BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, September 18, 2025
10:45 a.m. – 12:00 p.m.

Symphony Room, 2nd Floor
Gordon Dining & Event Center
770 W. Dayton Street,
Madison, Wisconsin
& via Zoom Videoconference

A. Calling of the Roll

B. Declaration of Conflicts

C. Approval of the Minutes of the July 10, 2025 Meeting of the Capital Planning & Budget Committee

D. Proposed Consent Agenda

1. UW-Green Bay: Authority to Lease Vacant Land and Allow Third-Party Construction of a Cell Tower
2. UW System: Authority to Construct All Agency Maintenance and Repair Projects
3. UW System: Authority to Construct Minor Facilities Renewal Projects

E. UW-La Crosse: Authority to Construct the Prairie Springs Science Center Completion

F. UW-Milwaukee: Authority to Construct the Health Sciences Renovation

G. UW-Stout: Authority to Construct the Recreation Complex Addition and Renovation

H. UW-Stevens Point: Authority to Construct the Sentry Hall Addition and Renovation

I. UW-Madison: Authority to Increase the Budget of the Wisconsin Institutes for Medical Research (WIMR) East Wedge Cyclotron and Expansion

J. Report of the Associate Vice President

Capital Planning and Budget Committee **Item D1.**
September 18, 2025

AUTHORITY TO LEASE VACANT LAND AND ALLOW THIRD-PARTY CONSTRUCTION OF A CELL TOWER, UW-GREEN BAY

REQUESTED ACTION

Adoption of Resolution D1., granting authority to enter into a thirty-year ground lease of 5,625 square feet of vacant land for the construction of a cellular transmission tower by a third party on the campus at UW-Green Bay

Resolution D1. That, upon the recommendation of the President of the UW System and the Chancellor of UW-Green Bay, the UW System Board of Regents authorizes a thirty-year ground lease of 5,625 square feet of vacant land for the construction of a cellular tower on the campus of UW-Green Bay, Green Bay, Brown County, Wisconsin.

SUMMARY

The University of Wisconsin-Green Bay is constructing the Cofrin Technology & Education Center (CTEC), which will replace the existing Cofrin Center library which will be demolished. Located on top of the Cofrin Center library are several cellular phone antennae. This proposed cell tower will replace the multiple antennae located on the roof of the existing libary. UW-Green Bay solicited cellular phone tower aggregators to erect a single tower to replace individual cellular phone service providers antennae. The tower can accommodate up to five separate cell phone antennae and will eventually consolidate towers located on several other buildings throughout campus.

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

UW-Green Bay will enter into a long-term ground lease with Tower, Co. who will construct an approximate 195-foot tower and will be large enough to accommodate multiple cellular phone service providers. Annual rent is a combination of ground rent and a share of revenue generated by the number of cell service providers that locate on the tower. Tower

Co. is responsible for all construction and zoning permits, and all federal licenses. At the end of the term, Tower Co. is responsible for the removal of the tower and the base.

State Building Commission approval is required as a non-state or non-municipal entity will be constructing a facility on state-owned land.

Lease Terms

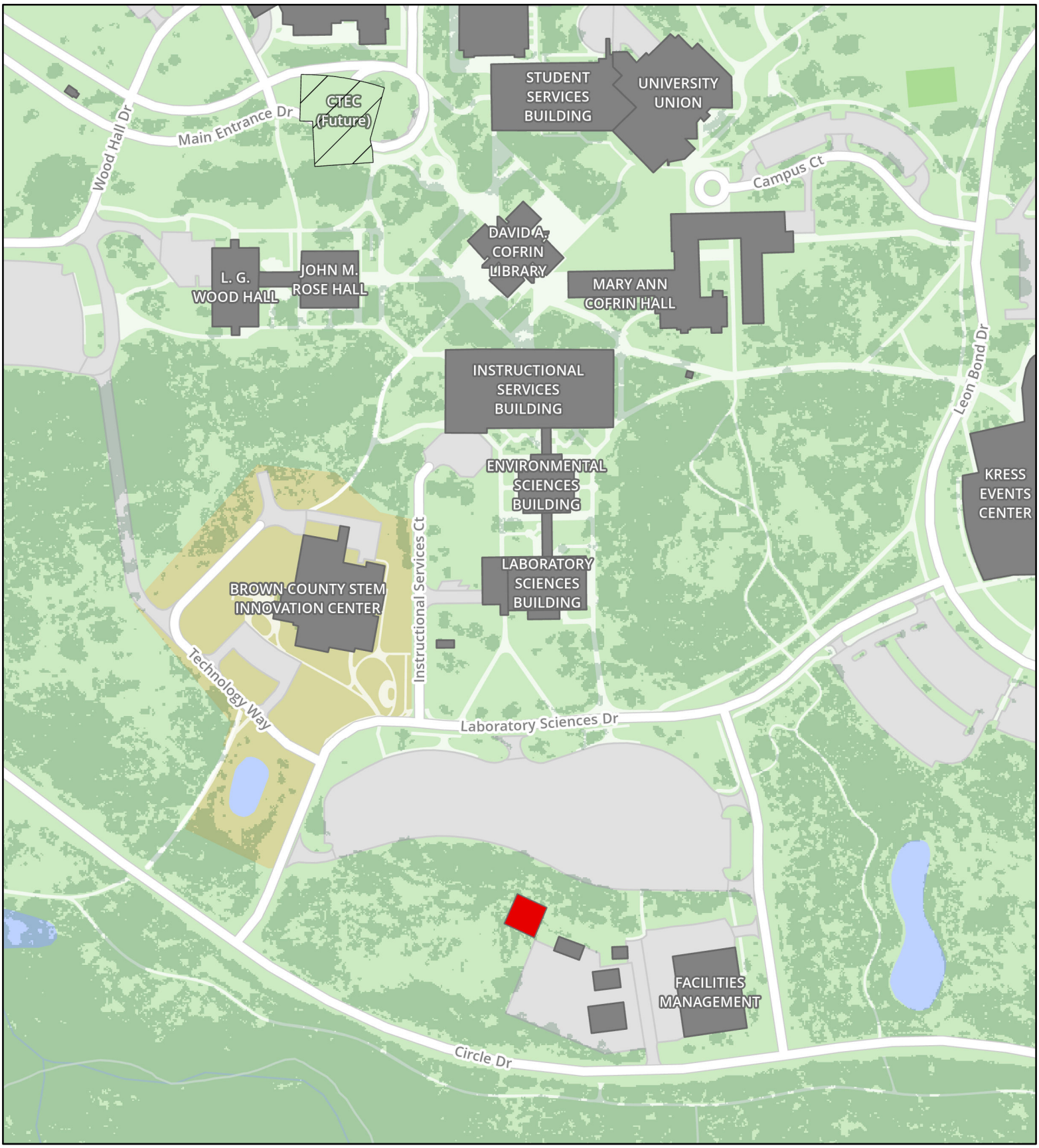
University Function	Cellular phone tower for private operator to provide service to campus and surround
Lease Location	See attached map
Type of Negotiation or Selection Process	Request for Information
Lessor	Tower, Co.
Anticipated Occupancy Date	September 2028
Initial Lease Term	Fifteen years with three 5-year renewal terms
Annual Escalation Rate	CPI on ground lease and three percent (3%) on individual cell service providers rental rate
Operating Expenses	Tenant pays actual costs for all utilities and for installation
Purchase Option	None
Square Feet – ground lease	5,625 SF
Year One Ground Rent	$34,800
Year One Total Possible Revenue	$104,400

Related Policies

- Regent Policy Document 13-2, "Real Property Contracts: Approval, Signature Authority and Reporting"

ATTACHMENT

A) UW-Madison: Cell Tower Lease Map



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

This map is for reference purposes only.

UW-Green Bay: Cell Tower Lease

- Proposed Lease ≈ 0.13 Ac.
- Campus Building
- UW Property
- Campus Parking Area

Feet
0 100 200

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\GBY\Cell_Tower_Fac_Management_2025\GBY_Cell_Tower_Lease_20250822.aprx

REVISED

Capital Planning and Budget Committee **Item D2.**
September 18, 2025

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

REQUESTED ACTION

Adoption of Resolution D2., authorizing construction of various maintenance and repair projects.

