

4/20/2026

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

via Zoom Videoconference

Monday, April 20, 2026

10:15 a.m. - 11:30 a.m.

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the February 5, 2026 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
 - 1. UW System: Authority to Construct All Agency Maintenance and Repair Projects
 - 2. UW System: Authority to Construct a Minor Facilities Renewal Project
- E. UW-Madison: Authority to Construct the Kronshage-Jorns-Humphrey Residence Halls Renovations
- F. Report of the Associate Vice President
- G. Closed session for the purpose of considering personal histories, as permitted by s.19.85(1)(f), Wis. Stats., related to the naming of a facility at UW-Stevens Point

April 20, 2026

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

REQUESTED ACTION

Adoption of Resolution D1., authorizing construction of various maintenance and repair projects.

Resolution D1. 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 \$1,851,900 (\$1,092,200 State of WI Segregated Revenues and \$759,700 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

UNIVERSITY	PROJ ID	PROJECT TITLE	SEG-REV	CASH	TOTAL
RVF	25D1U	Ames South Fork Suites Shower Surround Replacements		\$759,700	\$759,700
SUP	25H1U	University Services Building Roof Replacement	\$1,092,200		\$1,092,200
FACILITY MAINTENANCE AND REPAIR SUBTOTAL			\$1,092,200	\$759,700	\$1,851,900

	SEG-REV	CASH	TOTAL
APRIL 2026 AGENDA TOTAL	\$1,092,200	\$759,700	\$1,851,900

Presenter

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

BACKGROUND

UW-River Falls – Ames South Fork Suites Shower Surround Replacements:

This project replaces restroom showers in the Jesse H. Ames South Fork Suites. Project work includes removing the existing damaged fiberglass shower surrounds and any adjacent deteriorated finishes, followed by the installation of new, site-built tile showers complete with a properly integrated waterproofing membrane to minimize the potential for leaks. The project also includes replacing damaged drywall and flooring finishes to restore the surrounding areas and ensure a cohesive, high-quality result.

The Jesse H. Ames Suites opened in 2012. Within the first few years of service, cracking was observed in the fiberglass shower pans, and it was determined that these units were installed incorrectly. These units have leaked since 2015, requiring continuous water mitigation and maintenance costs.

UW-Superior – University Services 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. Roofing work will be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Project work includes replacing approximately 25,700 SF of built-up roofing system and insulation with a new, adhered Ethylene Propylene Diene Monomer (EPDM) system and insulation.

The University Services Building roof was replaced in 1993 and has required annual repairs for the past several years. The leaks have progressively gotten worse, drips have become streams, and buckets are required throughout the facility to catch the worst infiltration and minimize damage to university contents and property. Site inspections by the university maintenance staff have determined that the roof requires replacement to address current leaking, weathered, worn, and/or damaged sections. The University Services Building houses the Facilities Maintenance trade shops, workstations, automotive garage, material storage, offices, and campus mailroom. The worsening roof condition risks damage to university property and disruption of services to all campus buildings.

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”](#)

April 20, 2026

**AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS,
UW SYSTEM**

REQUESTED ACTION

Adoption of Resolution D2., authorizing construction of a minor facilities renewal project.

Resolution D2. That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct a minor facilities renewal projects at an estimated total cost of \$6,537,000 General Fund Supported Borrowing.

SUMMARY

2025-27 MINOR FACILITIES RENEWAL - GROUP 1

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
STP	23K2I	Trainer Natural Resources Greenhouse Renovation	\$6,537,000		\$6,537,000
2025-27 MINOR FACILITIES RENEWAL - GROUP 1 SUBTOTAL			\$6,537,000	\$0	\$6,537,000

	GFSB	PRSB	TOTAL
APRIL 2026 TOTAL	\$6,537,000	\$0	\$6,537,000

Presenter

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

BACKGROUND

UW-Stevens Point – Trainer Natural Resources Greenhouse Renovation:

This project removes the greenhouse structure and related components to facilitate repair of the existing floor slabs, floor slab waterproofing, support walls, and wall waterproofing. Project work includes replacing floor drains with appropriate split-slab drains and installing

a new topping slab. A new greenhouse structure will then be constructed, including all framing, glazing, vents, and operators. The replacement greenhouse will maintain four independent climate zones that can be adjusted to support a broader range of research and teaching opportunities not previously possible. The new glazing systems will allow easier replacement of units and provide greater energy efficiency. Existing greenhouse equipment, such as misters, lighting, and fans, will support the variable, adjustable climate zones. The HVAC, plumbing, and electrical infrastructure will be modified to support the new adjustable zones.

