

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM
Capital Planning and Budget Committee Minutes
Thursday, June 4, 2026

The June 4, 2026 meeting of the Capital Planning and Budget (CPB) Committee, which was held at UW-Milwaukee, was called to order at 8:45am by Committee Chair Regent Jim Kreuser.

A. Calling of the Roll

Present: Regents Jim Kreuser, Joan Prince, Ashok Rai, Sara Rogers, Linda Terwilliger (arrived at 8:58 a.m.), Karen Walsh, Tim Nixon

Absent: Edmund Manydeeds

B. Declaration of Conflicts

Before considering any items on the agenda, Committee Chair 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.

C. Approval of the Minutes of the April 20, 2026 Meeting of the Capital Planning and Budget Committee

After receipt of a motion by Regent Rai and second by Regent Walsh, the minutes of the April 20, 2026 meeting of the Capital Planning and Budget Committee were approved as presented.

D. Proposed Consent Agenda

1. UW System: Authority To Construct 2025-27 Classroom Renovation/ Instructional Technology Improvement Program Project
2. UW System: Authority to Construct All Agency Maintenance and Repair Projects

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

E. UW-Madison: Authority to Demolish the Biotron Laboratory and the Meat Science and Muscle Biology Building

Associate Vice President Deej Lundgren presented a request for authority to demolish the Biotron Laboratory and the former Meat Science and Muscle Biology Building at UW-Madison. Lundgren explained that both facilities had been vacant since 2023 and that demolition costs would total approximately \$9.67 million using segregated revenue-supported borrowing previously enumerated for demolition activities during the 2023-2025

biennium. The project would eliminate deferred maintenance liabilities and prepare the property for future campus development priorities.

Regent Walsh asked whether asbestos or other hazardous materials remediation was anticipated as part of the demolition project. Lundgren responded that limited remediation was expected at the former Meat Science facility, but that substantial remediation would occur at the Biotron Laboratory.

Regent Walsh further asked specifically what contamination issues were present. Lundgren stated that known soil contamination, groundwater contamination, and vapor intrusion issues existed at the Biotron facility. He explained that contaminated soils would be excavated and disposed of at an approved landfill and that groundwater encountered during the work would be discharged under approved permits.

Regent Walsh questioned how groundwater removal activities would function given the nature of the water table. Lundgren clarified that the remediation primarily involved soil excavation and management of water encountered during construction activities rather than removal of the broader groundwater supply itself.

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

F. UW System: Report on Capital Budget Request Facts and Figures

Tom Bittner delivered a presentation on the Universities of Wisconsin biennial capital planning process and capital budget request trends for the 2027-33 planning period. Bittner summarized the annual process timeline, including: Campus visits during Spring and Summer 2025 and another round during fall 2025 to discuss six-year plans and project strategy; Winter “office hours” and technical support for campuses preparing submissions; internal Capital Plan evaluation and review processes from February through April 2026 using Board evaluation criteria to review the more than 1,900 pages of project request documents submitted; Upcoming Board review and action schedules in August 2026; and Subsequent submission of approved recommendations to the State of Wisconsin in September. October through December 2026 will consist of a review of the planning cycle and January – March 2027 will include major project evaluation criteria updates.

Regent Rai asked whether Regents would again have access to the Power BI visualization tool previously used to review project information during capital budget deliberations. He noted the importance of being able to evaluate projects in advance of committee meetings and requested earlier access to information for both committee members and the full Board.

Regent Rai additionally suggested that the committee should review project evaluation criteria earlier in the process before staff invest substantial time scoring project submissions. He proposed discussion of factors such as enrollment impact to determine whether the committee wished to adjust or eliminate evaluation criteria.

AVP Lundgren said the BI tool will be available and he will work with Regent Kreuser to figure out when to review the criteria with the committee.

Bittner emphasized the scale of the current capital request cycle totaling nearly \$10 billion across the six-year planning horizon before inclusion of all-agency maintenance requests. He reviewed trends by funding source, project type, square footage affected, and program area, explaining that renovation projects represented the greatest number of projects, while new and replacement construction represented the largest financial investments. He noted campuses submitted planning and design projects themselves for the first time. He emphasized the massive amount of square footage put forth in the requests.