Resolution D2. 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 $20,909,900 ($6,839,800 Segregated Revenues; $7,400,000 Program Revenue Supported Borrowing; $6,170,100 Cash; and $500,000 Gifts/Grants).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

UNIVERSITY	PROJ ID	PROJECT TITLE	SEG-REV	PRSB	CASH	GIFTS	TOTAL
GREEN BAY (Brown Co.)	24J3O	Weidner Center Stage Lift Equipment Replacement	$813,800		$348,800		**$1,162,600**
MADISON (Dane Co.)	24I2D	Multi-Parking Ramp Waterproofing & Repairs		$1,011,000			**$1,011,000**
MADISON (Dane Co.)	22E2V	Parking Ramp 75 HVAC Equipment Renovation (INCREASE)			$202,000		**$202,000**
PLATTEVILLE (Grant Co.)	25B3O	Art Building Roof Replacement	$1,752,000				**$1,752,000**
RIVER FALLS (Pierce Co.)	23F1W	Crabtree-Parker Halls Electrical & Telecommunications Renovation		$2,275,000			**$2,275,000**
STEVENS POINT (Portage Co.)	23J2M	Multi-Building Elevator Replacements	$1,828,000				**$1,828,000**
FACILITY MAINTENANCE AND REPAIR SUBTOTAL			**$4,393,800**	**$3,286,000**	**$550,800**		**$8,230,600**

UTILITY REPAIR AND RENOVATION

UNIVERSITY	PROJ ID	PROJECT TITLE	SEG-REV	PRSB	CASH	GIFTS	TOTAL
GREEN BAY (Brown Co.)	24H1U	Walter Way Reconstruction			$1,119,300		**$1,119,300**
MADISON (Dane Co.)	24I2E	Mult-Surface Lots Repairs & Replacement		$1,568,000			**$1,568,000**
OSHKOSH (Winnebago Co.)	23J2Q	Steam & Condensate Utility Replacement	$2,446,000	$2,546,000			**$4,992,000**
STEVENS POINT (Portage Co.)	24H1S	Coleman Field Track Replacement			$4,500,000	$500,000	**$5,000,000**
UTILITY REPAIR AND RENOVATION SUBTOTAL			**$2,446,000**	**$4,114,000**	**$5,619,300**	**$500,000**	**$12,679,200**

	SEG-REV	PRSB	CASH	GIFTS	TOTAL
SEPTEMBER 2025 AGENDA TOTAL	**$6,839,800**	**$7,400,000**	**$6,170,100**	**$500,000**	**$20,909,900**

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

UW-Green Bay – Weidner Center Stage Lift Equipment Replacement:

This project replaces the stage lift platform system, which is the only means to access symphony instruments stored below the stage, can be lowered for an orchestra pit, and can be raised to allow 250 additional seats if there is no orchestra required for a particular production. The stage lift system requires all equipment to be fully operational to move the platform. Project work includes replacing two drive motors and drive shafts, nine spiral lifts and gear boxes, and augmenting or replacing the control system.

The existing system is unreliable and can no longer raise or lower the platform evenly, resulting in gaps and unlevel surfaces. The spiral lifts cannot be adjusted individually, rather they must operate in a synchronized manner. If one motor, one driveshaft, or one gearbox is inoperable, the stage lift remains stationary in its current position until repairs can be completed. The nine spirals each have gearboxes with parts that are no longer available. The synchronized driveshaft between the two motors is also obsolete and requires custom parts be reproduced to make a repair. The gearboxes have substantial oil leaks and require constant monitoring and new oil added prior to each use to prevent premature failure. The spiral lifts have been routinely inspected and patched frequently to

prevent collapse.

UW-Madison – Multi-Parking Ramp Waterproofing & Repairs:

The project repairs deck waterproofing systems in various UW-Madison parking ramps. Lot 17 work includes repairing and replacing sealant joints, repairing and replacing traffic coating membrane, and repairing and replacing storm drains. Repairs to the concrete substrate and shear connectors will be included as required for this work. Lot 20 and Lot 63 work includes repairing and replacing traffic coating membrane. Repairs to the concrete substrate will be included as required for this work. Lot 75 work includes repairing and replacing sealant joints and repairing and replacing traffic coating membrane. Repairs to the concrete substrate and shear connectors will be included as required for this work.

This project resolves three main issues: safety, customer satisfaction, and access. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities in a timely manner, especially with scheduling constraints related to campus needs (i.e. events, hospital appointments, classroom instruction, etc.)

UW-Madison – Parking Ramp 75 HVAC Equipment Renovation Increase:

This request increases the project budget to match recent bid results. The budget increase is needed to complete the originally approved project scope and intent.

UW-Platteville – Art Building Roof Replacement:

This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes replacing approximately 11,750 SF of Ethylene Propylene Diene Monomer (EPDM) roofing on the Art Building with a fully adhered EPDM roofing system. This project will add roof drains to roof sections that do not have adequate drainage. Roofing work will be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Abandoned curbs that housed former equipment will be removed as part of this project.

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. The Art Building roof has deteriorated due to age and is beyond its useful life. It is failing throughout due to years of solar degradation and weather extremes, resulting in crazed cracking (alligator cracking), blistering, and seam deterioration and failure. Although regular routine roof maintenance and repair have addressed these issues throughout the functional lifespan of the roof, the roof is now too old and deteriorated for further repairs and must be replaced.

UW-River Falls – Crabtree-Parker Halls Electrical & Telecommunications Renovation:

This project installs a new emergency generator to serve both Crabtree and Parker Halls, including two transfer switches in each building to provide both emergency and optional standby feeds. The building radiant heat pumps and associated controls will be connected to the new emergency generator to provide freeze protection capabilities. Electrical power distribution and branch panels will be replaced throughout each building. New branch panels and circuits will be installed for the apartments and kitchens. All Category-3, Category-5, and coaxial network cabling will be removed and replaced with new Category-6A network cabling throughout both buildings. New Category-6A cable will be installed into each residence room and common area.

The electrical equipment for these buildings is original to their construction in 1967. This equipment is outdated and in need of replacement. Many breakers do not perform the way they were designed and are a safety concern. Dedicated panels will be installed for the apartments in each building. The apartments are currently fed from several electrical panels, which is a code violation. The current emergency power system that feeds these two student residence halls is served with a 45 KW generator located in Grimm Hall. There are a total of four buildings that are connected to this generator which was installed in 1993. This project will split off Crabtree and Parker Halls onto the new generator, located outside the buildings and designated for just these two facilities. The new generator system will provide freeze protection in the event of a power failure in the winter. This allows residents to remain in their rooms during the outage. Telecommunications room power will also be installed to the optional system to provide emergency communications.

The network cabling in these buildings is becoming obsolete and modern wireless access points required Category-6A cabling to reach peak performance. These issues are more pronounced every year with students connecting more devices onto the campus network.

UW-Stevens Point – Multi-Building Elevator Replacements:

This project provides for renovation and replacement to elevators in multiple campus buildings, including all required modifications and augmentation of the fire alarm and smoke detection system and electrical distribution systems. College of Professional Studies work includes modernizing the five-stop traction passenger elevator by replacing the controller, geared traction machine and sheaves, door operator, and interior cab finishes and fixtures. A new mini-split cooling system will be installed in the machine room. Science Building work includes modernizing a three-stop hydraulic passenger elevator with double-sided entry by replacing the controller, hydraulic pumping unit, door operators, interior cab finishes and fixtures, and in-ground cylinder with PVC casing. Machine room ventilation system will be retained without modification. George Stien Heating Plant work includes modernizing a two-stop hydraulic elevator by replacing the controller, hydraulic pumping unit, door operators, and interior cab finishes and fixtures. A new mini-split

cooling system will be installed in the machine room.

The hydraulic and traction elevators in these buildings have become a financial challenge due to their deteriorated infrastructure and dated technology. These elevators rely on electromechanical relays and hard-wired circuitry, which are prone to failure and associated with extensive troubleshooting. The College of Professional Studies elevator was originally installed in 1971 and the controls were updated in 2006. The Science Building elevator was originally installed in 1988 and the Heating Plant elevator was originally installed in 1992.

UW-Green Bay – Walter Way Reconstruction:

This project improves Walter Way road from Lenfestey Court to East Circle Drive and Downham Court. Infrastructure improvements include asphalt pavement replacement, culvert replacement, spot curb and gutter replacement, spot sidewalk replacement, and replacement of electrical conduit between light poles. Drainage improvements include replacing culverts and drainage ditches that have failed, are in poor condition, or undersized.

Walter Way was originally constructed in 1978. Annual maintenance (crack sealing and pothole patching) has been completed to extend the useful life of the roadway since original construction. Additional base patching has also been completed on an as-needed basis. However, the condition of Walter Way has deteriorated and resulted in cracking throughout a large portion of the roadway, multiple potholes, and medium to large ruts. It also appears that the base course has failed in two locations with significant ruts. A completed 2020 pavement study recommended reconstruction of the roadway due to the condition assessment. A completed stormwater study indicated that various culverts are also undersized. The existing ditches do not drain properly, creating drainage concerns along the roadway.

UW-Madison – Multi-Surface Lots Repairs & Replacement:

This project repairs various surface parking lots at UW-Madison. Infrastructure improvements and maintenance include asphalt pavement replacement, concrete pavement installation, spot curb and gutter replacement, and lawn restoration. Project work for Lot 64, Lot 82, Lot 12, Lot 39, Lot 54, and Lot 11 will be performed in the summer of 2026. Project work for Lot 21, Lot 26, and additional work in Lot 64 and Lot 82 will be performed in the summer of 2027.

This project resolves three main issues: safety, customer satisfaction, and access. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities in a timely manner, especially with scheduling constraints related to campus needs (i.e. events, hospital appointments, classroom instruction, etc.)

UW-Oshkosh – Steam & Condensate Utility Replacement:

This project replaces select sections of the central steam distribution system. Project work includes approximately 2,300 LF of trenching to support new steam and condensate piping, direct buried electrical conduit installation, and construction of multiple steam vaults. Site restoration includes resurfacing roadways and driveways, pedestrian walkways, and landscape areas disturbed by utility upgrades.

The steam and condensate tunnels run underneath a heavily used pedestrian and vehicle pathway that allows access to the campus central mall. The tunnels are the main heating supply routes for Dempsey Hall, Halsey Science Center, Harrington Hall, Oviatt House, and Polk Library. Vehicle traffic consists of university plow trucks, delivery trucks, and light duty vehicles. The area sees considerable foot traffic by students, staff, and faculty. Due to the age of the tunnel system and past flooding, the tunnel walls and ceilings have deteriorated and are no longer considered structurally sound. This makes it unsafe for maintenance personnel to access the piping and equipment to perform maintenance and inspections to ensure system reliability.

