BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, August 20, 2026
9:00 a.m. – 10:15 a.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 16, 2026 Meeting of the Capital Planning and Budget Committee

D. UW System: Consideration of the 2027-29 UW System Biennial Capital Budget Request and 2027-33 Six-Year Capital Plan

Capital Planning and Budget Committee **Item D.**
August 20, 2026

2027-33 UW SYSTEM SIX-YEAR CAPITAL PLAN AND 2027-29 UW SYSTEM BIENNIAL CAPITAL BUDGET REQUEST

REQUESTED ACTION

Adoption of Resolution D.

Resolution D. That, upon the recommendation of the Interim President of the University of Wisconsin System, the Board of Regents approves the 2027-33 Six-Year Capital Plan and the 2027-29 Capital Budget Request and authorizes their submission to the Department of Administration and the State Building Commission.

The 2027-29 Capital Budget Request recommendations align with the Universities of Wisconsin 2023-28 Strategic Plan through a commitment to stewardship of existing assets by addressing deferred maintenance; removing obsolete facilities; maintaining affordable, accessible, and high-quality educational environments for our students; and advancing Wisconsin's workforce needs. The University of Wisconsin System (UWS) staff evaluate and prioritize these submissions based upon Board of Regents-approved criteria that include a strong emphasis on plan consistency, physical development and programmatic impacts, support for academic degrees and programs, and demonstration of the ability to implement previous capital budgets and projects.

The proposed 2027-29 Capital Budget Request of $2,024,190,000 ($1,224,832,000 General Fund Supported Borrowing; $673,299,000 Program Revenue Supported Borrowing; $10,978,000 UW Cash; and $115,081,000 Non-UW Cash) includes the following:

1. Authorization to submit the list of recently received capital project program requests to repair, renovate, and/or replace facilities infrastructure systemwide (including buildings, site improvements, and site utilities) to the Department of Administration and the State Building Commission for consideration under the statewide All Agency Projects Program. Consistent with state capital budget guidance, the funding requests associated with these projects are submitted separately and are not included in the overall 2027-29 Capital Budget

Request submitted by the Board of Regents to the Department of Administration and the State Building Commission.

2. Four categorical enumerations of $533,030,000 ($409,868,000 General Fund Supported Borrowing, $123,012,000 Program Revenue Supported Borrowing, and $150,000 Non-UW Cash) for the Instructional Space Projects Program, the Minor Facilities Renewal Projects Program Group 1, the Minor Facilities Renewal Projects Program Group 2, and the Central Plant and Utilities Distribution Projects Program.

3. Fourteen individual project enumerations of $1,419,676,000 ($814,964,000 General Fund Supported Borrowing; $550,287,000 Program Revenue Supported Borrowing; $7,153,000 UW Cash; and $47,272,000 Non-UW Cash).

4. Twelve individual planning and design funding enumerations of $71,484,000 ($3,825,000 UW Cash and $67,659,000 Non-UW Cash).

5. Approval of segregated fee increases for the UW-Green Bay University Union Kitchen/Dining/Serving Renovation Project at the following: 2030/31 — $50 increase; 2031/32 — additional $50 increase; and 2032/33 — additional $50 increase. Upon full implementation, the annual fee increase will total $150 and remain in effect until the bond is closed out.

6. Authorization for the UW System President or designee to adjust individual project budgets as necessary in the development of the final 2027-29 Capital Budget recommendation with the Department of Administration, provided that no individual project budget is increased by more than 10 percent above the amount approved by the Board of Regents.

Be it further resolved that the Board of Regents recommends that the University of Wisconsin System 2027-33 Six-Year Capital Plan be submitted to the Department of Administration in accordance with Wis. Stats. § 13.48(1), related to the long-range public building program.

Be it further resolved that, in the event UW-Madison successfully executes an agreement for the development of student housing through its current public-private partnership solicitation process, the proposed New Residence Hall project shall return to the Board of

Regents for further review and action before advancing through subsequent stages of the state capital budget process.

Be it further resolved that the Board of Regents expects that any funding required to construct the approved scope of work for the Music Hall Addition and Renovation – Phase II project above the enumerated budget shall be sourced from Gifts, Grants, and/or Other (Federal, County, and/or Municipality) funding sources.

Be it further resolved that the Board of Regents directs the Universities of Wisconsin Administration to develop a systemwide policy governing capital project oversight and reporting. The policy shall require Board involvement before implementation of any capital project budget increase that exceeds 10 percent of the budget approved by the Board of Regents. The policy shall also establish semiannual reporting to the Board of Regents regarding capital projects with approved budgets exceeding $100 million.

SUMMARY

The proposed Capital Plan reflects the core values of the Universities of Wisconsin by ensuring that projects include measures such as innovation (by promoting flexibility and adapting to changing conditions), sustainability (ensuring fiscally prudent and environmentally friendly projects), and accountability (ensuring that universities implement projects in a timely fashion within established budgets).

The proposed Capital Plan places its greatest emphasis on the repair, renovation, and renewal of aging facilities and infrastructure. The highest-priority programs are designed to address deferred maintenance needs and preserve the long-term viability of existing facilities. A recommended $998 million is proposed to address high-priority needs in existing facilities, ensuring their continued functionality while reducing the growing operational costs associated with maintaining aging infrastructure.

The documents following this summary constitute the 2027-29 Capital Budget Request. The recommendation prioritizes institutional requests regardless of fund source and provides a planning framework for 2029-31 and 2031-33. Together, these projects constitute the Universities of Wisconsin Consolidated Six-Year Capital Plan. Project budgets and schedules have been adjusted to reflect Department of Administration guidelines for representative project timelines. There are no projects solely funded by gifts and grants included in the proposed capital plan.

Presenter

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

BACKGROUND

Biennially, each state agency is required to submit a capital budget request within the context of a long-range plan to the Department of Administration. The UW System process for developing the Capital Budget recommendation is based on standard higher education planning models. Each biennium, the Universities of Wisconsin and the Universities of Wisconsin Administration (UWSA) engage in long-range planning that involves the following steps:

Issue Identification:

- Advancing programmatic priorities and emerging pedagogical adaptations
- Assessing building conditions
- Analyzing space utilization (qualitative and quantitative)

Evaluation:

- Identifying alternatives to problems
- Prioritizing space and programmatic needs

Plan Development:

- Institutions develop long-range space and program plans submitted to UWSA.
- UWSA evaluates and prioritizes institutional plans based on a Board of Regents-approved evaluation tool.
- UWSA develops a systemwide long-range plan for three consecutive biennia.
- The Board of Regents approves a biennial budget request based on long-range plan recommendations.

State Planning and Funding:

- The Department of Administration, Division of Facilities Development and Management receives budget requests from all state agencies and makes a single recommendation to the State of Wisconsin Building Commission.
- The Building Commission makes a recommendation to the Legislature through the biennial budget process.

The budget development process includes personnel from every university including chancellors, provosts, chief business officers, student affairs leaders, physical plant directors, and campus planners. The process is guided by both budget development guidelines issued by the Department of Administration and project ranking criteria approved by the Board of Regents.

Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

ATTACHMENTS

A. Universities of Wisconsin: 2027-33 Capital Plan Request Tables
B. Universities of Wisconsin: 2027-29 Project Documents
C. Universities of Wisconsin: 2027-33 Capital Plan Dashboard link: https://www.wisconsin.edu/capital-planning/capital-budget/

UNIVERSITIES OF WISCONSIN

2027-33 Capital Plan Priorities - Biennial Tables

	TOTAL	GFSB	PRSB	UW CASH	Non-UW CASH	
2027-29	**$2,024,190,000**	$1,224,832,000	$673,299,000	$10,978,000	$115,081,000	105
2029-31	**$2,039,415,000**	$1,567,636,780	$405,320,070	$30,299,150	$36,159,000	76
2031-33	**$1,941,745,000**	$1,495,150,230	$371,618,570	$4,656,000	$70,320,200	51
TOTAL	**$6,005,350,000**	**$4,287,619,010**	**$1,450,237,640**	**$45,933,150**	**$221,560,200**	232