Persistent leaks have infiltrated the lower floors of the Trainer Natural Resources (TNR) building, resulting in minor damage. The acrylic panels are double-pane and unable to be repaired by maintenance staff. Students and faculty are subjected to hazardous working conditions due to the high levels of corrosion which has compromised both electrical and steam lines. The ventilation system's automatic actuators have unshielded gearing which poses a danger of entangling occupants. The TNR rooftop greenhouse is an academic research facility. The Biology Department has been conducting hemp and hazelnut research as part of a USDA program, but results can be negatively influenced by the leaks resulting from the compromised exterior envelope.

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"](#)

**AUTHORITY TO CONSTRUCT THE KRONSHAGE-JORNS-HUMPHREY
RESIDENCE HALLS RENOVATIONS, UW-MADISON**

REQUESTED ACTION

Adoption of Resolution E., granting authority to construct the Kronshage-Jorns-Humphrey Residence Halls renovations at UW-Madison.

Resolution E. That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes construction of the Kronshage-Jorns-Humphrey Residence Halls renovations at an estimated total cost of \$79,211,000 (\$69,211,000 Program Revenue Supported Borrowing, \$10,000,000 Cash).

SUMMARY

This project will renovate three UW–Madison student residences (Kronshage, Jorns, and Humphrey) to address critical building code and infrastructure needs while adding new program spaces and amenities. The work includes comprehensive upgrades to outdated systems, improved life safety and energy efficiency, and enhanced accessibility. Renovations will replace steam heating with hot water systems, add air conditioning and mechanical ventilation, and upgrade fire alarm, smoke detection, and fire suppression systems. Each building will receive a new elevator, increasing accessible rooms in Kronshage Hall beyond UW Housing’s target. Plumbing, restrooms, and telecommunications will be fully replaced and reconfigured. Resident rooms will be refreshed with new finishes, and roofing, windows, and doors will be replaced. Exterior improvements include cleaned stonework, landscaping, stormwater management, consolidated bike parking, and new courtyard and patio spaces. A connector bridge will link Jorns and Humphrey Halls.

Presenter

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

BACKGROUND

The Kronshage housing complex, built in 1938–39 to address a campus housing shortage, originally housed 640 male students. Today, it consists of nine interconnected co-ed facilities—Kronshage Main and eight houses—along with Humphrey and Jorns Halls, constructed in 1949 for the College of Agricultural and Life Sciences (CAL S) short courses and integrated into UW Housing in 2019. Together, these buildings accommodate 608 residents but lack modern amenities and accessibility.

The renovation scope resolves critical deficiencies. Elevators in Gilman, Mack, and Chamberlin Houses will eliminate vertical access barriers, bringing accessibility to more than half of resident rooms and common spaces. Expanded restroom footprints will correct the current one-to-eight resident-to-fixture ratio and add accessible multi-user and single-occupant options for flexibility. New laundry rooms, kitchenettes, and outdoor patios will address the absence of basic amenities expected in student housing. Infrastructure upgrades—including new mechanical systems, improved ventilation, and fire protection—will replace obsolete systems, meet current life safety and energy codes, and extend the useful life of these historic buildings.

The entire complex, including Humphrey and Jorns, is eligible for the National Register of Historic Places, requiring coordination with the Wisconsin Historical Society. A single comprehensive project—rather than phased maintenance—ensures design continuity, minimizes disruption, and avoids cost escalation. UW is committed to preserving these historic facilities while upgrading them to meet modern standards and student expectations.