The failure of piping and structural concerns with the tunnels in this area resulted in the need to temporarily relocate the utilities above ground during December 2021/January 2022. Through emergency procurement efforts, steam wrapped condensate lines that were insulated were placed, temporary aluminum ramps installed, and protective boxes were constructed where the lines crossed pedestrian walkway sections. These above ground utilities have impacted both pedestrian and vehicle pathways causing issues for grounds maintenance and pedestrian accessibility, and adding tripping hazards to foot traffic.

UW-Stevens Point – Coleman Field Track Replacement:

This project demolishes the exterior track and reconstructs an NCAA-compliant replacement track surface, including infield throw and jump areas, to enable hosting of NCAA-sanctioned track and field events. The entire track area will be enclosed with fencing to ensure security and safety. The track infield will be natural turf with an irrigation system. The infield will accommodate throws areas, throw cages, and landing zones for track events such as shot put, discus, and hammer throw. The jump areas will feature runways and sand pits for long jump, triple jump, and space for pole vaulting. The track area will be equipped with lighting to facilitate evening events and walkway lighting will be installed along all pathways. An enclosed grandstand with seating for up to 500 people, including a press box, will be constructed. Storage areas beneath the grandstand will be designated for track equipment. A sound system and an electronic video scoreboard will be installed to display event results.

The Coleman Field track, located east of the George Stien Heating Plant, was originally installed in 1982. The existing urethane surface track is severely cracked, pitted and

delaminating. The radii of the two curves do not comply with current NCAA standards and the university varsity teams are unable to host conference track meets or conference championships. This situation negatively affects the recruitment of student athletes, impacts the athletic operating budget, and incurs additional expense of transporting athletes to off-campus meets. The track is used by students, staff, and the community for general fitness and exercise. The track was previously used for the annual statewide, three-day Special Olympics event, which attracts over 2,000 Special Olympians and another 600 coaches and supporters. After a long history of hosting this event, it did not return to the university in 2023 in large part due to the condition of the track.

Previous Action

December 6, 2024 Resolution 12266	Granted authority to construct the UW-Madison Parking Ramp 75 HVAC Equipment Renovation project at an estimated total cost of $934,100 Cash.

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"

Capital Planning and Budget Committee **Item D3.**
September 18, 2025

AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D3., authorizing construction of various maintenance and repair projects.

Resolution D3. 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 $38,026,000 ($30,691,000 General Fund Supported Borrowing; $6,488,000 Program Revenue Supported Borrowing; and $847,000 Cash).

SUMMARY

2025-27 MINOR FACILITIES RENEWAL PROJECTS PROGRAM
GROUP 1

UNIVERSITY	PROJ ID	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
MSN	24H1H	Waters Residence Hall Exterior Envelope Renovation		$6,488,000	$847,000	**$7,335,000**
PKS	24G1U	Heating & Chilling Plant Curtain Wall Repairs & Replacement	$5,202,000			**$5,202,000**
		GROUP 1 SUBTOTAL	**$5,202,000**	**$6,488,000**	**$847,000**	**$12,537,000**

2025-27 MINOR FACILITIES RENEWAL PROJECTS PROGRAM
GROUP 2

UNIVERSITY	PROJ ID	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
STP	24A1U	Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements	$10,500,000			**$10,500,000**
WTW	23K2L	Center of the Arts Music Classroom, Laboratory, & Studio Renovations	$14,989,000			**$14,989,000**
		GROUP 2 SUBTOTAL	**$25,489,000**	**$0**	**$0**	**$25,489,000**

	GFSB	PRSB	CASH	TOTAL
SEPTEMBER 2025 AGENDA TOTAL	**$30,691,000**	**$6,488,000**	**$847,000**	**$38,026,000**

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

UW-Madison – Waters Residence Hall Exterior Envelope Renovation:

This project replaces exterior aluminum-clad wooden windows, wooden egress door assemblies, and built-up roofing systems. The project also completes exterior stone veneer repointing, glass block repairs, modifications to the ground-floor window wells, and sealant replacement. The replacement windows will be operable aluminum units and allow cleaning from the interior of the building. The egress doors will be aluminum-framed, fiber-reinforced plastic units with side and/or transom lights similar to the north entry point. The replacement roofing system will be a single-ply, fully adhered Ethylene Propylene Diene Monomer (EPDM) system. New self-adhering vapor barrier and poly-iso insulation will also be installed. Landscaping repair and reconfiguration is included. Work will be completed during two consecutive summer sessions when the residence hall is unoccupied.

The exterior window units are wood-clad and installed in the 1980s. Many of these windows do not operate properly, repair parts are hard to find, and in some cases unavailable. In addition, there are several windows with rotting sashes due to condensation. The roofing sections are approaching the end of their useful lives and should be replaced.

UW-Parkside – Heating & Chilling Plant Curtain Wall Repairs & Replacement:

This project replaces the entire Heating & Chilling Plant curtain wall system, located on all four sides of the facility. The replacement curtain wall system will provide superior thermal and water management features and performance. The various replacement components will replicate the existing look and design of the original construction. The total system will be approximately 12,460 SF. During the construction process, the north canopy will be dismantled and reassembled and the coping will be removed and replaced.

The curtain wall system consistently leaks into the building during weather events. The water infiltration causes wet floors and runs onto equipment and drives in the plant. The plant staff have created shrouds and hoods to divert water from pieces of equipment in

the areas where water infiltrates the plant. The glass panes and the support structure appear to sag in certain locations. The campus has spent thousands of dollars in the last decade to realign and reseal panes of glass and reset the structural framework of the curtainwall panels, but those repairs are temporary and have only lasted 3-4 years in each instance. The west curtain wall panels are pieces of foam board insulation clad in metal, and the panels leak on that wall as well. Plant staff have observed discoloration of the foam insulation indicating that it has become wet during weather events. There is no way to dry out those insulated panels, so the R-Value of the panels is suspect, and there is a possibility of mold growth within those panels. The current curtain wall does not appear to be compartmentalized at each light for drainage. Typically, zone plugs are installed at the intersection of vertical and horizontal framing members and will direct water to the weeps. The zone plugs are not present. Gaps are observed at many pressure plate gaskets, which indicates that anchors have loosened over time or have deteriorated. Displacement was observed at the lower section of the system which indicates deficiencies in the anchors.

UW-Stevens Point – Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements:

This project replaces approximately 51,500 SF of roofing systems along with the associated flashings, insulation, and vapor retarder. This includes approximately 31,800 SF of coal tar pitch roofing on lightweight concrete deck and approximately 19,700 SF of built-up roofing systems on wood fiber deck. All roofing systems included in this project will be removed down to the roof deck. New insulation and a fully adhered Ethylene Propylene Diene Monomer (EPDM) roof system will be installed. The project also replaces skylights and clerestory windows affected by the roofing work.

The roof sections are more than 20 years old. Recent site inspections by professional consultants have 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-Whitewater – Center of the Arts Music Classroom, Laboratory, & Studio Renovations:

This project provides acoustic improvements within the Center of the Arts Music Department, including upgrades to practice rooms, ensemble/classroom spaces, faculty instructional studios, a secondary wing of practice labs, and the recital hall. Work includes selective interior demolition, reconstruction of wall assemblies, and installation of acoustic doors, ceilings, and flooring to enhance sound isolation and control. The restrooms are being renovated to provide ADA accessibility. Selective replacement of mechanical and electrical systems is included to support project areas. The renovation impacts approximately 57,305 square feet and is primarily limited to interior construction within an existing three-story academic building of original masonry construction.

Priority improvements address the practice laboratories, large ensemble classrooms, faculty instructional studios, and secondary practice rooms. Full implementation of the design will occur through phased construction across three floors of the building. Exterior work is limited to repairs associated with mechanical system upgrades. Selective civil work is included to relocate electrical equipment from inside the building to the exterior to support acoustic performance. Sustainable design strategies include material reuse where feasible and the selection of finishes to support occupant health and environmental quality.

During the re-accreditation review of the Music Department by the National Association of Schools of Music (NASM) in 2012, the department was deferred for re-accreditation by the National Association of Schools of Music (NASM), citing several concerns about their facilities. All the spaces utilized by the music department do not meet the requirements provided in the National Association of Schools of Music Handbook in that the spaces utilized by this department are not acoustically appropriate for this discipline, and the facilities, equipment, and technology do not adequately support teaching and learning for the curricular offerings. The subsequent accreditation visit was in 2022. Despite the efforts to address the sound attenuation internally with campus funds, the results of the accreditation review were not favorable and did not resolve the issues.

The sound attenuation issue applies to all the music department's teaching and practice spaces. They are original construction and not soundproof or acoustically treated for their intended use. When the Warhawk Marching Band rehearses, the decibel levels have reached 113.2 dB. The sound travels up through the floor making the teaching studios unusable during that time. Sound bleeds between studios on the second floor and into the classrooms below these studios. This creates scheduling issues as faculty must avoid simultaneous classes and studio instruction due to sound bleed. The existing conditions make it difficult to attract new students to the program, as prospective students must utilize these spaces when they audition for acceptance. Through student exit interviews, the number one complaint and suggestion from graduating seniors is the need to update the practice rooms and address sound issues.

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"

Capital Planning and Budget Committee **Item E.**
September 18, 2025

AUTHORITY TO CONSTRUCT THE PRAIRIE SPRINGS SCIENCE CENTER COMPLETION PROJECT, UW-LA CROSSE

REQUESTED ACTION

Adoption of Resolution E., granting authority to construct the Prairie Springs Science Center Completion project at UW-La Crosse.