2027-29 BIENNIUM

ID	UW	TYPE	PROJECT_TITLE	TOTAL	GFSB	PRSB	UW CASH	Non-UW CASH
INSTRUCTIONAL SPACE PROJECTS PROGRAM				**$126,824,000**	**$126,674,000**	**$0**	**$0**	**$150,000**
001.01	MSN	IS	CHAMBERLIN HALL/CHEMISTRY BUILDING CLASSROOM RENOVATIONS	**$11,000,000**	$11,000,000	$0	$0	$0
001.02	LAX	IS	GRAFF MAIN HALL TIERED CLASSROOM RENOVATIONS	**$6,627,000**	$6,627,000	$0	$0	$0
001.03	RVF	IS	KLEINPELL FINE ARTS INSTRUCTIONAL SPACE MODERNIZATION	**$7,210,000**	$7,210,000	$0	$0	$0
001.04	MIL	IS	LUBAR HALL ACTIVE LEARNING CLASSROOM RENOVATIONS	**$5,164,000**	$5,164,000	$0	$0	$0
001.05	STP	IS	WATER & ENVIRONMENTAL ANALYSIS LABORATORY RENOVATION	**$13,602,000**	$13,552,000	$0	$0	$50,000
001.06	STO	IS	FRYKLUND HALL GROUND FLOOR LABORATORY RENOVATION	**$7,917,000**	$7,917,000	$0	$0	$0
001.07	SUP	IS	HOLDEN FINE ARTS TELEVISION STUDIO RENOVATION	**$2,955,000**	$2,955,000	$0	$0	$0
001.08	GBY	IS	MULTI-BUILDING ACTIVE LEARNING CLASSROOM RENOVATIONS	**$7,649,000**	$7,649,000	$0	$0	$0
001.09	OSH	IS	NURSING EDUCATION BUILDING SIMULATION LABORATORY RENOVATION	**$3,486,000**	$3,386,000	$0	$0	$100,000
001.10	WTW	IS	UPHAM HALL INSTRUCTIONAL SPACE RENOVATIONS	**$9,381,000**	$9,381,000	$0	$0	$0
001.11	EAU	IS	SCHOOL OF NURSING HEALTH & STEM LABORATORY RENOVATIONS	**$2,913,000**	$2,913,000	$0	$0	$0
001.12	PKS	IS	MOLINARO HALL COMPUTER SCIENCE LABORATORY RENOVATION	**$4,193,000**	$4,193,000	$0	$0	$0
001.13	MSN	IS	BIRGE HALL/STERLING HALL INSTRUCTIONAL SPACE RENOVATIONS	**$7,264,000**	$7,264,000	$0	$0	$0
001.14	MIL	IS	LAPHAM HALL BIOLOGICAL SCIENCES INSTRUCTIONAL LABORATORY RENOVATION	**$4,920,000**	$4,920,000	$0	$0	$0
001.15	RVF	IS	AGRICULTURAL ENGINEERING ANNEX TECHNOLOGY MODERNIZATION	**$8,772,000**	$8,772,000	$0	$0	$0
001.16	WTW	IS	CENTER OF THE ARTS 2D STUDIOS/GALLERY RENOVATION	**$7,887,000**	$7,887,000	$0	$0	$0
001.17	GBY	IS	PSYCHOLOGY EVALUATION LABORATORY RENOVATIONS	**$2,863,000**	$2,863,000	$0	$0	$0
001.18	STO	IS	MICHEELS HALL INSTRUCTIONAL SPACE RENOVATIONS	**$6,274,000**	$6,274,000	$0	$0	$0
001.19	OSH	IS	ARTS & COMMUNICATION CENTER PRODUCTION & INNOVATION CENTER	**$6,747,000**	$6,747,000	$0	$0	$0
MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP I				**$151,799,000**	**$128,768,000**	**$23,031,000**	**$0**	**$0**
002.01	GBY	MFR	KRESS EVENTS CENTER NATATORIUM HEALTH & SAFETY REPAIRS & REPLACEMENTS	**$5,052,000**	$5,052,000	$0	$0	$0
002.02	MSN	MFR	MULTI-BUILDING FIRE ALARM & SMOKE DETECTION SYSTEM REPLACEMENTS - PHASE XIV	**$14,814,000**	$14,814,000	$0	$0	$0
002.03	MIL	MFR	MULTI-BUILDING FIRE ALARM & SMOKE DETECTION SYSTEM REPLACEMENTS - PHASE II	**$14,949,000**	$14,949,000	$0	$0	$0
002.04	LAX	MFR	MULTI-BUILDING FIRE ALARM & SMOKE DETECTION SYSTEM REPLACEMENT (GRAFF MAIN/WING TECH CTR)	**$4,231,000**	$4,231,000	$0	$0	$0
002.05	RVF	MFR	CAMPUSWIDE FIRE ALARM & SMOKE DETECTION SYSTEM REPLACEMENT	**$8,254,000**	$4,228,000	$4,026,000	$0	$0
002.06	MSN	MFR	CAMP RANDALL STADIUM WEST SIDE REPAIRS	**$11,623,000**	$0	$11,623,000	$0	$0
002.07	WTW	MFR	HYLAND HALL/AMBROSE HALL ROOF & EXTERIOR DOOR REPLACEMENTS	**$7,400,000**	$7,400,000	$0	$0	$0
002.08	LAX	MFR	LAUX-SANFORD-WENTZ-WHITE RESIDENCE HALLS ROOF REPLACEMENTS	**$3,126,000**	$0	$3,126,000	$0	$0
002.09	MSN	MFR	MULTI-BUILDING ELEVATOR MODERNIZATIONS - PHASE III	**$11,249,000**	$11,249,000	$0	$0	$0
002.10	OSH	MFR	MULTI-BUILDING ELEVATOR REPLACEMENTS	**$6,814,000**	$2,558,000	$4,256,000	$0	$0
002.11	MSN	MFR	MULTI-BUILDING ANIMAL FACILITY EMERGENCY GENERATOR INSTALLATIONS	**$12,203,000**	$12,203,000	$0	$0	$0
002.12	MSN	MFR	MULTI-BUILDING EMERGENCY GENERATOR REPLACEMENTS	**$8,698,000**	$8,698,000	$0	$0	$0
002.13	STO	MFR	MULTI-BUILDING EMERGENCY GENERATOR REPLACEMENTS	**$5,396,000**	$5,396,000	$0	$0	$0
002.14	RVF	MFR	MANN VALLEY LABORATORY FARM FACILITIES MAINTENANCE & REPAIRS	**$8,234,000**	$8,234,000	$0	$0	$0
002.15	PLT	MFR	MULTI-BUILDING EXTERIOR ENVELOPE MAINTENANCE & REPAIRS (DOUDNA/KARMANN/ULLSVIK)	**$8,520,000**	$8,520,000	$0	$0	$0
002.16	MIL	MFR	MITCHELL HALL NORTH WING BUILDING SYSTEMS RENOVATION & REPLACEMENT	**$14,684,000**	$14,684,000	$0	$0	$0
002.17	PKS	MFR	SPORTS & ACTIVITY CENTER STRUCTURAL FLOOR REPAIRS & SURFACE REPLACEMENT	**$6,552,000**	$6,552,000	$0	$0	$0

MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP II				**$181,216,000**	**$95,526,000**	**$85,690,000**	**$0**	**$0**
003.01	EAU	MFR	SCHOFIELD HALL HVAC SYSTEM REPAIR & REPLACEMENT	**$14,877,000**	$14,877,000	$0	$0	$0
003.02	STP	MFR	CHAMPIONS HALL HVAC SYSTEM/ENCLOSURE REPAIRS & REPLACEMENT	**$14,875,000**	$14,875,000	$0	$0	$0
003.03	PLT	MFR	CENTER FOR THE ARTS MAINTENANCE & REPAIRS	**$14,765,000**	$14,765,000	$0	$0	$0
003.04	STP	MFR	SCIENCE BUILDING HVAC SYSTEM REPLACEMENTS	**$14,905,000**	$14,905,000	$0	$0	$0
003.05	STO	MFR	CAMPUSWIDE EXTERIOR SITE LIGHTING REPLACEMENTS	**$12,101,000**	$7,140,000	$4,961,000	$0	$0
003.06	GBY	MFR	CAMPUSWIDE EXTERIOR SITE LIGHTING REPLACEMENTS	**$6,915,000**	$5,463,000	$1,452,000	$0	$0
003.07	MSN	MFR	ADAMS RESIDENCE HALL MAINTENANCE & REPAIRS	**$14,999,000**	$0	$14,999,000	$0	$0
003.08	MSN	MFR	TRIPP RESIDENCE HALL MAINTENANCE & REPAIRS	**$14,999,000**	$0	$14,999,000	$0	$0
003.09	MSN	MFR	EAGLE HEIGHTS APARTMENTS BATHROOM/KITCHEN RENOVATIONS (900 SERIES)	**$8,178,000**	$0	$8,178,000	$0	$0
003.10	WTW	MFR	ESKER HALL BUILDING SYSTEMS REPLACEMENTS/EXTERIOR ENVELOPE REPAIRS	**$14,866,000**	$0	$14,866,000	$0	$0
003.11	LAX	MFR	HUTCHINSON RESIDENCE HALL RESTROOM RENOVATION	**$6,441,000**	$0	$6,441,000	$0	$0
003.12	GBY	MFR	UNIVERSITY APARTMENTS MAINTENANCE & REPAIRS	**$14,995,000**	$0	$14,995,000	$0	$0
003.13	EAU	MFR	HIBBARD HALL ACCESSIBILITY RENOVATION	**$12,104,000**	$12,104,000	$0	$0	$0
003.14	MIL	MFR	CAMPUS DATA CENTERS INFRASTRUCTURE REPLACEMENT	**$9,691,000**	$7,559,000	$2,132,000	$0	$0
003.15	STO	MFR	CAMPUS STORM SEWER INFRASTRUCTURE MAINTENANCE & REPAIRS	**$6,505,000**	$3,838,000	$2,667,000	$0	$0
CENTRAL PLANT & UTILITIES DISTRIBUTION PROJECTS PROGRAM				**$73,191,000**	**$58,900,000**	**$14,291,000**	**$0**	**$0**
004.01	PKS	CP&U	HEATING & CHILLING PLANT BOILER NO.'S 3 & 4 REPLACEMENT (RE-ENUMERATION)	**$14,645,000**	$12,155,000	$2,490,000	$0	$0
004.02	LAX	CP&U	EAST CHILLER PLANT EQUIPMENT REPLACEMENT (RE-ENUMERATION)	**$5,545,000**	$3,216,000	$2,329,000	$0	$0
004.03	GBY	CP&U	HEATING & CHILLING PLANT VARIABLE VOLUME CHILLER REPLACEMENT (RE-ENUMERATION)	**$9,379,000**	$7,409,000	$1,970,000	$0	$0
004.04	STP	CP&U	FOURTH STREET UTILITY CORRIDOR (RE-ENUMERATION)	**$5,077,000**	$3,148,000	$1,929,000	$0	$0
004.05	MIL	CP&U	LAKEWATER PUMPHOUSE MECHANICAL & ELECTRICAL SYSTEMS REPLACEMENTS	**$8,532,000**	$6,826,000	$1,706,000	$0	$0
004.06	WTW	CP&U	HEATING PLANT CHILLER NO. 3 REPLACEMENT	**$6,168,000**	$4,503,000	$1,665,000	$0	$0
004.07	MIL	CP&U	EAST ELECTRICAL SUBSTATION TRANSFORMER REPLACEMENT	**$10,011,000**	$7,809,000	$2,202,000	$0	$0
004.08	EAU	CP&U	HAAS FINE ARTS/HUMAN SCIENCE & SYSTEMS GEOTHERMAL CONVERSION	**$13,834,000**	$13,834,000	$0	$0	$0
MAJOR PROJECT REQUESTS				**$1,419,676,000**	**$814,964,000**	**$550,287,000**	**$7,153,000**	**$47,272,000**
005.00	PKS	MP	WYLLIE HALL RENOVATION COMPLETION (LEVELS L1/L2/L3)	**$41,212,000**	$41,212,000	$0	$0	$0
006.00	MSN	MP	HUMANITIES RELOCATION & DEMOLITION	**$463,519,000**	$416,721,000	$0	$0	$46,798,000
007.00	STO	MP	HANSEN-KEITH-MILNES-CHINNOCK RESIDENCE HALLS RENOVATIONS	**$55,430,000**	$0	$55,430,000	$0	$0
008.00	MSN	MP	AMERICAN FAMILY CHILDREN'S HOSPITAL PARKING GARAGE EXPANSION	**$17,244,000**	$0	$13,591,000	$3,653,000	$0
009.00	MSN	MP	ENVIRONMENTAL HEALTH & SAFETY WASTE MANAGEMENT FACILITY	**$17,160,000**	$17,160,000	$0	$0	$0
010.00	MIL	MP	SANDBURG HALL EAST TOWER BATHROOM & KITCHEN RENOVATIONS	**$26,739,000**	$0	$26,739,000	$0	$0
011.00	PLT	MP	CONSTRUCTION MANAGEMENT WORKSHOP	**$6,006,000**	$5,532,000	$0	$0	$474,000
012.00	OSH	MP	HALSEY SCIENCE CENTER INSTRUCTIONAL LABORATORY & SAFETY RENOVATIONS	**$14,991,000**	$14,991,000	$0	$0	$0
013.00	GBY	MP	UNIVERSITY UNION KITCHEN/DINING/SERVING RENOVATION	**$16,305,000**	$0	$16,305,000	$0	$0
014.00	LAX	MP	DRAKE RESIDENCE HALL ADDITION & RENOVATION	**$48,317,000**	$0	$44,817,000	$3,500,000	$0
015.00	RVF	MP	PLANT SCIENCE DISCOVERY CENTER	**$58,570,000**	$58,570,000	$0	$0	$0
016.00	MIL	MP	ENGINEERING & MATHEMATICS SCIENCE BUILDING RENOVATION	**$197,559,000**	$197,559,000	$0	$0	$0
017.00	MSN	MP	NEW RESIDENCE HALL	**$393,405,000**	$0	$393,405,000	$0	$0
018.00	MSN	MP	MUSIC HALL ADDITION & RENOVATION - PHASE II	**$63,219,000**	$63,219,000	$0	$0	$0

PLANNING & DESIGN REQUESTS				**$71,484,000**	**$0**	**$0**	**$3,825,000**	**$67,659,000**
OLD MAINS REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN				**$15,000,000**	**$0**	**$0**	**$0**	**$15,000,000**
019.01	SUP	P&D	OLD MAIN/ERLANSON HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$2,000,000**	$0	$0	$0	$2,000,000
019.02	STP	P&D	OLD MAIN REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$1,500,000**	$0	$0	$0	$1,500,000
019.03	LAX	P&D	GRAFF MAIN HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$2,500,000**	$0	$0	$0	$2,500,000
019.04	RVF	P&D	NORTH HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$1,500,000**	$0	$0	$0	$1,500,000
019.05	EAU	P&D	SCHOFIELD HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$1,500,000**	$0	$0	$0	$1,500,000
019.06	OSH	P&D	DEMPSEY HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$1,500,000**	$0	$0	$0	$1,500,000
019.07	MIL	P&D	MITCHELL HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$2,500,000**	$0	$0	$0	$2,500,000
019.08	STO	P&D	BOWMAN HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$1,000,000**	$0	$0	$0	$1,000,000
019.09	STP	P&D	NELSON HALL REPAIRS, RENOVATIONS, & HISTORIC RESTORATIONS - PLANNING & DESIGN	**$1,000,000**	$0	$0	$0	$1,000,000
UW MAIN CAMPUS CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS				**$12,250,000**	**$0**	**$0**	**$0**	**$12,250,000**
020.01	GBY	P&D	UW-GREEN BAY CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$900,000**	$0	$0	$0	$900,000
020.02	SUP	P&D	UW-SUPERIOR CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$750,000**	$0	$0	$0	$750,000
020.03	LAX	P&D	UW-LA CROSSE CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$900,000**	$0	$0	$0	$900,000
020.04	OSH	P&D	UW-OSHKOSH CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$900,000**	$0	$0	$0	$900,000
020.05	PKS	P&D	UW-PARKSIDE CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$750,000**	$0	$0	$0	$750,000
020.06	PLT	P&D	UW-PLATTEVILLE CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$800,000**	$0	$0	$0	$800,000
020.07	RVF	P&D	UW-RIVER FALLS CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$800,000**	$0	$0	$0	$800,000
020.08	EAU	P&D	UW-EAU CLAIRE CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$800,000**	$0	$0	$0	$800,000
020.09	MIL	P&D	UW-MILWAUKEE CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$1,250,000**	$0	$0	$0	$1,250,000
020.10	WTW	P&D	UW-WHITEWATER CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$800,000**	$0	$0	$0	$800,000
020.11	STP	P&D	UW-STEVENS POINT CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$900,000**	$0	$0	$0	$900,000
020.12	STO	P&D	UW-STOUT POLYTECHNIC CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$900,000**	$0	$0	$0	$900,000
020.13	MSN	P&D	UW-MADISON CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS	**$1,800,000**	$0	$0	$0	$1,800,000
021.00	MSN	P&D	LINDEN DRIVE UTILITY TUNNEL REPLACEMENT - PLANNING & DESIGN	**$3,480,000**	$0	$0	$1,044,000	$2,436,000
022.00	PLT	P&D	OTTENSMAN HALL RENOVATION - PLANNING & DESIGN	**$2,690,000**	$0	$0	$0	$2,690,000
023.00	PKS	P&D	GREENQUIST HALL ELECTRICAL DISTRIBUTION SYSTEM RENOVATION - PLANNING & DESIGN	**$1,005,000**	$0	$0	$0	$1,005,000
024.00	MSN	P&D	SLICHTER RESIDENCE HALL/AG DEAN'S RESIDENCE RENOVATION - PLANNING & DESIGN	**$1,166,000**	$0	$0	$1,166,000	$0
025.00	LAX	P&D	MITCHELL HALL RENOVATION - PLANNING & DESIGN	**$4,232,000**	$0	$0	$1,188,000	$3,044,000
026.00	OSH	P&D	KOLF PHYSICAL EDUCATION RENOVATION/REPLACEMENT - PLANNING & DESIGN	**$5,601,000**	$0	$0	$0	$5,601,000
027.00	RVF	P&D	AGRICULTURAL SCIENCE COMPLEX BUILDING RENEWAL/REPLACEMENT - PLANNING & DESIGN	**$8,465,000**	$0	$0	$0	$8,465,000
028.00	STO	P&D	LIBRARY LEARNING CENTER POLYTECHNIC KNOWLEDGE & INNOVATION CENTER - PLANNING & DESIGN	**$4,457,000**	$0	$0	$0	$4,457,000
029.00	STP	P&D	ALLEN CENTER RENOVATION - PLANNING & DESIGN	**$859,000**	$0	$0	$427,000	$432,000
030.00	MIL	P&D	NEUROSCIENCE BUILDING & PHYSICS BUILDING DEMOLITION - PLANNING & DESIGN	**$12,279,000**	$0	$0	$0	$12,279,000

