | \$7,400,000 |
| April 15, 2025 Resolution 12335 | STP – Utility Replacement – 4 th Ave | \$7,225,000 |
| April 15, 2025 Resolution 12335 | LAX – Chiller Replacement – East Chiller Plant | \$7,399,100 |
| | <i>Program Total</i> | <i>\$46,152,100</i> |

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"](#)

**STATUS REPORT ON REAL ESTATE TRANSACTIONS
DECEMBER 1, 2024 THROUGH MAY 31, 2025**

REQUESTED ACTION

For information only.

SUMMARY

Attached is a summary report of all leases and amendments executed for the University of Wisconsin System from December 1, 2024, through May 31, 2025. Five leases for new space were executed in the last six months: two for UW-Eau Claire, two for UW-Madison and one for UW-Platteville, Baraboo-Sauk County. Of interest is that four of the six leases were for parking or transportation use. Three of the leases required Board approval. Eight leases were either amended or renewed and two leases were terminated for a net reduction in leased space of 4,944 square feet

New Leases

- UW-Eau Claire – Parking and Transportation, lease for parking, 9-month annually renewable term, 426 parking stalls
- UW-Eau Claire – Parking and Transportation, lease for parking, 10-year term, 454 parking stalls
- UW-Madison – FP&M Transportation Services, lease for fleet services, 10-year term, 36,850 SF
- UW-Madison – FP&M Transportation Services and Waste and Recycling, lease for fleet parking and campus recycling, 15-year term, 3.37 acres
- UW-Platteville, Baraboo-Sauk County – Lease from county commission for two buildings, 23-month term

Terminated, Renewed, or Amended Leases

- UW-Madison – University Communications, Madison, added 1,000 SF and renewed for 5 years, 9,555 SF
- UW-Madison – School of Medicine and Public Health, Madison, lease renewed for 5-years, 1,242 SF
- UW-Madison – College of Agriculture and Life Sciences, Antigo, lease terminated and replaced with a short-term agreement, 2,000 SF

- UW-Madison – School of Medicine and Public Health, Madison, extended lease for 1 year, 4,494 SF
- UW-Madison – School of Medicine and Public Health, Madison, lease renewed for 2 years, 7,331 SF
- UW-Madison – Waisman Center, Madison, lease extended for 1 year, 2,248 SF
- UW-Madison – Women’s Health Institute/Women’s Health & Research, Madison, lease extended for 1 year, 3,603 SF
- UW-Madison – Center for Limnology, Madison, lease extended for 1 year, land lease
- UW Oshkosh – Head Start, Appleton, lease extended for 3 years, 10,170 SF
- UW System -Humanities Council, lease terminated due to federal funding termination, 2,944 SF

Presenter

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

BACKGROUND

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

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

Related Policies

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

ATTACHMENTS

- A) UW System: Status Report on Leasing Activity

University of Wisconsin System Administration Status Report on Lease Activity

Total Number of Leases by Campus Occupied As of May 30, 2025

| Campus | Number of Leases | Square footage |
|---------------|------------------|------------------|
| Eau Claire | 8 | 495,858 |
| Green Bay | 1 | 26,939 |
| Milwaukee | 5 | 454,364 |
| Madison | 50 | 570,453 |
| Oshkosh | 7 | 46,879 |
| Platteville | 2 | 174,282 |
| Stevens Point | 1 | 30,000 |
| Superior | 2 | 1,150 |
| Uws | 3 | 70,437 |
| Whitewater | <u>1</u> | <u>51,000</u> |
| | 80 | 1,921,362 |

Leased Space by Use - All Campuses Occupied As of May 30, 2025

| Type of Space | 2021 | 2022 | 2023 | 2024 | 2025 | Change 2024 to 2025 | Percent of Total |
|-------------------|---|------------------|------------------|------------------|------------------|------------------------|---------------------|
| Office | 411,576 | 375,049 | 369,713 | 220,262 | 179,406 | -40,856 | 9.3% |
| Research/Outreach | Research space was previously included in office category | | | 166,851 | 166,851 | 0 | 8.7% |
| Lab | 189,474 | 190,703 | 180,426 | 236,046 | 248,699 | 12,653 | 12.9% |
| Radio Station | 21,085 | 21,085 | 21,085 | 21,085 | 21,085 | 0 | 1.1% |
| Daycare | 41,238 | 43,546 | 43,546 | 43,546 | 46,879 | 3,333 | 2.4% |
| Clinic | 23,479 | 23,479 | 20,213 | 21,411 | 21,411 | 0 | 1.1% |
| Classroom | 17,356 | 17,356 | 7,737 | 7,737 | 7,737 | 0 | 0.4% |
| Storage | 66,638 | 40,460 | 68,860 | 68,860 | 105,710 | 36,850 | 5.5% |
| Retail | 2,116 | 2,116 | 2,116 | 2,116 | 2,116 | 0 | 0.1% |
| Recreation | 0 | 0 | 0 | 180,000 | 180,000 | 0 | 9.4% |
| Performance Space | 74,803 | 74,803 | 74,803 | 74,803 | 74,803 | 0 | 3.9% |
| Greenhouse | 60,000 | 60,000 | 60,000 | 60,000 | 60,000 | 0 | 3.1% |
| Housing | <u>804,065</u> | <u>804,065</u> | <u>806,665</u> | <u>806,665</u> | <u>806,665</u> | 0 | 42.0% |
| Total | 1,711,830 | 1,652,662 | 1,655,164 | 1,909,382 | 1,921,362 | 11,980 | 100.0% |

**UW-MILWAUKEE HOST CAMPUS PRESENTATION:
“CAPITAL PLANNING AND PROGRESS TO SUPPORT
OUR UNIQUE ‘TRIPARTITE’ MISSION”**

REQUESTED ACTION

For information only.

SUMMARY

University of Wisconsin-Milwaukee’s (UWM) capital planning strategy and priorities have their foundation in our unique “tripartite” mission focused on access and student success, research excellence, and deep community service and engagement. In this presentation, UWM will provide a brief overview of progress made since its 2010 long-range campus facilities plan paving the way to update the long-range campus plan that will begin next fiscal year. Within this framework, UWM will provide brief updates on projects recently completed or underway, as well as UWM’s most important unaddressed major academic facility needs: the Health Sciences Renovation and the Engineering & Neuroscience Project, both critical to Wisconsin’s talent pipeline.

Presenters

- Robin Van Harpen, Senior Vice Chancellor for Finance & Administrative Affairs, UW-Milwaukee
- Melissa Spadanuda, Associate Vice Chancellor for Facilities, Planning & Management, UW-Milwaukee