Resolution E. That, upon the recommendation of the Chancellor of UW-La Crosse and the President of the UW System, the UW System Board of Regents authorizes construction of the Prairie Springs Science Center Completion Project at an estimated total cost of $194,466,000 ($194,466,000 General Fund Supported Borrowing).

SUMMARY

This project completes the two-phase Prairie Springs Science Center initiative by demolishing Cowley Hall and constructing a 110,951 ASF addition built to integrate with the 2018 laboratory facility. The new wing delivers nine general-access classrooms, three 84-station active-learning rooms, thirteen instructional laboratories, ten research laboratories, a greenhouse, rooftop observatory, specimen museum, maker space, animal care facility, collaboration zones and faculty and departmental offices.

The building's infrastructure, including lab exhaust, fresh air intake, emergency power, and noise/vibration isolation, has been designed to integrate seamlessly with the existing Prairie Springs systems, ensuring operational efficiency and continuity.

This project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines. These standards promote energy efficiency, healthy indoor air, and climate resilience, aligning with Governor Evers' Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022). The completed facility will serve as a model of sustainable, forward-thinking design for students and the broader community.

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

Phase I of the Prairie Springs Science Center, completed in fall 2018, provided core laboratory and research spaces but left instructional and support programs housed in Cowley Hall, a 1960s facility plagued by failing mechanical, plumbing, and structural systems, lack of fire suppression, low ceiling heights, and limited layout flexibility. A 2011 pre-design study and the campus master plan established this two-phase approach. Phase II fills critical gaps in active-learning and general-access classrooms, supports more than 42% of students in the College of Science and Health (CSH), and delivers code-compliant, collaborative spaces essential for modern STEM and allied-health instruction and interdisciplinary research.

The CSH relies heavily on science and allied health instruction. Programs in Physical Therapy, Occupational Therapy, Radiation Therapy, Medical Technology, and Physician Assistant studies are expanding to meet critical workforce shortages. These programs train professionals in disease prevention, treatment, and health promotion, fields that require hands-on lab experience in safe, modern environments.

Research is a core component of CSH's academic mission. More than 200 undergraduates and 170 graduate students are mentored annually on faculty-led research projects. In FY 2021, CSH received 28% of all external grants awarded at UW-La Crosse, totaling over $2 million. The original Cowley Hall was never designed to support this level of research activity, leading to makeshift use of prep rooms, closets, and even restrooms for research and instruction.

The completed Prairie Springs Science Center will provide the appropriate infrastructure to support current and future academic and research needs. It will eliminate the need for improvised lab spaces and ensure that students and faculty have access to safe, functional, and modern facilities that reflect the university's commitment to excellence in science education.

Budget

Construction	$	146,625,000
Design	$	8,105,000
DFDM Mgt	$	6,745,000
Contingency	$	21,994,000
Equipment	$	10,997,000
Other Fees	$	0
TOTAL	**$**	**194,466,000**

Previous Action

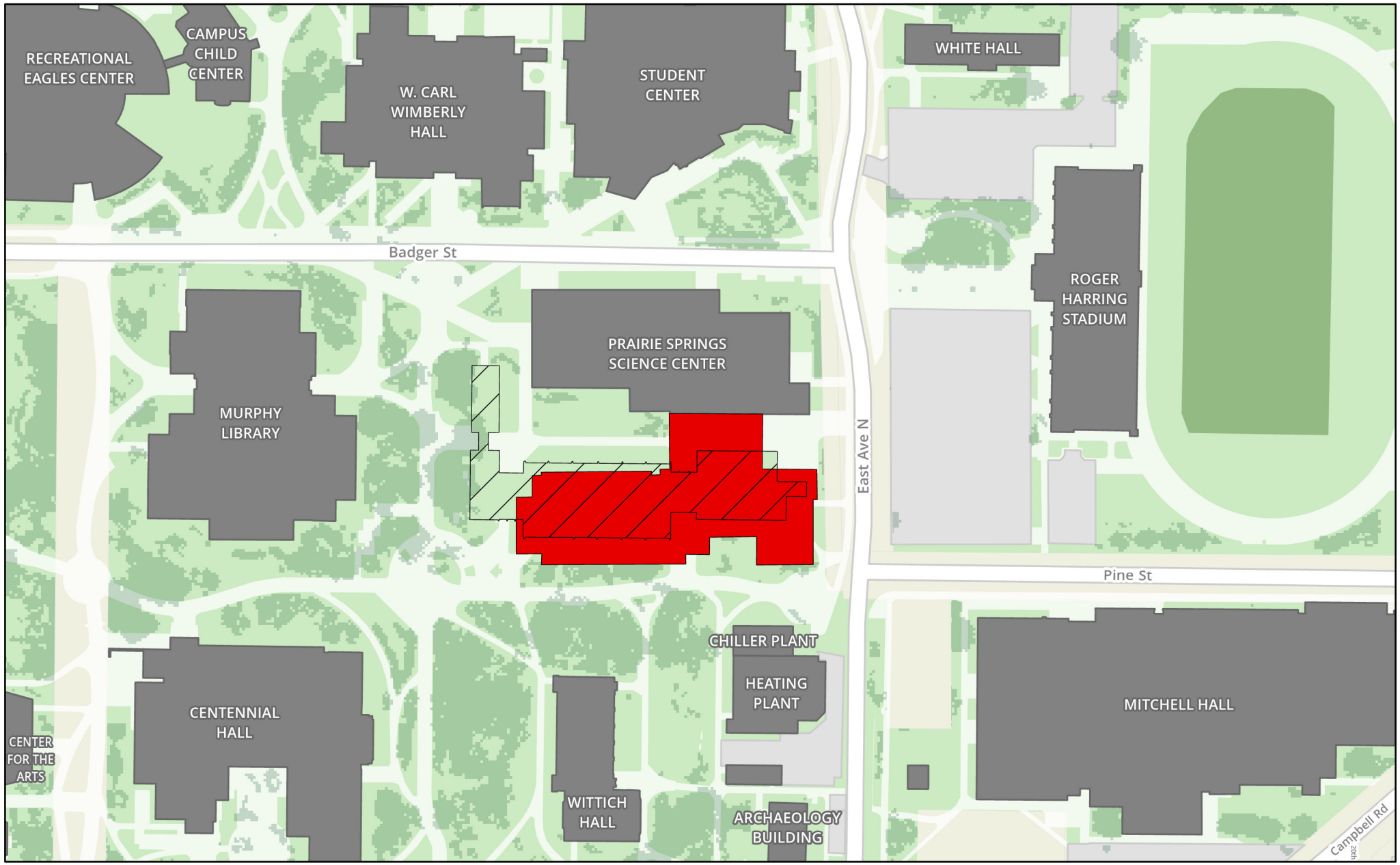
August 22, 2024 Resolution 12239	The Board of Regents approved that the proposed 2025-27 Capital Budget request, including the UW-La Crosse Prairie Springs Science Center for $194,466,000 General Fund Supported Borrowing, be submitted to the Department of Administration and State Building Commission.
August 18, 2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-La Crosse Prairie Springs Science Center Completion/Cowley Hall Demolition project at an estimated total project cost of $182,506,000 ($176,188,000 General Fund Supported Borrowing and $6,318,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.
August 20, 2020 Resolution 11493	The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the UW-La Crosse Prairie Springs Science Center – Phase II project at an estimated total project cost of $92,799,000 ($87,892,000 General Fund Supported Borrowing and $4,907,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.
August 23, 2018 Resolution 11079	The Board of Regents approved that the proposed 2019-21 Capital Budget request, including the UW-La Crosse Prairie Springs Science Center, Phase II project at an estimated total project cost of $83,020,000 ($78,140,000 General Fund Supported Borrowing and $4,880,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.

Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-14, "Naming of University Facilities and Lands"
- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

ATTACHMENTS

A) UW-La Crosse: Prairie Springs Science Center Phase II Map
B) UW-La Crosse: Prairie Springs Science Center Phase II Flyer



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

This map is for reference purposes only.

UW-La Crosse: Prairie Springs Science Center Phase II

- Proposed Development
- Proposed Removal
- UW Property
- Campus Building
- Campus Parking Area

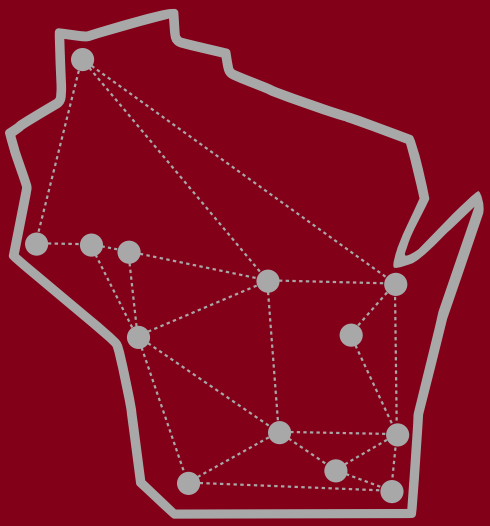
Feet
0 100 200

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\LAC\Prairie_Springs_Phase_II\LAC_Prairie_Springs_Phase_II_20250820.aprx

UNIVERSITY OF WISCONSIN
LA CROSSE UWL

Completing the Prairie Springs Science Center will allow us to:

- Better prepare the next generation of scientists and health-care professionals
- Replace a 1960s building with a new facility meeting industry standards and safety regulations
- Strengthen the college-to-career pipeline extending from UWL to Wisconsin employers.