2029-31 BIENNIUM

RANK_ID	UNIV_I	TYPE_I	PROJECT_TITLE	TOTAL	GFSB	PRSB	UW CASH	Non-UW CASH
INSTRUCTIONAL SPACE PROJECTS PROGRAM				**$92,868,000**	**$92,768,000**	**$0**	**$50,000**	**$50,000**
101.01	MSN	IS	HELEN C WHITE & VILAS HALL INSTRUCTIONAL SPACE RENOVATIONS	**$6,869,000**	$6,869,000	$0	$0	$0
101.02	RVF	IS	SOUTH HALL NETWORK ENGINEERING LABORATORY MODERNIZATION	**$862,000**	$862,000	$0	$0	$0
101.03	OSH	IS	ARTS & COMMUNICATION CENTER THEATER RENOVATION	**$2,000,000**	$1,900,000	$0	$50,000	$50,000
101.04	MIL	IS	MERRIL HALL 131 ACTIVE LEARNING LECTURE HALL RENOVATION	**$2,353,000**	$2,353,000	$0	$0	$0
101.05	STO	IS	HARVEY HALL INSTRUCTIONAL SPACE RENOVATIONS	**$5,004,000**	$5,004,000	$0	$0	$0
101.06	GBY	IS	MARY ANN COFRIN HALL CREATIVE LABORATORY RENOVATION	**$603,000**	$603,000	$0	$0	$0
101.07	OSH	IS	HARRINGTON HALL ROBOTICS LABORATORY RENOVATION	**$200,000**	$200,000	$0	$0	$0
101.08	LAX	IS	WIMBERLY HALL CLASSROOM RENOVATIONS	**$6,106,000**	$6,106,000	$0	$0	$0
101.09	STP	IS	SCIENCE BUILDING D-WING RENOVATIONS	**$12,737,000**	$12,737,000	$0	$0	$0
101.10	WTW	IS	HEIDE HALL 101 ACTIVE LEARNING LECTURE HALL RENOVATION	**$4,619,000**	$4,619,000	$0	$0	$0
101.11	MSN	IS	EDUCATIONAL SCIENCES BUILDING & NOLAND HALL CLASSROOM RENOVATIONS	**$6,406,000**	$6,406,000	$0	$0	$0
101.12	WTW	IS	MCGRAW HALL 101 ACTIVE LEARNING LECTURE HALL RENOVATION	**$5,502,000**	$5,502,000	$0	$0	$0
101.13	STO	IS	JARVIS HALL - TECHNOLOGY WING LABORATORY RENOVATIONS	**$6,479,000**	$6,479,000	$0	$0	$0
101.14	GBY	IS	MARY ANN COFRIN HALL TECHNOLOGY/LIGHTING/CONTROLS RENOVATION	**$2,410,000**	$2,410,000	$0	$0	$0
101.15	RVF	IS	NORTH HALL HISTORICAL AUDITORIUM CLASSROOM MODERNIZATION	**$4,862,000**	$4,862,000	$0	$0	$0
101.16	MSN	IS	MULTI-BUILDING LECTURE HALL RENOVATIONS (INGRAHAM/PSYCHOLOGY/VAN HISE)	**$7,432,000**	$7,432,000	$0	$0	$0
101.17	MIL	IS	ARTS CENTER INSTRUCTIONAL LABORATORIES MODERNIZATION	**$5,121,000**	$5,121,000	$0	$0	$0
101.18	MSN	IS	WEST CAMPUS MULTI-BUILDING CLASSROOM RENOVATIONS (ANIMAL SCIENCE/RUSSELL/SOILS)	**$6,272,000**	$6,272,000	$0	$0	$0
101.19	MIL	IS	LUBAR HALL ACTIVE LEARNING CLASSROOM RENOVATIONS (S171, S185, S230)	**$2,712,000**	$2,712,000	$0	$0	$0
101.20	MIL	IS	BOLTON HALL 150 ACTIVE LEARNING LECTURE HALL RENOVATION	**$4,319,000**	$4,319,000	$0	$0	$0
MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP I				**$104,243,000**	**$86,181,900**	**$14,022,600**	**$4,038,500**	**$0**
102.01	MSN	MFR	MEMORIAL LIBRARY FIRE SUPPRESSION & ELECTRICAL SYSTEMS RENOVATION	**$11,332,000**	$7,932,400	$3,399,600	$0	$0
102.02	MSN	MFR	HELEN C WHITE FIRE SUPPRESSION SYSTEM RENOVATION	**$14,948,000**	$14,948,000	$0	$0	$0
102.03	GBY	MFR	MULTI-BUILDING FIRE ALARM & SMOKE DETECTION SYSTEM REPLACEMENT	**$2,671,000**	$1,335,500	$0	$1,335,500	$0
102.04	STP	MFR	CHAMPIONS HALL PRIMARY ELECTRICAL SYSTEM/EMERGENCY GENERATOR REPLACEMENTS	**$5,945,000**	$5,945,000	$0	$0	$0
102.05	OSH	MFR	ARTS & COMMUNICATION CENTER ELECTRICAL SERVICE RENOVATION	**$5,172,000**	$5,172,000	$0	$0	$0
102.06	LAX	MFR	CENTER FOR THE ARTS ELEVATOR & STAGE LIFT REPLACEMENTS	**$4,707,000**	$4,707,000	$0	$0	$0
102.07	STP	MFR	COMMUNICATION ARTS CENTER ELECTRICAL SYSTEM RENOVATION	**$5,821,000**	$5,821,000	$0	$0	$0
102.08	LAX	MFR	ANGELL-COATE-HUTCHINSON-REUTER RESIDENCE HALLS ROOF REPLACEMENTS	**$5,406,000**	$0	$2,703,000	$2,703,000	$0
102.09	STO	MFR	MULTI-BUILDING ROOF REPLACEMENTS (LST HOUSE/SPORTS & FITNESS/STUDENT HEALTH)	**$8,825,000**	$8,825,000	$0	$0	$0
102.10	MSN	MFR	MULTI-BUILDING ROOF REPLACEMENTS - PHASE I	**$7,580,000**	$7,580,000	$0	$0	$0
102.11	MSN	MFR	BASCOM HALL LOWER LEVEL MOISTURE PREVENTION	**$10,086,000**	$10,086,000	$0	$0	$0
102.12	MSN	MFR	MULTI-BUILDING EXTERIOR ENVELOPE STABILIZATIONS	**$6,203,000**	$6,203,000	$0	$0	$0
102.13	LAX	MFR	MULTI-BUILDING HISTORIC EXTERIOR WINDOWS REPLACEMENT (GRAFF MAIN/MORRIS)	**$7,627,000**	$7,627,000	$0	$0	$0
102.14	MSN	MFR	MEMORIAL UNION EXTERIOR ENVELOPE REPAIRS	**$7,920,000**	$0	$7,920,000	$0	$0
MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP II				**$96,585,000**	**$58,726,900**	**$37,567,100**	**$291,000**	**$0**
103.01	PLT	MFR	ART BUILDING HVAC SYSTEM RENOVATION	**$8,334,000**	$8,334,000	$0	$0	$0
103.02	RVF	MFR	FOOD SCIENCE ADDITION FACILITY MODERNIZATION	**$13,140,000**	$13,140,000	$0	$0	$0
103.03	MSN	MFR	MULTI-BUILDING STEAM PRESSURE REDUCING VALVES/PREHEAT COILS REPLACEMENTS	**$5,188,000**	$4,156,000	$1,032,000	$0	$0
103.04	WTW	MFR	CLEM RESIDENCE HALL EXTERIOR ENVELOPE REPAIRS/RESTROOM RENOVATION	**$8,775,000**	$0	$8,484,000	$291,000	$0
103.05	SUP	MFR	OSTRANDER RESIDENCE HALL RESTROOM RENOVATION	**$4,788,000**	$0	$4,788,000	$0	$0
103.06	MSN	MFR	BARNARD RESIDENCE HALL RENOVATION	**$7,350,000**	$0	$7,350,000	$0	$0
103.07	STP	MFR	PRAY-SIMS RESIDENCE HALLS RENOVATION	**$14,128,000**	$0	$14,128,000	$0	$0
103.08	STO	MFR	BOWMAN HALL BUILDING INFRASTRUCTURE REPLACEMENTS	**$12,933,000**	$12,933,000	$0	$0	$0
103.09	MSN	MFR	MULTI-BUILDING CONTROL SYSTEMS REPLACEMENTS - PHASE II	**$13,835,000**	$13,835,000	$0	$0	$0
103.10	MIL	MFR	SPAIGHTS & ART PLAZA REPAIRS	**$8,114,000**	$6,328,900	$1,785,100	$0	$0
CENTRAL PLANT & UTILITIES DISTRIBUTION PROJECTS PROGRAM - GROUP I				**$347,938,000**	**$225,669,320**	**$121,968,680**	**$0**	**$300,000**
104.01	PKS	CP&U	HEATING & CHILLING PLANT CHILLER NO. 1 & COOLING TOWER REPLACEMENT	**$4,805,000**	$3,651,800	$1,153,200	$0	$0
104.02	OSH	CP&U	HEATING PLANT BOILERS 3 & 4 REPLACEMENT	**$45,357,000**	$23,132,070	$22,224,930	$0	$0