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

G. UW System: Status Report on Leasing Transactions December 1, 2025 through May 31, 2026

Lundgren presented the semiannual leasing report for Universities of Wisconsin facilities. He explained that during the reporting period, two new leases were executed, both associated with UW-Madison; ten existing leases were amended or renewed; and five leases were terminated. Lundgren noted that systemwide leased space now totals approximately 1.3 million square feet and continues a broader trend toward reducing leased square footage across the Universities of Wisconsin portfolio since 2024.

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

H. UW System: Status Report on UW Solely Managed Capital Projects December 1, 2025 through May 31, 2026

Lundgren presented the semiannual report concerning UW solely managed capital projects. He explained that since inception in 2015, the program has included 203 total projects totaling approximately \$966 million in project value. At present, 57 projects valued at approximately \$736 million remain active, with an additional 16 projects undergoing closeout procedures.

Lundgren then highlighted several representative projects currently underway across the system.

The first highlighted project was the UW-Madison Chemistry Building 2nd and 4th Floor Renovation project, which carries a budget of approximately \$13 million with substantial completion anticipated in July 2026. Lundgren explained that the project renovates approximately 9,000 square feet within the Chemistry complex to create updated instructional and research laboratory space. He noted that the project also includes extensive upgrades to mechanical, electrical, plumbing, ventilation, safety systems, and installation of specialized laboratory equipment and support infrastructure. Lundgren remarked that the project is particularly important because it addresses shortages of research and teaching laboratory space while strengthening UW-Madison's scientific research and STEM education capabilities.

Lundgren next reviewed the Granger Hall First Floor Dining Renovation project at UW-Madison. He stated that the project has an approximate budget of \$27 million with anticipated substantial completion in January 2027. The project renovates approximately 31,500 square feet within the Wisconsin School of Business and includes construction of an 8,200 square-foot winter garden addition and rooftop terrace. Lundgren explained that the redesigned space will function as a flexible hub integrating dining, gathering, study, and event functions while expanding dining capacity on the east side of campus. Additional improvements include expanded food service facilities, retail dining concepts, student organization space, updated mechanical and utility systems, and modifications to underground parking infrastructure.

Regent Walsh asked what functions currently occupied the Granger Hall space undergoing renovation. Lundgren explained that the area already contained dining facilities and event spaces, but that the project modernizes and significantly upgrades those functions while creating additional collaboration and student gathering areas. Regent Walsh further asked whether dining and beverage operations associated with the facility are operated through external contracts similar to other campus food service operations. Lundgren clarified that University Housing generally administers these arrangements and provides operational oversight even where outside vendors may participate in food service management.

Regent Walsh then asked when construction on the Granger Hall project began and Regent Kreuser suggested that future project reports include additional historical context such as original approval dates and project start timelines.

Lundgren then highlighted the Wisconsin National Primate Research Center Backup Generator project at UW-Madison. He noted that the approximately \$3.3 million project achieved substantial completion in March 2026. The project modernized emergency electrical infrastructure through installation of a new backup power system, upgraded transformers, automatic transfer switches, and electrical distribution systems designed to ensure uninterrupted support for critical research operations and essential facility systems.

Lundgren next discussed the WIDA School of Education 12th Floor Renovation project at UW-Madison, which carries a budget of approximately \$4.4 million with anticipated substantial completion in early fall 2026. He explained that the renovation modernizes approximately 9,500 square feet within the Educational Sciences Building to support WIDA, the nationally recognized consortium focused on English language learning and assessment development. The renovation converts outdated compartmentalized office layouts into open and collaborative workspace configurations that include workstations, conference areas, secure testing functions, lounges, wellness spaces, and updated shared amenities. Lundgren noted that the redesign allows WIDA to reduce its overall building footprint while improving flexibility, collaboration, daylight access, and security features necessary for sensitive federally supported assessment activities.

Lundgren also reviewed the Wisconsin Institute for Medical Research Gas Storage and Distribution Renovation project at UW-Madison. He explained that the approximately \$1 million project updates laboratory gas storage and delivery infrastructure to meet federal, state, and local code requirements. The work centralized gas manifold systems and relocated oxygen cylinders from distributed laboratory locations while installing updated piping networks serving multiple floors and laboratory control areas. Lundgren stated that the project resolves important compliance and laboratory safety concerns.