Prairie Springs Science Center Completion

$194,466,000 GFSB

2025-27 Biennium Priority #5

The Universities of Wisconsin's top-ranked major capital project

UNIVERSITY OF WISCONSIN
LA CROSSE UWL

Cowley Hall, the outdated science facility set to be demolished and replaced:

- Fails to comply with the ADA
- Lacks appropriate fire suppression systems
- Suffers from water leakage in hallways and classrooms
- And is inferior to nearly every science facility in Wisconsin's high schools.

The transformative potential of the Prairie Springs Science Center is why this project is the highest capital priority among the Universities of Wisconsin.

UWL is adding new offerings in fast-growing fields like data science, engineering physics, environmental sciences and food science — disciplines that will be supported by the completion of Prairie Springs.

The building will provide not only more space to accommodate these growing programs, but more advanced high-quality learning spaces where students can gain the skills needed to thrive in the workforce.

If Prairie Springs remains unfinished, our future scientists and health-care workers will continue to learn in an inferior facility, at the risk of Wisconsin falling behind in the war for talent.

We are grateful for the support we have received from businesses that rely on UWL to meet their current and future workforce needs, including:

- Kwik Trip
- Mayo Clinic
- Trane Technologies
- J.F. Brennan
- Emplify Health by Gundersen

Nearly 87% of UWL's College of Science & Health graduates go on to work for employers throughout Wisconsin — not just in the La Crosse area, but at major employers like Epic, Exact Sciences and leading health-care providers statewide.

Capital Planning and Budget Committee **Item F.**
September 18, 2025

AUTHORITY TO CONSTRUCT THE HEALTH SCIENCES RENOVATION PROJECT, UW-MILWAUKEE

REQUESTED ACTION

Adoption of Resolution F., authorizing the construction of the Health Sciences Renovation project at UW-Milwaukee.

Resolution F. That, upon the recommendation of the Chancellor of UW-Milwaukee and the President of the UW System, the UW System Board of Regents authorizes construction of the Health Sciences Renovation project at an estimated total project cost of $189,325,000 ($181,825,000 General Fund Supported Borrowing; $2,500,000 Cash and $5,000,000 Segregated Revenue).

SUMMARY

This project will consolidate Health Sciences programs currently scattered across multiple buildings in outdated and inadequate spaces. It will fully renovate and convert 357,000 GSF of former hospital space in Northwest Quadrant buildings B, C, and D to Health Sciences academic space, and relocate University Information Technology Services to floors 4-6 in building D.

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

The purchase of the Northwest Quadrant in May of 2010 included 10.9 acres and 1,113,427 GSF of building space, a small campus unto itself. This was the largest addition of land and existing buildings since the acquisitions of the Downer Seminary, Downer College, and Milwaukee University School properties in the 1960s. The previous use was hospital patient rooms, surgery suites, cancer care, clinic and support areas. Health Sciences has outgrown its home base located in Enderis Hall and for more than a decade has operated in multiple locations, being spread across five campus buildings (Enderis Hall, Merrill Hall, Northwest

Quadrant Building B, Pavilion, University Services & Research Building), located both on and off the main campus, as well as operating an off-campus clinic.

The Health Sciences Renovation design began in 2023. It will provide additional space and unify the programs into a single, connected complex to reduce inefficiency and duplication that have evolved as the program expanded across five buildings. Instructional laboratory capacity will be increased, and clinical settings will be enhanced. Established accredited programs will have expanded capacity to help fill the gap between the number of graduates and the number of job openings.

Renovation includes removing the 1960s-1980s-era patient rooms, treatment rooms, and clinic space. A new south entrance will welcome students and improve accessibility. More efficient HVAC systems will be housed in a new mechanical penthouse on Building B. The systems will be served by central campus hot water heating and chilled water utilities. New mechanical systems in the basement will serve the basement and ground floors. New insulation on the exterior envelope will upgrade its efficiency. Renovated spaces will receive new building systems including architectural, mechanical, plumbing, electrical, fire alarm, smoke detection, telecommunications and audio/visual systems. Extensive building code updates will also be completed. Site improvements include parking and roadways that serve the Northwest Quadrant complex.

Health Sciences will be adjacent to the James and Yvonne Ziemer Clinical Simulation Center located in Building C completed in 2022. Co-location within the campus health neighborhood, which includes nursing and the Student Health Center, will strengthen the student experience with inter-professional education. A new technology-rich teaching and learning hub, with instructional laboratories and support spaces, will be close to research for sharing specialized equipment, operational oversight, and facilitating an increased student role in research. A new interprofessional practice clinic will give students a head start for clinical training and jobs in hospitals, clinics, and home care. The renovated space will house healthcare administration, orthopedics and neuromotor physical therapy, athletic training, assistive technology, gerontology and pediatrics occupational therapy, speech and audiology, biomedical science, medical imaging, anatomy, informatics, nutrition and wellness.

Budget

Construction	$	128,977,400
Design	$	10,851,000
DFD Mgt	$	5,936,000
Contingency	$	19,421,600
Equipment	$	24,079,000
Other Fees	$	60,000
TOTAL	**$**	**189,325,000**

Schedule

SBC Approval	Oct 2025
A/E Selection	Jun 2023
Design Report	Oct 2025
Bid Opening	Apr 2026
Start Construction	Jul 2026
Sub Completion	Oct 2029
Final Completion	Jul 2030

Previous Action

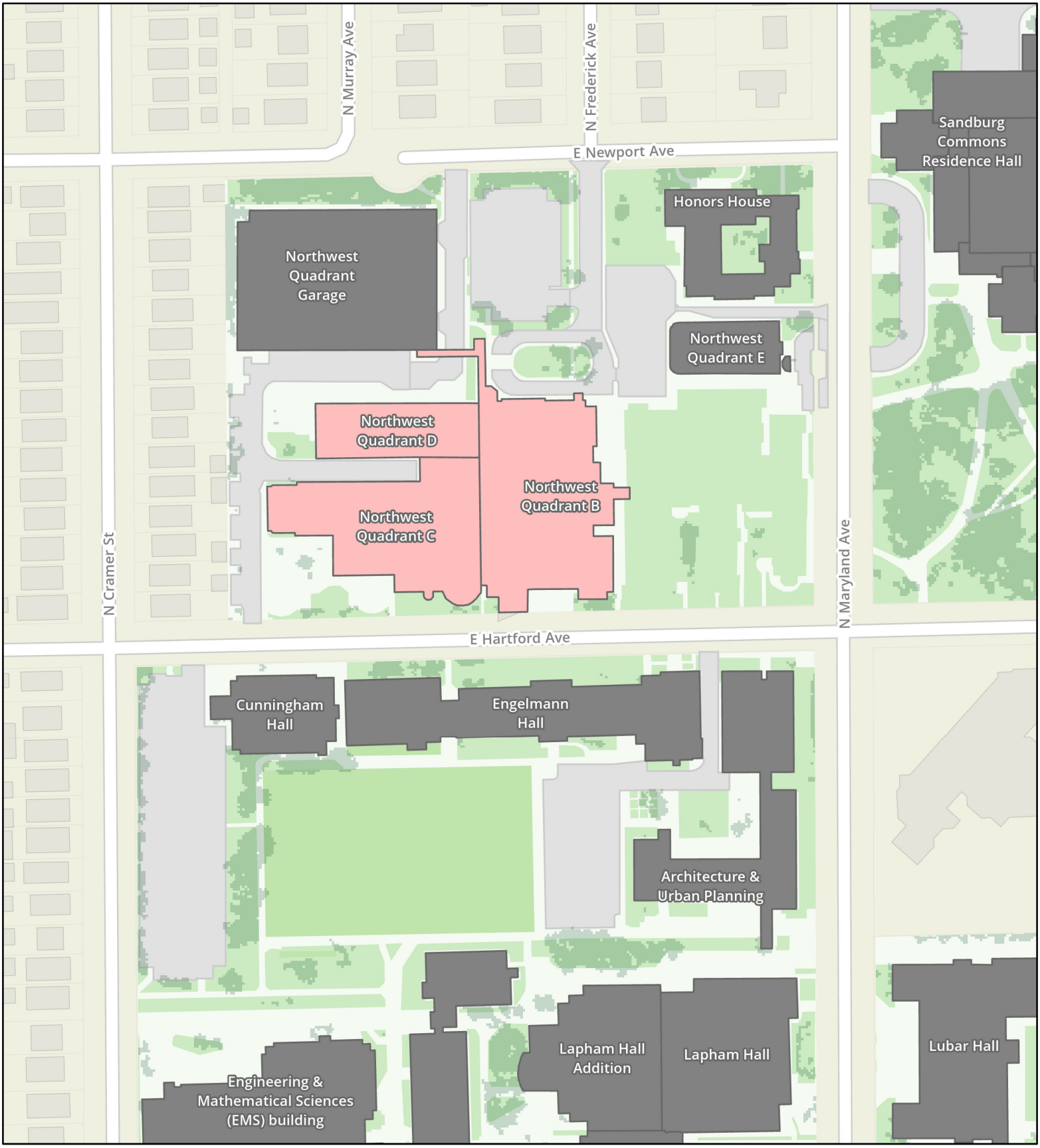
August 22, 2024 Resolution 12239	Approved the 2025-27 Capital Budget request, including the UW-Health Sciences Renovation project at an estimated total cost of $188,076,000($185,576,000 General Fund Supported Borrowing $2,500,000 Cash), be submitted to the Department of Administration and State Building Commission.
August 18, 2022 Resolution 11906	Approved the 2023-25 Capital Budget request, including the UW-Health Sciences Renovation project at an estimated total cost of $180,679,000 General Fund Supported Borrowing, be submitted to the Department of Administration and State Building Commission.
August 20, 2020 Resolution 11493	Approved the 2021-23 Capital Budget request, including the UW-Health Sciences Renovation project at an estimated total cost of $74,828,000 General Fund Supported Borrowing be submitted to the Department of Administration and State Building Commission.

Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-14, "Naming of University Facilities and Lands"
- Regent Policy Document 19-15, "Physical Development Principles"

ATTACHMENTS

A) UW-Milwaukee: Health Sciences Map
B) UW-Milwaukee: Health Sciences Flyer


N Murray Ave
N Frederick Ave
E Newport Ave
Sandburg Commons Residence Hall
Honors House
Northwest Quadrant Garage
Northwest Quadrant E
Northwest Quadrant D
Northwest Quadrant B
Northwest Quadrant C
N Cramer St
N Maryland Ave
E Hartford Ave
Cunningham Hall
Engelmann Hall
Architecture & Urban Planning
Lapham Hall Addition
Lapham Hall
Lubar Hall
Engineering & Mathematical Sciences (EMS) building
UW-Milwaukee
Sources: Universities of Wisconsin, State of Wisconsin, US Census Bureau
This map is for reference purposes only.
UW-Milwaukee: Health Sciences
Proposed Renovation
Campus Building
UW Property
Campus Parking Area
Feet
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100
200
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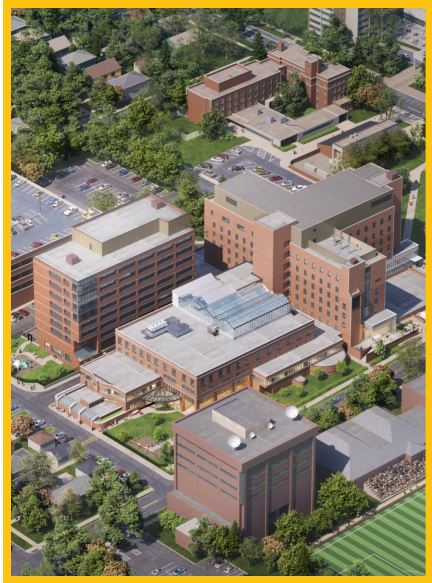
UNIVERSITY OF WISCONSIN
MILWAUKEE



- UW-Milwaukee enrolls 2,000 health sciences students annually, a 120% increase since the year 2000. But limitations of current facilities simply don't allow UWM to expand enrollment further.
- Renovate approx. 340,000 GSF in the outdated Northwest Quadrant Complex, transforming it into state-of-the-art teaching and research space. It completes renovation of Buildings B, C & D.
- Bring Health Sciences programs together to create interprofessional space reflecting the health-care continuum.
- Right-size instructional spaces to accommodate more students and class offerings; programs will have adequate space to streamline time to graduation.

Health Sciences Renovation

2025 Biennium Priority #6; Major Project Priority #2

$189,325,000 ($186,825,000 GFSB and $2,500,000 Cash)

UWM HEALTH SCIENCES FAST FACTS

98%
Job placement for UWM health sciences grads

82%
UWM alums in last 10 years live and work in Wisconsin

7%-25%
Job growth in health sciences fields by 2035

500
Local partners seeking health sciences grads

UNIVERSITY OF WISCONSIN
MILWAUKEE

Wisconsin companies need more health sciences professionals.

A comprehensive renovation of UWM's Northwest Quad buildings will increase student capacity by 15%. It will also aid UWM's reorganization of health sciences programs, labs and classrooms, leading to faster and more efficient graduation paths.

Increasing UWM's capacity means over 500 local partners can hire 300 more health sciences professionals annually in 20 specialties. That's 3,000 more employees in 10 years. Wisconsin's citizens get better health care, and Wisconsin's economy directly benefits from the job growth.

CURRENT STATUS	FUTURE BENEFITS
FACILITIES	
Inadequate and outdated	Modern and interdisciplinary
PROGRAMS	
Disconnected and disparate	Consolidated and unified
ENROLLMENT AND GRADUATION	
Plateaued and capped	Increased and streamlined
WORKFORCE IMPACT	
Not enough health sciences pros	3,000 more after 10 years

UWM has the largest number of Health Science degree programs in Wisconsin.

UWM bought the former Columbia Hospital in 2010 and turned its seven buildings and 1 million square feet into the Northwest Quad. The complex is an integral part of UWM's campus, and it features a state-of-the-art nursing simulation center. Performing long-needed renovations will build off this innovation and position UWM to better answer Wisconsin's ever-increasing demands for health sciences professionals.

Investment will directly benefit students in **20 health sciences programs, including Physical Therapy, Applied Gerontology, Biomedical Sciences, Diagnostic Imaging, Rehabilitation Sciences & Technology, Health Informatics & Administration, Kinesiology, Microbiology, Nursing, Occupational Therapy and Communication Sciences & Disorders.**

New facilities will enhance interdisciplinary education and workforce readiness.

New facilities will support expanded interdisciplinary education with a health sciences simulation center adjacent to the completed nursing simulation center. It will enhance the student educational experience and maximize synergies that can only come with adjacency. The programs will teach continuum of care, emulating the best practices in health care and providing students a head-start in their careers. It will provide Wisconsin with health care professionals ready to care for patients.

PROJECT TIMELINE

2010
- UWM purchases former Columbia Hospital and begins transforming it into the Northwest Quad complex.

2017
- State approves NWQ renovations.

2022
- Renovations approved in 2017 – including state-of-the-art nursing simulation facility – are completed.

2023
- State approves $5 million in design funding.

2025
- Scheduled completion of the full design and construction bids for Health Sciences renovation.

2029
- Targeted completion for the renovation of 300,000+ GSF in the NWQ.

Updated: 03/20/2025

Capital Planning and Budget Committee **Item G.**
September 18, 2025

AUTHORITY TO CONSTRUCT THE RECREATION COMPLEX ADDITION AND RENOVATION PROJECT, UW-STOUT

REQUESTED ACTION

Adoption of Resolution G., granting authority to construct the Recreation Complex Addition and Renovation Project at UW-Stout.

Resolution G. That, upon the recommendation of the Chancellor of UW-Stout and the President of the UW System, the UW System Board of Regents authorizes construction of the Recreation Complex Addition and Renovation project at an estimated total cost of $31,728,000 ($26,728,000 Program Revenue Supported Borrowing and $5,000,000 Cash).

SUMMARY

This project renovates and expands UW-Stout's original 1963 Sports and Fitness Center by constructing an 11,750 GSF west addition and renovating 27,658 GSF of existing space. Work includes repurposing the decommissioned pool into a multi-purpose gymnasium, upgrading locker rooms with improved privacy, expanding cardio and strength training areas, and replacing major building systems including mechanical, electrical, plumbing, data/telecom, life safety, and fire alarm to meet current codes and accommodate growing student demand.

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

The University of Wisconsin–Stout Sports and Fitness Center, built in 1963 around an Olympic-sized pool, no longer meets program needs or code requirement. The pool area has sat idle since its 2005 closure, and the original mechanical, electrical, plumbing, fire-alarm and data systems are beyond their useful life. At the same time, growing enrollment and a campus focus on holistic student health have created demand for flexible dry-floor

recreation space, modern locker rooms with privacy and inclusion features, and energy-efficient infrastructure. The proposed project adds 11,750 gross square feet on the building's west end and renovates 27,658 square feet to convert the former pool into a multi-purpose gym, expand cardio and strength training areas, update locker rooms, and replace all major building systems. This scope aligns with peer institutions in enhancing recruitment and retention, supports emerging wellness programs, and ensures compliance with current codes and sustainability standards.

Budget

Construction	$	24,379,000
Design	$	1,571,000
DFDM Mgt	$	1,121,000
Contingency	$	3,657,000
Equipment	$	1,000,000
Other Fees	$	0
TOTAL	**$**	**31,728,000**