104.03	STO	CP&U	NORTH CAMPUS DISTRICT CENTRAL UTILITIES	**$78,132,000**	$46,097,880	$32,034,120	$0	$0
104.04	STO	CP&U	CENTRAL CHILLING PLANT EXPANSION & RENOVATION	**$14,474,000**	$11,144,980	$3,329,020	$0	$0
104.05	LAX	CP&U	CENTRAL HEATING PLANT BOILER CAPACITY INCREASE	**$12,115,000**	$6,179,000	$5,936,000	$0	$0
104.06	MSN	CP&U	WILLOW CREEK REACH 4 RESTORATION	**$8,244,000**	$7,944,000	$0	$0	$300,000
104.07	MSN	CP&U	CHARTER ST. HEATING PLANT ELECTRICAL UTILITY RENOVATION	**$101,083,000**	$69,747,270	$31,335,730	$0	$0
104.08	MSN	CP&U	CHARTER ST. HEATING PLANT CHILLER THERMAL ENERGY STORAGE ADDITION	**$83,728,000**	$57,772,320	$25,955,680	$0	$0
CENTRAL PLANT & UTILITIES DISTRIBUTION PROJECTS PROGRAM - GROUP II				**$164,432,000**	**$110,337,660**	**$49,174,690**	**$4,919,650**	**$0**
105.01	MIL	CP&U	WEST ELECTRICAL SUBSTATION SWITCHGEAR REPLACEMENT	**$8,696,000**	$6,782,880	$1,913,120	$0	$0
105.02	STO	CP&U	MULTI-UTILITY MEDIUM VOLTAGE CABLE & FIBER OPTIC BACKBONE REPLACEMENT	**$11,665,000**	$6,882,350	$4,782,650	$0	$0
105.03	MSN	CP&U	LINDEN DRIVE UTILITY TUNNEL REPLACEMENT	**$106,712,000**	$73,631,000	$33,081,000	$0	$0
105.04	STO	CP&U	SITE UTILITIES STEAM LINE REPLACEMENT	**$5,607,000**	$3,308,130	$2,298,870	$0	$0
105.05	STO	CP&U	SITE UTILITIES PITS 5-8/STEAM LINE REPLACEMENTS	**$5,240,000**	$3,091,600	$2,148,400	$0	$0
105.06	WTW	CP&U	HEATING PLANT BOILER NO. 6 REPLACEMENT	**$11,797,000**	$6,488,350	$4,950,650	$358,000	$0
105.07	MSN	CP&U	MULTI-BUILDING CENTRAL UTILITY SYSTEM EXTENSIONS	**$14,715,000**	$10,153,350	$0	$4,561,650	$0
MAJOR PROJECT REQUESTS				**$1,211,540,000**	**$993,953,000**	**$182,587,000**	**$21,000,000**	**$14,000,000**
106.00	PLT	MP	OTTENSMAN HALL RENOVATION	**$209,422,000**	$209,422,000	$0	$0	$0
107.00	LAX	MP	WHITNEY CENTER ADDITION & RENOVATION	**$68,225,000**	$0	$62,225,000	$6,000,000	$0
108.00	MSN	MP	SLICHTER RESIDENCE HALL/AG DEAN'S RESIDENCE RENOVATION	**$34,937,000**	$0	$34,937,000	$0	$0
109.00	LAX	MP	MITCHELL HALL RENOVATION	**$141,956,000**	$102,123,000	$22,833,000	$15,000,000	$2,000,000
110.00	RVF	MP	AGRICULTURAL SCIENCE COMPLEX BUILDING REPLACEMENT & RENEWAL	**$278,238,000**	$277,238,000	$0	$0	$1,000,000
111.00	OSH	MP	EVANS-STEWART RESIDENCE HALLS RENOVATIONS	**$49,999,000**	$0	$49,999,000	$0	$0
112.00	STO	MP	LIBRARY LEARNING CENTER POLYTECHNIC KNOWLEDGE & INNOVATION CENTER	**$86,235,000**	$86,235,000	$0	$0	$0
113.00	SUP	MP	OLD MAIN HVAC SYSTEM RENOVATION/CHILLED WATER SYSTEM CONNECTION	**$23,596,000**	$23,596,000	$0	$0	$0
114.00	STP	MP	ALLEN CENTER RENOVATION	**$25,361,000**	$12,768,000	$12,593,000	$0	$0
115.00	MIL	MP	NEUROSCIENCE BUILDING & PHYSICS BUILDING DEMOLITION	**$293,571,000**	$282,571,000	$0	$0	$11,000,000
PLANNING & DESIGN REQUESTS				**$21,809,000**	**$0**	**$0**	**$0**	**$21,809,000**
116.00	MSN	P&D	NEW CAMPUS GREENHOUSE FACILITY - PLANNING & DESIGN	**$3,741,000**	$0	$0	$0	$3,741,000
117.00	MSN	P&D	HELEN C WHITE & MEMORIAL LIBRARIES RENOVATIONS - PLANNING & DESIGN	**$4,366,000**	$0	$0	$0	$4,366,000
118.00	LAX	P&D	MURPHY LIBRARY HVAC SYSTEM RENOVATION - PLANNING & DESIGN	**$1,764,000**	$0	$0	$0	$1,764,000
119.00	WTW	P&D	NEW TECHNOLOGY & INNOVATION BUILDING/MCCUTCHAN HALL DEMOLITION - PLANNING & DESIGN	**$3,791,000**	$0	$0	$0	$3,791,000
120.00	STO	P&D	COMMUNICATION TECHNOLOGIES RENOVATION - PLANNING & DESIGN	**$2,401,000**	$0	$0	$0	$2,401,000
121.00	RVF	P&D	CAMPUS LABORATORY FARM EQUINE CENTER BUILDING REPLACEMENT & EXPANSION - PLANNING & DESIGN	**$1,895,000**	$0	$0	$0	$1,895,000
122.00	PKS	P&D	ATHLETICS VILLAGE - PLANNING & DESIGN	**$3,851,000**	$0	$0	$0	$3,851,000