The final highlighted project was the UW-Green Bay Memorial Arboretum Bridge and Boardwalk project, which has a budget of approximately \$300,000 and was nearing substantial completion at the time of the meeting. Lundgren explained that the project replaces an aging bridge and constructs a new boardwalk system within the campus arboretum trail network. He noted that the project addresses trail disruptions and seasonal flooding impacts while improving public access, environmental protection, and accessibility throughout the 290-acre arboretum environment. Lundgren stated that the project supports the campus's role as a "living laboratory" for teaching, research, recreation, and environmental stewardship activities.

Regent Walsh asked whether students were directly involved in activities connected to the arboretum project, specifically noting the educational opportunities associated with flooding management, environmental resources, and related field work. A UW-Green Bay representative confirmed that students are actively involved in the site and that the arboretum serves as an important educational and environmental resource for the campus community.

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

I. UW-Milwaukee: Host Campus Presentation, "Making Waves: Building Enduring Impact Through Our Physical Infrastructure"

UW-Milwaukee representatives Robin Van Harpen, Jen Francis, and Melissa Spadanuda delivered a presentation on UWM's capital infrastructure planning, strategic priorities, and major construction initiatives. The presentation summarized UWM's mission as a high-access research institution and reviewed the importance of capital investment to support student success, research, partnerships, and workforce development.

The presenters outlined UWM's upcoming long-range campus planning initiative, which will update the institution's 2010 campus master plan. The planning effort will focus heavily on student success, updated facility condition assessments, space utilization, utilities, academic facilities, student services, and open-space planning. The presenters explained that campus-wide engagement, including participation from students, faculty, and community partners, would play a major role throughout the process. They explained that 11 long-range planning firms are on contract for any UW campus to use and their planning firm for their new long-range planning process was chosen from amongst those pre-qualified firms.

The presenters also reviewed major capital projects underway or planned, including:

- The Southwest Quadrant redevelopment and new Chemistry Building.
- The Health Sciences renovation project consolidating programs into updated instructional and research spaces.
- Infrastructure improvements including Chapman Hall window repairs, utility upgrades, and elevator modernization projects.
- UWM's top 2027-29 capital priority: the Engineering and Neuroscience project, which will renovate Engineering and Mathematical Sciences facilities, demolish the Physics Building, and construct a new interdisciplinary STEM facility.

The presentation generated discussion regarding consultant use, institutional planning practices, operational efficiency, and space utilization.

Regent Walsh asked what the role of the consultant will be in the planning process and what expertise external consultants provide that Universities of Wisconsin staff or campuses themselves could not accomplish internally.

Francis explained that higher education planning consultants specialize in large-scale campus planning, benchmarking, facility condition analysis, and integration of strategic and physical planning across diverse institutions nationwide. She noted that consultants provide broad national perspectives and technical expertise that campuses generally do not maintain in house due to staffing structure and the infrequency of large-scale master planning processes.

Regent Walsh further asked whether consultant involvement is standard practice for Universities of Wisconsin campuses conducting long-range campus plans. Lundgren responded that consultants are routinely utilized systemwide for such efforts because campuses and system staff continue managing day-to-day operations while simultaneously planning for future infrastructure and enrollment needs. He stated that consultants support campuses by facilitating integration of academic, infrastructure, operational, and strategic planning considerations.

Regent Walsh requested information regarding consultant costs across both comprehensive campuses and research institutions. Lundgren agreed to provide consultant expenditure information to the committee. She emphasized that while she has a new respect for the amount of time spent on these projects after visiting Lundgren's staff, she knows that time is still not enough, and she wonders still if some Capital Planning and Budget staff expertise could be provided to campuses in their long range planning efforts. Lundgren confirmed that campus, consultant, and UWSA Capital Planning and Budget staff time is all pooled into these long-range campus plans.

Van Harpen added that UW-Milwaukee's previous 2010 campus master plan had substantially guided subsequent successful capital investments over the last decade and laid the groundwork for projects completed since that time. Van Harpen noted they had to cut a review of the 2010 master plan and what resulted from it out of their presentation today due to time. She noted the value of consultant expertise and that the long-term capital impacts generated by strategic planning substantially outweigh the planning costs themselves. Regent Walsh requested to see the full presentation including what had been cut to understand the 2010 master plan.