Previous Action

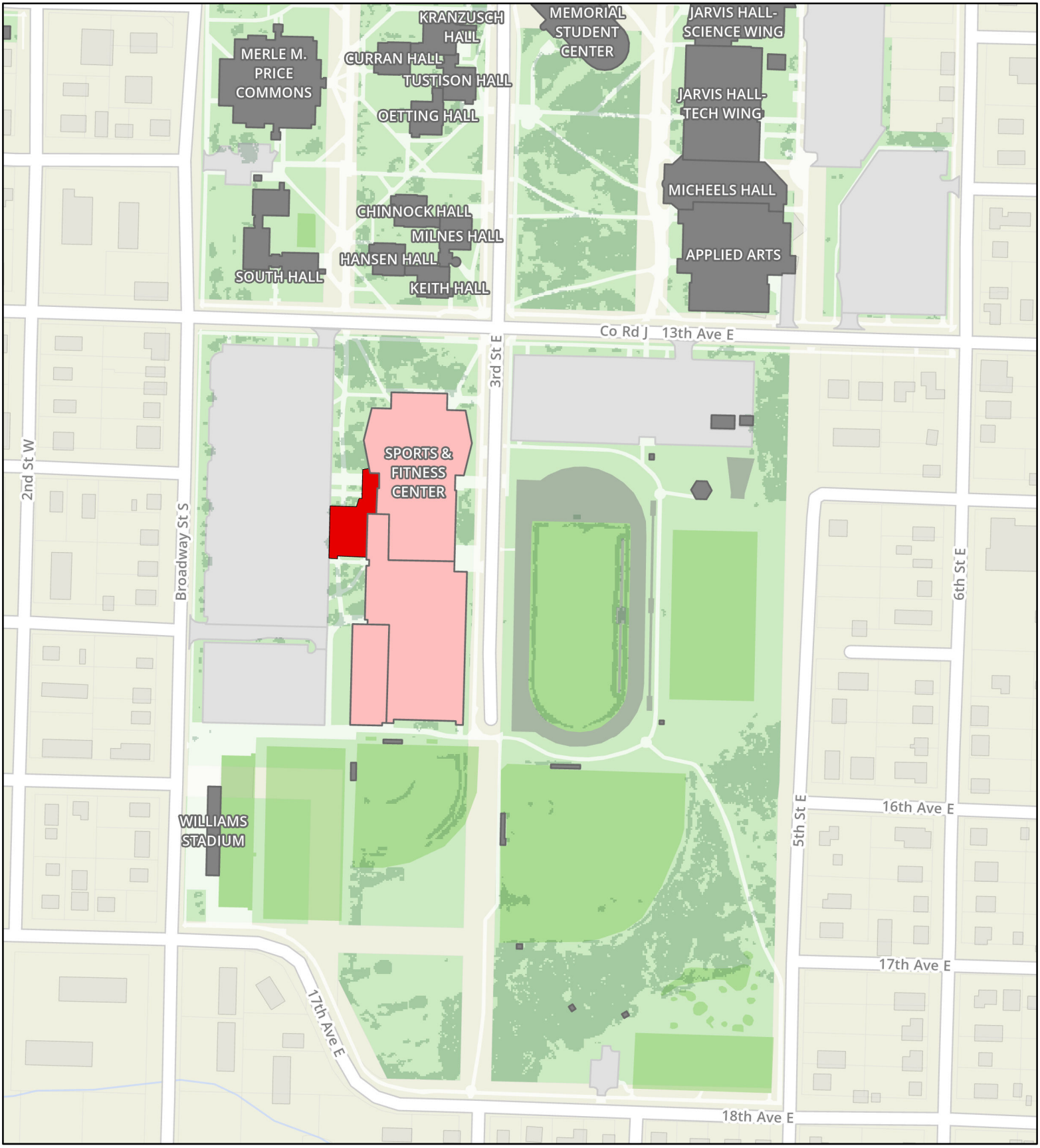
August 22, 2024 Resolution 12239	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-Stout the Recreation Complex Addition and Renovation project at an estimated total project cost of $31,728,000 ($26,728,000 Program Revenue Supported Borrowing and $5,000,000 Cash), be submitted to the Department of Administration and State Building Commission.

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"

ATTACHMENTS

A) UW-Stout: Sports & Fitness Center Map
B) UW-Stout: Sports & Fitness Center Flyer



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

This map is for reference purposes only.

UW-Stout: Sports & Fitness Center

- Proposed Addition
- Proposed Renovation
- UW Property
- Campus Building
- Campus Parking Area

Feet
0 100 200

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University of Wisconsin-Stout

Wisconsin's Polytechnic University

- New welcome and community space with improved accessible entrance
- New fitness addition with strength training, cardio, and fitness studio spaces
- New multiuse gymnasium to replace decommissioned pool
- Updated multiuse fitness studios, instructional space, and locker rooms

Recreation Complex Addition & Renovation

2025-27 Biennium Priority #12

Total Budget: $31,728,000
($26,728,000 PRSB; $5,000,000 Non-UW Cash)

University of Wisconsin-Stout

Wisconsin's Polytechnic University

Built in 1963, UW-Stout's Recreation Complex current infrastructure systems, equipment, and controls are inadequate to meet the needs and expectations of today's students, and Stout students have repeatedly identified this renovation their top priority through referendum since 2019. With prospective students, including NCAA D3 student-athletes, choosing universities based on their recreational resources, inferior facilities present a clear and significant enrollment liability. With the modest requested funding to complete this renovation, UW-Stout can revitalize this critical building, bolstering recruitment and retention efforts and fulfilling the voice of our students.

Since 2021, student use of the Recreation Complex spaces has increased by 65% and total foot traffic has doubled. Not only are these increases pushing the facility beyond its original design, but the decommission of the swimming pool in 2018 eliminated part of the original space. Alternative arrangements, like fitness area closures to accommodate visiting teams during athletic events, negatively impact student mental and physical health and reflect poorly on UW-Stout. When funded, this project not only renovates and repurposes 27,658 sq. ft. of existing space, it adds 11,750 sq. ft. to the facility to accommodate the wide-ranging fitness and academic interests of our community.

Existing space in the Recreation Complex lacks the flexibility to meet community needs—an issue rectified by the proposed project. The decommissioned pool will transform into a multi-purpose gym. The athletic weight room will become multi-use studios. Locker rooms will be significantly expanded. The second floor of the addition will house multi-use courts for a variety of sports. And a new donor-funded entrance and community space will welcome all who arrive for campus tours, athletic events, fitness activities, and a full scope of community youth camps.

Capital Planning and Budget Committee **Item H.**
September 18, 2025

AUTHORITY TO CONSTRUCT THE SENTRY HALL ADDITION AND RENOVATION PROJECT, UW-STEVENS POINT

REQUESTED ACTION

Adoption of Resolution H., granting authority to construct the Sentry Hall and Renovation project at UW-Stevens Point.

Resolution H. That, upon the recommendation of the Chancellor of UW-Stevens Point and the President of the UW System, the UW System Board of Regents authorizes construction of the Sentry Hall Addition and Renovation project at an estimated total cost of $98,098,000 ($91,098,000 General Fund Supported Borrowing and $7,000,000 Gifts).

SUMMARY

This project renovates and expands the 1963 Sentry Hall (formerly the Communication Arts Center) to meet modern academic, technological, and accessibility standards. It includes a full renovation and addition to the Collins Classroom Center (CCC), transforming it into the new home for the Sentry School of Business and Economics. The facility will feature modern classrooms, teaching labs, IT spaces, and informal areas to foster interaction among students, faculty, and staff. More than 60% of the space will be dedicated to instruction and study, with an additional 16% for academic and business centers. Upgrades include recladding the exterior, adding daylight monitors, replacing all site utilities, and regrading the eastern courtyard for ADA access. The project also replaces outdated HVAC, plumbing, electrical, and telecom systems, installs a new elevator, and adds a fire suppression system. Departments currently housed in the CCC will be relocated to better align programs.

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

Business schools serve as traditional university and regional anchors, validated by the U.S. Department of Education's data showing nearly one fifth of all bachelor's degrees are in business. Yet, UW-Stevens Point cannot fully realize this potential due to the poor condition of its facilities, which hinders showcasing its programs in a competitive environment. The CCC is outdated and misrepresents program quality, limiting recruitment and online reach. A renovated facility would elevate visibility, match stakeholder expectations, and support talent development in Central Wisconsin. Despite these challenges, the Sentry School of Business has grown over 28% since 2007, with the MBA program enrolling over 70 students and continuing to grow. Labor market projections show strong demand for business majors, and industry partners consistently report talent development as a critical need.

Current spaces in this building are disjointed and inadequate, with overflow into non-business buildings obscuring the school's true scale. The building lacks ADA access, modern teaching infrastructure, and daylighting. A space analysis confirms that relocating to the CCC would support growth for both CCC and the College of Professional Studies programs.

Budget

Construction	$	72,397,000
Design	$	5,930,000
DFDM Mgt	$	3,325,000
Contingency	$	10,726,000
Equipment	$	5,720,000
Other Fees	$	0
TOTAL	**$**	**98,098,000**

Previous Action

August 22, 2024 Resolution 12239	Approval of the 2025-27 Capital Budget Request, including the UW-Stevens Point Sentry Hall Addition and Renovation Project for planning and design funding of $98,098,000 to be submitted to the Department of Administration and State Building Commission.