2031-33 BIENNIUM

RANK_ID	UNIV_I	TYPE_I	PROJECT_TITLE	TOTAL	GFSB	PRSB	UW CASH	Non-UW CASH
INSTRUCTIONAL SPACE PROJECTS PROGRAM				**$51,515,000**	**$51,515,000**	**$0**	**$0**	**$0**
201.01	WTW	IS	UPHAM HALL LECTURE HALL RENOVATIONS	**$4,018,000**	$4,018,000	$0	$0	$0
201.02	STP	IS	TRAINER NATURAL RESOURCES BUILDING PROGRAMMATIC RENOVATIONS - PHASE II	**$9,272,000**	$9,272,000	$0	$0	$0
201.03	MSN	IS	SEWELL SOCIAL SCIENCE BUILDING MULTI-FLOOR INSTRUCTIONAL SPACE RENOVATIONS	**$14,980,000**	$14,980,000	$0	$0	$0
201.04	MIL	IS	SABIN HALL G90 LECTURE HALL CONVERSION	**$4,352,000**	$4,352,000	$0	$0	$0
201.05	MSN	IS	VAN VLECK HALL MULTI-FLOOR INSTRUCTIONAL SPACE RENOVATIONS	**$13,293,000**	$13,293,000	$0	$0	$0
201.06	MSN	IS	COMPUTER SCIENCES INSTRUCTIONAL SPACE RENOVATIONS	**$5,600,000**	$5,600,000	$0	$0	$0
MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP I				**$131,843,000**	**$108,594,000**	**$22,593,000**	**$656,000**	**$0**
202.01	MSN	MFR	MULTI-BUILDING FIRE ALARM & SMOKE DETECTION SYSTEM REPLACEMENTS - PHASE XV	**$14,732,000**	$14,732,000	$0	$0	$0
202.02	GBY	MFR	MULTI-BUILDING ELECTRICAL SWITCHGEAR RENOVATIONS	**$2,795,000**	$2,795,000	$0	$0	$0
202.03	MSN	MFR	TAYLOR HALL HVAC & ELECTRICAL SYSTEMS RENOVATION	**$10,819,000**	$10,819,000	$0	$0	$0
202.04	MSN	MFR	MULTI-BUILDING ELECTRICAL SYSTEM REPAIRS & REPLACEMENTS - PHASE I (INGRAHAM/STOVALL)	**$12,322,000**	$12,322,000	$0	$0	$0
202.05	MSN	MFR	MULTI-BUILDING ELECTRICAL SYSTEM REPAIRS & REPLACEMENTS - PHASE II (VAN HISE/VAN VLECK)	**$14,993,000**	$14,993,000	$0	$0	$0
202.06	MSN	MFR	MULTI-BUILDING ELEVATOR MODERNIZATIONS - PHASE IV	**$10,712,000**	$10,712,000	$0	$0	$0
202.07	WTW	MFR	BIGELOW RESIDENCE HALL EXTERIOR ENVELOPE REPAIRS/RESTROOM RENOVATION	**$9,891,000**	$0	$9,563,000	$328,000	$0
202.08	WTW	MFR	LEE RESIDENCE HALL EXTERIOR ENVELOPE REPAIRS/RESTROOM RENOVATION	**$9,891,000**	$0	$9,563,000	$328,000	$0
202.09	LAX	MFR	EAGLE RESIDENCE HALL ROOF REPLACEMENT	**$3,467,000**	$0	$3,467,000	$0	$0
202.10	MSN	MFR	ARMORY EXTERIOR ENVELOPE REPAIRS	**$12,598,000**	$12,598,000	$0	$0	$0
202.11	LAX	MFR	WIMBERLY HALL EXTERIOR WINDOWS & ROOF REPLACEMENTS	**$6,496,000**	$6,496,000	$0	$0	$0
202.12	MSN	MFR	GRAINGER HALL ROOF & GUTTER REPLACEMENTS	**$4,586,000**	$4,586,000	$0	$0	$0
202.13	STO	MFR	MULTI-BUILDING ROOF REPLACEMENTS (ADMIN BLDG/HEATING PLANT/JARVIS SCIENCE WING/UNIVERSITY SERVICES	**$8,137,000**	$8,137,000	$0	$0	$0
202.14	MSN	MFR	MULTI-BUILDING ROOF REPLACEMENTS - PHASE II (MSC/SMI)	**$10,404,000**	$10,404,000	$0	$0	$0
MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP II				**$108,710,000**	**$79,789,000**	**$28,921,000**	**$0**	**$0**
203.01	RVF	MFR	CAMPUS LABORATORY FARM MULTI-BUILDING FACILITY RENEWAL	**$4,975,000**	$4,975,000	$0	$0	$0
203.02	LAX	MFR	MORRIS HALL RENOVATION	**$13,657,000**	$13,657,000	$0	$0	$0
203.03	STO	MFR	JARVIS HALL - TECHNOLOGY WING BUILDING INFRASTRUCTURE RENOVATION	**$8,291,000**	$8,291,000	$0	$0	$0
203.04	STP	MFR	COLLEGE OF PROFESSIONAL STUDIES PLUMBING SYSTEM REPLACEMENT/RESTROOM RENOVATION	**$6,473,000**	$6,473,000	$0	$0	$0
203.05	STO	MFR	FRYKLUND HALL BUILDING INFRASTRUCTURE REPLACEMENTS	**$13,873,000**	$13,873,000	$0	$0	$0
203.06	PKS	MFR	GREENQUIST HALL LEVEL D1 BUILDING SYSTEMS & TECHNOLOGY RENOVATION	**$5,694,000**	$5,694,000	$0	$0	$0
203.07	RVF	MFR	LABORATORY FARMS PAVILION MODERNIZATIONS	**$4,662,000**	$4,662,000	$0	$0	$0
203.08	LAX	MFR	ANGELL RESIDENCE HALL RESTROOM RENOVATION	**$6,164,000**	$0	$6,164,000	$0	$0
203.09	LAX	MFR	COATE RESIDENCE HALL RESTROOM RENOVATION	**$6,555,000**	$0	$6,555,000	$0	$0
203.10	SUP	MFR	CURRAN-MCNEIL RESIDENCE HALL RESTROOM RENOVATION	**$6,675,000**	$0	$6,675,000	$0	$0
203.11	STP	MFR	SMITH RESIDENCE HALL RENOVATION	**$9,527,000**	$0	$9,527,000	$0	$0
203.12	LAX	MFR	WIMBERLY HALL RESTROOM RENOVATION	**$3,549,000**	$3,549,000	$0	$0	$0
203.13	MSN	MFR	BASCOM HALL HVAC SYSTEM RENOVATION	**$10,944,000**	$10,944,000	$0	$0	$0
203.14	RVF	MFR	SOUTH HALL HVAC SYSTEM RENOVATION	**$7,671,000**	$7,671,000	$0	$0	$0
CENTRAL PLANT & UTILITIES DISTRIBUTION PROJECTS PROGRAM - GROUP I				**$640,581,000**	**$436,486,430**	**$204,094,570**	**$0**	**$0**
204.01	MSN	CP&U	LAKESHORE RESIDENCE HALLS CENTRAL UTILITY CONNECTIONS	**$33,467,000**	$23,092,230	$10,374,770	$0	$0
204.02	MSN	CP&U	DAYTON ST. LOW PRESSURE STEAM SYSTEM RENOVATION	**$14,790,000**	$10,205,100	$4,584,900	$0	$0
204.03	MSN	CP&U	UTILITY DISTRICT PLANT	**$584,332,000**	$403,189,100	$181,142,900	$0	$0
204.04	STO	CP&U	ATHLETIC FIELDS & STORM SEWER RENOVATION	**$7,992,000**	$0	$7,992,000	$0	$0
MAJOR PROJECT REQUESTS				**$1,009,096,000**	**$818,765,800**	**$116,010,000**	**$4,000,000**	**$70,320,200**
205.00	MSN	MP	NEW CAMPUS GREENHOUSE FACILITY	**$109,183,000**	$54,591,500	$0	$0	$54,591,500
206.00	MSN	MP	HELEN C WHITE & MEMORIAL LIBRARIES RENOVATIONS	**$143,730,000**	$143,730,000	$0	$0	$0
207.00	LAX	MP	MURPHY LIBRARY HVAC SYSTEM RENOVATION	**$33,535,000**	$33,535,000	$0	$0	$0
208.00	STO	MP	CURRAN-KRANZUSCH-TUSTISON-OETTING RESIDENCE HALLS RENOVATION	**$66,610,000**	$0	$66,610,000	$0	$0
209.00	MSN	MP	BRADLEY-COLE-SULLIVAN RESIDENCE HALLS RENOVATIONS	**$36,662,000**	$0	$36,662,000	$0	$0
210.00	WTW	MP	NEW TECHNOLOGY & INNOVATION BUILDING/MCCUTCHAN HALL DEMOLITION	**$121,547,000**	$121,547,000	$0	$0	$0