Budget

Construction	\$	\$61,913,000
Design	\$	\$5,163,000
DFD Mgmt	\$	\$2,848,000
Contingency	\$	\$9,287,000
Equipment	\$	\$0
Other Fees	\$	\$0
TOTAL	\$	\$79,211,000

Previous Action

August 18, 2022
Resolution 11906

Recommended that the Kronshage-Jorns-Humphrey Residence Halls project at an estimated total cost of \$79,211,000 (\$69,211,000 Program Revenue Supported Borrowing, \$10,000,000 Cash) be submitted to the Department of

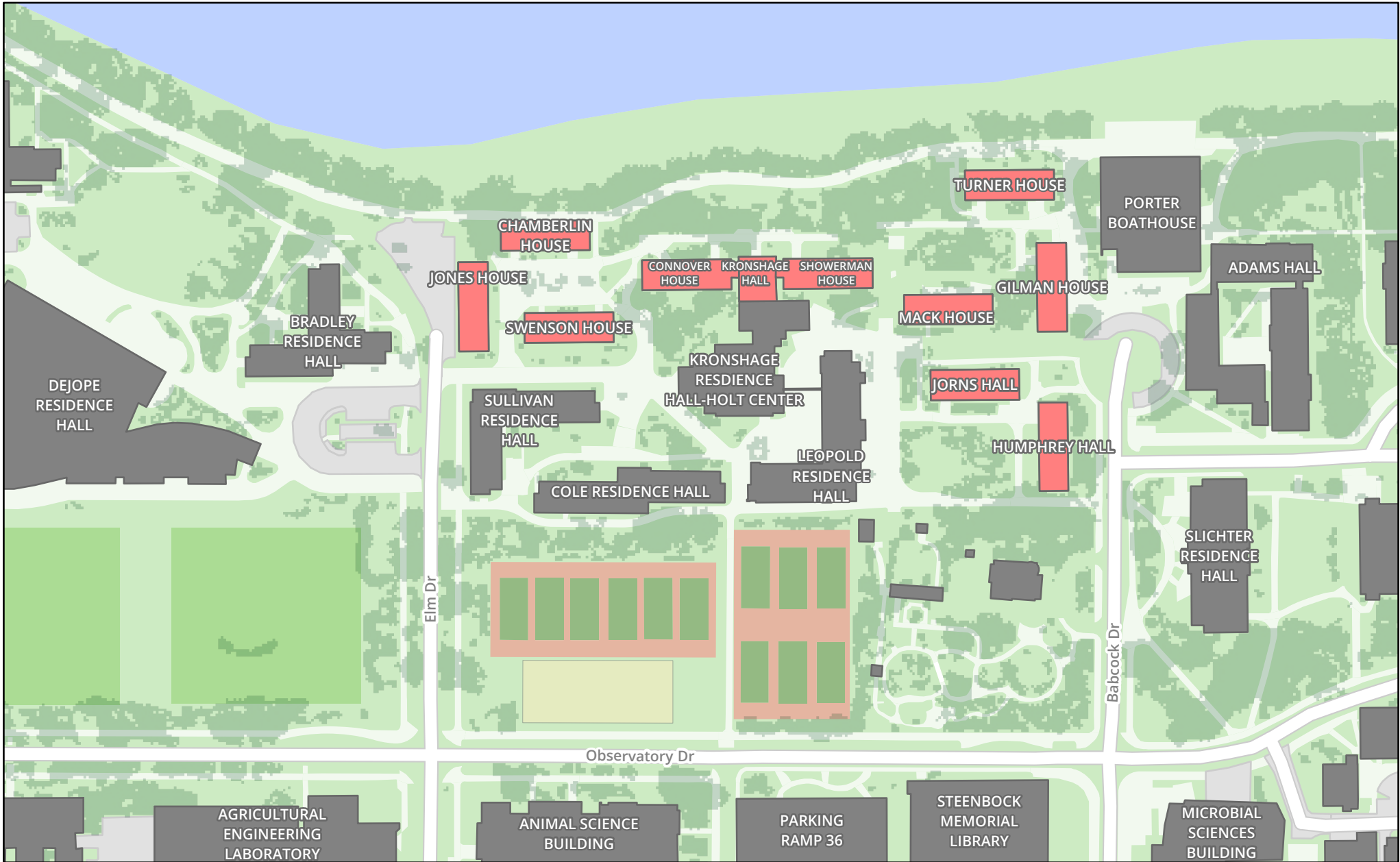
Administration as part of the UW System 2023-25 Capital
Budget Request.

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"

ATTACHMENT

- A) UW-Madison: Kronshage-Jorns-Humphrey Residence Halls Renovations Map



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

This map is for reference purposes only.

UW-Madison: Residence Hall Renovations

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