Regent Prince stated that reviewing consultant expenditures represented an appropriate component of Regents' fiduciary responsibility. She stressed that Regents should evaluate consultant spending not solely based on cost but also based on value delivered to campuses and opportunities for knowledge-sharing across the Universities of Wisconsin system.

Lundgren noted that UW-Stout had recently undergone a similar planning process and that UW-Milwaukee benefited from shared information generated during that effort. He stated that the system is attempting to improve collaboration and reduce duplication among campuses engaging in master planning efforts.

Regent Walsh praised collaborative sharing between campuses and emphasized the importance of avoiding "siloed" planning processes.

Regent Nixon emphasized the importance of evaluating expenditures carefully in light of future tuition considerations facing students and families. He remarked that Regents have an obligation to ensure dollars are being used effectively. Regent Nixon then asked whether campuses evaluate classroom utilization rates throughout the day; whether underutilized classroom space could be consolidated more effectively; how campuses assess hybrid work arrangements and office occupancy; and whether hoteling and flexible office concepts are incorporated into modern campus planning.

Spadanuda responded that recent projects increasingly incorporate hybrid workspace concepts, shared collaboration environments, reservable meeting areas, adaptable furniture systems, and hoteling approaches where appropriate. She explained that COVID-19 accelerated changes in workplace expectations and redesign priorities. Spadanuda also explained that the Universities of Wisconsin system evaluates classroom utilization before supporting instructional projects and that requests for redundant or underutilized classroom types face substantial scrutiny during review processes.

Regent Nixon additionally asked how UW-Milwaukee incorporates UW-Milwaukee's School of Architecture and Urban Planning into planning discussions and whether students participate in real-world project design and engagement opportunities. Francis explained that architecture students regularly contribute through community design solutions work, peer engagement projects, and campus planning exercises tied directly to university projects, providing students with real-world professional experience.

Regent Rai stated that understanding the detailed scope of consultant Requests for Proposal would help Regents evaluate what topics are being addressed during planning processes. He specifically mentioned sustainability, energy use, utilities, environmental impacts, infrastructure affordability, and heating and cooling costs as areas Regents may want emphasized in future planning work.

Lundgren responded that campuses are able to tailor consultant scopes and incorporate issues such as sustainability, parking, utilities, housing, and dining into planning exercises depending on institutional priorities. He agreed to provide additional information regarding RFP structures and consultant scopes of services.

Chair Kreuser commented that project review within the Capital Planning and Budget office already includes very detailed analyses regarding classroom utilization, room configurations, and instructional needs. He stated that assumptions regarding widespread duplication of facilities across the system are often inaccurate because substantial front-end technical evaluation already occurs before projects are approved.

Regent Walsh added that she met directly with staff involved in capital planning and developed a greater appreciation for the extensive and technical work performed by system staff on infrastructure planning. She noted that with the work at the system level, and bringing in consultants, and having system folks look at campus plans, the complexity of this process teeters on the edge of inefficiency. But, she sees that changes have been made such as design and planning money earlier in the process. She noted as soon as staff finish their work, they are on to the next process and still troubleshooting the last. She wanted to give appreciation to the staff who are handling all these processes and projects at once and publicly recognize folks on campuses and at system who are involved in planning.

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

J. Report of the Associate Vice President

Summary: AVP DeeJ Lundgren presented additional information regarding the Universities of Wisconsin facilities database and property inventory system. He explained that:

- The system maintains approximately 1,840 facility records representing 1,437 buildings.
- The total portfolio includes nearly 65 million gross square feet.
- Estimated replacement value exceeds \$21.3 billion.

Lundgren explained that the inventory process supports insurance coverage calculations and long-term facilities management activities. He also noted concerns regarding aging reporting systems, legacy data platforms, and potential underestimation of replacement values within portions of the current database. He stated that system staff continue evaluating modernization opportunities to improve data quality and long-term decision-making support.

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

The Capital Planning and Budget Committee adjourned at 9:55 a.m. by a motion from Regent Rai and seconded by Regent Walsh.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Hayden Hendersen', with a stylized, cursive script.

Hayden Hendersen
Sustainability and Capital Governance Liaison