211.00	STO	MP	COMMUNICATION TECHNOLOGIES RENOVATION	**$43,829,000**	$43,829,000	$0	$0	$0
212.00	MSN	MP	JOINT OFFICER TRAINING FACILITY	**$61,638,000**	$61,638,000	$0	$0	$0
213.00	RVF	MP	CAMPUS LABORATORY FARM EQUINE CENTER BUILDING REPLACEMENT & EXPANSION	**$28,206,000**	$28,206,000	$0	$0	$0
214.00	PKS	MP	ATHLETICS VILLAGE	**$78,039,000**	$74,039,000	$0	$4,000,000	$0
215.00	GBY	MP	UNIVERSITY UNION MAIN KITCHEN/DINING/SERVING AREAS RENOVATION	**$12,738,000**	$0	$12,738,000	$0	$0
216.00	MSN	MP	LIBRARIES COLLECTION PRESERVATION FACILITY	**$52,429,000**	$36,700,300	$0	$0	$15,728,700
217.00	OSH	MP	OLD MAINS FACILITY RENEWAL (DEMPSEY/HARRINGTON/SWART)	**$220,950,000**	$220,950,000	$0	$0	$0
PLANNING & DESIGN REQUESTS				**$0**	**$0**	**$0**	**$0**	**$0**

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Systemwide	285-0Y-9950	MULTI-BUILDING

Project Title — **Priority**

INSTRUCTIONAL SPACE PROJECTS PROGRAM — 01

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 126,674,000	$ 0	$ 0	$ 150,000	$ **126,824,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this capital project program funding request of $126,824,000 ($126,674,000 General Fund Supported Borrowing; $100,000 Gifts; and $50,000 Grants) to upgrade the physical condition and instructional capabilities of classrooms and laboratories systemwide be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission. Individual projects contained within the proposed funding enumeration are listed below in priority order.

ID	UNIV	PROJECT TITLE	GFSB	Non-UW CASH	TOTAL
01	MSN	Chamberlin Hall/Chemistry Building Classroom Renovations	$11,000,000		**$11,000,000**
02	LAX	Graff Main Hall Tiered Classroom Renovations	$6,627,000		**$6,627,000**
03	RVF	Kleinpell Fine Arts Instructional Space Modernization	$7,210,000		**$7,210,000**
04	MIL	Lubar Hall Active Learning Classroom Renovations	$5,164,000		**$5,164,000**
05	STP	Water & Environmental Analysis Laboratory Renovation	$13,552,000	$50,000	**$13,602,000**
06	STO	Fryklund Hall Ground Floor Laboratory Renovation	$7,917,000		**$7,917,000**
07	SUP	Holden Fine Arts Television Studio Renovation	$2,955,000		**$2,955,000**
08	GBY	Multi-Building Active Learning Classroom Renovations	$7,649,000		**$7,649,000**
09	OSH	Nursing Education Building Simulation Laboratory Renovation	$3,386,000	$100,000	**$3,486,000**
10	WTW	Upham Hall Instructional Space Renovations	$9,381,000		**$9,381,000**
11	EAU	School of Nursing Health & STEM Laboratory Renovations	$2,913,000		**$2,913,000**
12	PKS	Molinaro Hall Computer Science Laboratory Renovation	$4,193,000		**$4,193,000**
13	MSN	Birge Hall/Sterling Hall Instructional Space Renovations	$7,264,000		**$7,264,000**
14	MIL	Lapham Hall Biological Sciences Instructional Laboratory Renovation	$4,920,000		**$4,920,000**
15	RVF	Agricultural Engineering Annex Technology Modernization	$8,772,000		**$8,772,000**
16	WTW	Center of the Arts 2D Studios/Gallery Renovation	$7,887,000		**$7,887,000**
17	GBY	Psychology Evaluation Laboratory Renovations	$2,863,000		**$2,863,000**
18	STO	Micheels Hall Instructional Space Renovations	$6,274,000		**$6,274,000**
19	OSH	Arts & Communication Center Production & Innovation Center	$6,747,000		**$6,747,000**

	GFSB	Non-UW CASH	TOTAL
2027-29 TOTALS	**$126,674,000**	**$150,000**	**$126,824,000**

Capital Budget Request Item
2027 - 29 Biennium

Project Summary

- Improves and renovates core instructional space at the four-year universities.
- Projects address physical condition issues and technology capabilities within classrooms and instructional laboratories.
- Targets emerging technologies, programs, and pedagogies at each university.
- Resolves programmatic and academic standards deficiencies by modernizing select instructional environments and spaces.

Project Description and Scope

This request provides funding to improve and renovate core instructional spaces at the 13 four-year universities. Projects using the Instructional Space Projects Program funding will address physical condition issues and technology capabilities within classrooms and instructional laboratories. Typical project scope items include building infrastructure (mechanical, electrical power and lighting, telecommunications, plumbing systems) renovations, architectural finishes replacement, acoustical performance enhancements, room configuration and layout modifications, fixed and movable equipment and furnishings replacements, accessibility improvements, and addressing current building code requirements. The primary focus is to comprehensively maintain and update established core instructional spaces that support undergraduate instruction and workforce preparation. Converting non-instructional spaces to instructional space will be considered where the space need and scheduling demand can be documented and justified.

It is anticipated that some proposals will create active learning environments. These technology-enhanced instructional spaces enable students to work both individually and in groups, fully engaging in a variety of learning strategies in one setting. Active learning leads to improved understanding and retention of information as well as development of problem solving and critical thinking skills. The benefits of active learning environments have led to a greater demand for these instructional spaces. By modernizing existing classrooms and laboratories, this program supports contemporary teaching methods while extending the useful life and functionality of existing instructional spaces. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	157,576	ASF	162,150	GSF	$	**77,161,000**
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**157,576**	**ASF**	**162,150**	**GSF**	**$**	**77,161,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, these projects will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The universities operate nearly 3,600 instructional spaces (general assignment classrooms, active learning classrooms, hybrid studios, and laboratories) of varying sizes that encompass more than 4.2 million square feet of space. The majority of these essential instructional spaces do not provide a consistent array of instructional technology currently available. General access classrooms serve the instructional needs of virtually every school and college in the system, especially undergraduate programs. Differences in equipment, controls, and room configurations discourage full utilization of the rooms and the associated technology.

These spaces represent a critical component of the educational infrastructure that supports student success across the Universities of Wisconsin.

This program was initiated during the 1995-97 biennium, and for several biennia focused on comprehensive renovations to general access classrooms. In the past two decades, funding has been routinely authorized to implement instructional space renovation projects, including telecommunications cabling. This funding has provided a wide spectrum of improvements in hundreds of instructional environments. Renovation needs at each institution vary depending on programmatic requirements, size, configuration, physical and mechanical condition, and equipment needs of each instructional space.