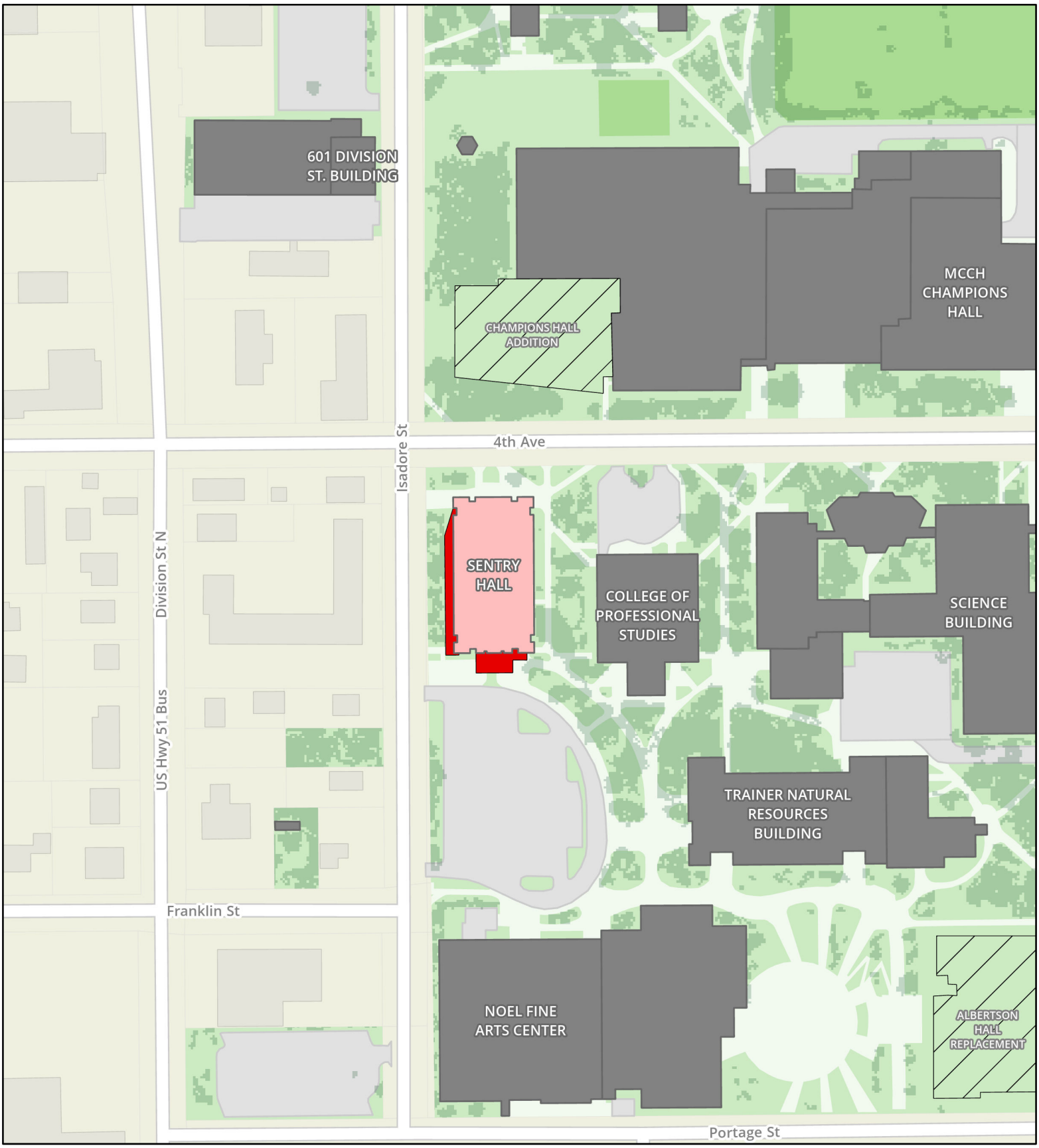
Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-14, "Naming of University Facilities and Lands"

- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

ATTACHMENTS

A) UW-Stevens Point: Sentry Hall Map
B) UW-Stevens Point: Sentry Hall Flyer



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

This map is for reference purposes only.

UW-Stevens Point: Sentry Hall

- Proposed Addition
- Proposed Renovation
- UW Property
- Campus Building

0 100 200 Feet

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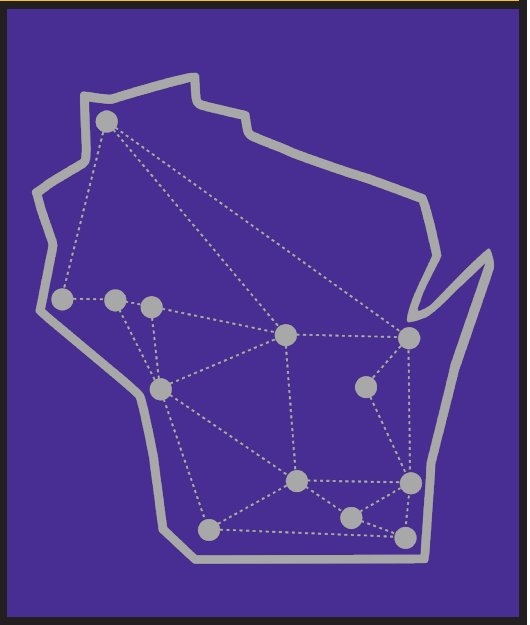
University of Wisconsin Stevens Point

STEVENS POINT • MARSHFIELD • WAUSAU

Sentry™

Sentry School of Business & Economics
University of Wisconsin-Stevens Point

- **$10 Million From Sentry:** A gift from long-time partner Sentry matches state project funds and elevates the UW-Stevens Point Sentry School of Business and Economics.
- **51% Enrollment Growth Since 2019:** The dramatic growth of the Sentry School has increased the flow of career-ready graduates into the economy.



Sentry Hall Addition and Modernization

2025-2027 Biennium Priority #8

$98.098M ($91.098M GFSB, $7.0M GIFT)

WISCONSIN WORKFORCE

92%
of Sentry School graduates report finding careers in Wisconsin

University of Wisconsin
Stevens Point

STEVENS POINT • MARSHFIELD • WAUSAU

A commitment to serving and engaging our community partners drives us in the Sentry School. The Sentry Hall project will create additional opportunities through new spaces, such as:

Entrepreneurship Center:
Providing new services to launch student businesses and expanded space for the Small Business Development Center enabling them to serve more entrepreneurs.

Business Training and Education Center:
Creating a space for expanded student-business connections, training workshops and seminars.

COMMUNITY AND CORPORATE CONNECTIONS

202

businesses and community organizations served per year through internships, class projects and networking

CAREER-READY

97.4%

of graduates agree that Sentry School prepared them well for their career

INTERNSHIPS

100%

of Sentry School students complete at least 1 internship in a Wisconsin business

The Sentry School develops graduates with the applied skills employers need. Sentry Hall will increase our capacity to engage business and community partners by providing expanded and modernized spaces, such as:

Anderson Classroom to Career Center:
Connecting students to businesses via 300 events and 200+ internships per year, providing a talent pipeline to our employer partners.

Sentry Data Analytics Center:
Developing student opportunities to work on real-world projects, developing their skills while helping our partners solve their data and AI problems.

RENOVATION JUSTIFICATION

- Renovate 89,284 gsf and construction addition of 21,716 gsf to address accessibility and mechanical space limitations. Combined with planned projects the overall campus gsf will be reduced.
- Primary mechanical, electrical and plumbing systems are 60 years old and have exceeded life expectancy.
- Most primary building systems do not comply with modern building codes and standards.
- Building lacks fire suppression system.

AUTHORITY TO INCREASE THE BUDGET OF THE WISCONSIN INSTITUTES FOR MEDICAL RESEARCH (WIMR) EAST WEDGE CYCLOTRON AND EXPANSION, UW-MADISON

REQUESTED ACTION

Adoption of Resolution I., authorizing the increase to the budget of the Wisconsin Institutes for Medical Research East Wedge Cyclotron and Expansion project.

Resolution I. 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 delivery of the Wisconsin Institutes for Medical Research East Wedge Cyclotron and Expansion project under the UW-Managed program; and authorizes the increase in the project budget by $13,500,000 Gift/Grant funds for an estimated total project cost of $62,000,000 Gift/Grant Funds.

SUMMARY

The Wisconsin Institutes for Medical Research (WIMR) East Wedge Cyclotron and Expansion project will construct an addition to the WIMR East Wedge building to provide space for a 30 MeV cyclotron, BSL2 laboratory space, mechanical space, and space for the support staff of the School of Medicine and Public Health (SMPH). SMPH received a grant from the federal National Institutes for Health for the cyclotron laboratory.

This project was originally approved with a budget of $48,500,000. During design it was discovered that the new structure would require significantly more robust and complex infrastructure to support the cyclotron equipment and additional hot cells required to expand the processing capacity. Due to the sensitive nature of the equipment, once installed, additional construction is unable to take place above it. Therefore, the university would like to increase the scope of this project to include the addition of two floors of white-box space above the cyclotron that can be used for future labs, clinical space, or industry space to support SMPH. In order to accommodate these needs, an increase of $13,500,000 is required.

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

The design is based on an existing East Wedge Cyclotron and Expansion Pre-Design delivered through the UW Managed program. The East Wedge Cyclotron and Expansion project will be located on the University of Wisconsin-Madison campus between WIMR I and WIMR II towers on a site referred to as the "East Wedge." The following programmatic uses are anticipated as follows:

- Basement – will house a new, hybrid, 30 MeV cyclotron.
- First Level – a new BSL2 laboratory, space for offices and building mechanicals.

This project was originally intended to be delivered under the University of Wisconsin Hospital and Clinics Authority as granted in Wis. Stats. 233.04 and was approved as such by the Board of Regents (BOR) in June of 2024. This project will now be delivered via the Board of Regent's UW Managed Program to ensure compliance with the NIH requirements.

Budget/Schedule

Construction	38,600,000
Design	3,400,000
Contingency	5,700,000
Equipment	12,600,000
Management Fees	1,700,000
TOTAL	**$62,000,000**

A/E Selection	November 2023
BOR Actions	Jun 2024/Jun 2025
Bid Opening	Aug 2026
Start Construction	Sept 2026
Substantial Completion	May 2027
Final Completion	May 2028

Previous Action

June 6, 2024 Resolution 12205	Authority to Construct the Wisconsin Institutes for Medical Research (WIMR) East Wedge Cyclotron and Expansion, UW-Madison $48,500,000 UW Health Cash Reserves.

Related Policies

- Regent Policy Document 19-16, "Building Program Planning and Approval"

ATTACHMENT

A) UW-Madison: WIMR East Wedge Map

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

This map is for reference purposes only.

UW-Madison: WIMR East Wedge

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

Feet
0 250 500

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