Starting in 2013-15, the program was expanded to consider instructional laboratories at the discretion of each university and its academic priorities. The demand for discrete instructional space improvement projects is increasing while the dedicated capital program funding available is decreasing. Cumulatively during 2017-27, universities submitted $555 million worth of GFSB instructional space requests and $137.5 million GFSB has been enumerated during that same period. For the current biennial planning cycle, universities requested 47 individual instructional space projects valued at $251 million GFSB. The recommended projects reflect the highest-priority instructional space needs across the Universities of Wisconsin and represent a strategic investment in learning environments that support student success and workforce preparation. It is anticipated that this trend will continue for the foreseeable future as the operating budgets continue to be reduced and are dispersed over a greater array of expenses, instructional technology demands increase to compensate for larger classroom sizes, and major renovation and remodeling projects can only be afforded once in a generation for the majority of institutions due to limited capital funding availability.

Analysis of Need and Project Justification

Technological advances during the past decade have dramatically altered traditional models of teaching and learning. Inspired by new instructional opportunities, student and faculty expectations have risen immeasurably due to the role that technology plays in increasing access and enhancing instruction. Faculty members regularly utilize instructional technology. The purpose of this program is to provide appropriate instructional environments that utilize contemporary learning and teaching methodologies. Modern instructional spaces are essential to supporting student engagement, active learning, and the development of skills required in today's workforce. Based on Universities of Wisconsin guidelines, the universities submit high-priority projects proposed for implementation under this program. To a significant degree, priority has and will continue to be given to those proposals that focus on remodeling, reconfiguring, and upgrading technology in instructional spaces that are heavily scheduled for undergraduate instruction; renovating space that has not been updated during the past 15 to 20 years; and those that support classroom and instructional laboratory demand analyses results.

The service life of instructional technology ranges between six and ten years, and advancements in teaching and learning methodologies will continually require remodeling and/or technology revisions. Based upon the significant unmet need, it is critical that the program continue to be given a high priority. Continuation of this program will assist each university as it responds to its highest priority needs for suitable learning environments. In addition to the necessary technological advances, instructional spaces need fundamental facility improvements including replacement of lighting to facilitate multiple lighting levels; repair or replacement of seating to improve sight lines and seating arrangements; accessibility and building code work, improvement of heating and ventilation; installation of acoustical materials; and patching, painting, and flooring replacement, where necessary. Continued investment through this program enables the Universities of Wisconsin to modernize existing facilities, improve educational outcomes, and extend the useful life of critical state assets through cost-effective, targeted reinvestment

Alternatives

An alternative would be to renovate and update technology in classrooms and laboratories only when those spaces are included in major remodeling and renovation projects. Until 1995-97, this was the sole way to

obtain funding to meet instructional space and technology needs, and as a result, updates were ignored and accumulated to such an extent that a dedicated program was developed to resolve the needs more expeditiously. Classroom and laboratory deficiencies severely inhibit campus instructional efforts. Under this option, only a handful of major renovation projects would be funded each biennium, which would leave the vast majority of classroom needs unaddressed for unacceptably long periods of time. In addition, stand-alone classroom improvement projects could not be undertaken using such a narrow funding approach. It should be noted that classrooms are not eligible for funding under this program if major building renovation projects are anticipated in the very near future. Continued funding of this program provides a cost-effective approach to addressing instructional facility needs, allowing the Universities of Wisconsin to modernize existing learning environments through targeted reinvestment while extending the useful life of state-owned facilities.

Project Budget (Cumulative)

Construction:		$	86,369,000
Hazardous Materials:		$	862,000
Total Construction:		**$**	**87,231,000**
Design Fees (Basic):	9.37%	$	7,950,000
Design Fees (Other):	1.75%	$	1,520,000
Total Design Fees:	**11.12%**	**$**	**9,470,000**
Contingency:	15.00%	$	13,086,000
Management Fees:	4.00%	$	4,011,000
Furnishings/Fixtures/Eqpt:	14.24%	$	13,026,000
Total Budget Estimate:		**$**	**126,824,000**

Project Schedule (Typical)

A/E Selection:	Oct 2027
Design Report (50%):	Jun 2028
Approval:	Aug 2028
Bid Opening:	Jan 2029
Start Project:	May 2029
Substantial Completion:	Aug 2030
Project Close Out:	Feb 2031

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

None.

Impact on Operating Budget

Varies by project.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Systemwide	285-0Y-9950	MULTI-BUILDING

Project Title — **Priority**

MINOR FACILITIES RENEWAL PROJECTS PROGRAM – GROUP I — 02

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 128,768,000	$ 23,031,000	$ 0	$ 0	$ **151,799,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this capital project program funding request of $151,799,000 ($128,768,000 General Fund Supported Borrowing and $23,031,000 Program Revenue Supported Borrowing) to repair, renovate, and/or replace the facilities infrastructure (building systems, assemblies, components; site improvements; and/or site utilities) systemwide be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission. Individual projects contained within the proposed funding enumeration are listed below in priority order.

ID	UNIV	PROJECT TITLE	GFSB	PRSB	TOTAL
01	GBY	Kress Center Natatorium Health & Safety Repairs & Replacements	$5,052,000		**$5,052,000**
02	MSN	Multi-Building Fire Alarm & Smoke Detection System Replacements – Phase XIV	$14,814,000		**$14,814,000**
03	MIL	Multi-Building Fire Alarm & Smoke Detection System Replacements – Phase II	$14,949,000		**$14,949,000**
04	LAX	Multi-Building Fire Alarm & Smoke Detection System Replacements	$4,231,000		**$4,231,000**
05	RVF	Campuswide Fire Alarm & Smoke Detection System Replacements	$4,228,000	$4,026,000	**$8,254,000**
06	MSN	Camp Randall Stadium West Side Repairs		$11,623,000	**$11,623,000**
07	WTW	Hyland Hall/Ambrose Hall Roof & Exterior Door Replacements	$7,400,000		**$7,400,000**
08	LAX	Laux-Sanford-Wentz-White Residence Halls Roof Replacements		$3,126,000	**$3,126,000**
09	MSN	Multi-Building Elevator Modernizations – Phase III	$11,249,000		**$11,249,000**
10	OSH	Multi-Building Elevator Replacements	$2,558,000	$4,256,000	**$6,814,000**
11	MSN	Multi-Building Animal Facility Emergency Generator Installations	$12,203,000		**$12,203,000**
12	MSN	Multi-Building Emergency Generator Replacements	$8,698,000		**$8,698,000**
13	STO	Multi-Building Emergency Generator Replacements	$5,396,000		**$5,396,000**
14	RVF	Mann Valley Laboratory Farm Multi-Building Facilities Maintenance & Repairs	$8,234,000		**$8,234,000**
15	PLT	Multi-Building Exterior Envelope Maintenance & Repairs	$8,520,000		**$8,520,000**
16	MIL	Mitchell Hall North Wing Building Systems Renovation & Replacement	$14,684,000		**$14,684,000**
17	PKS	Sports & Activity Center Structural Floor Repairs & Surface Replacement	$6,552,000		**$6,552,000**

	GFSB	PRSB	TOTAL
2027-29 TOTALS	**$128,768,000**	**$23,031,000**	**$151,799,000**

Project Summary

- Funding used for limited scope maintenance projects to repair, renovate, replace, and upgrade building components and systems.
- High-priority projects that resolve critical items that have failed or are near failure.

Project Description and Scope

This request seeks to restore a funding allocation for the Minor Facilities Renewal Projects Program. The funding will be used for limited scope maintenance projects that repair, renovate, replace, and upgrade building components and systems that are estimated to exceed the All Agency Projects Program funding limitations. These high-priority projects, falling within a range of $3.0 to $15.0 million, will resolve critical items that have failed or are near failure in existing facilities that have been identified as good long-term capital investments based on programmatic need and facility condition assessments. Critical items are those that directly affect the ability to maintain continued operations and facility functions, require inordinate operational resources, pose health or safety hazards, or could result in more extensive future projects or increased operating costs, if not addressed in a timely way. No new assignable space will be constructed under this program. Minor Facilities Renewal projects range from those that affect only a single component or system, to those that impact multiple components and systems in a comprehensive way, to the same or similar components and systems across multiple buildings in a systematic way. The level of deferred maintenance at university facilities continues to grow and outpaces the state's investment in those maintenance projects. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	4,502,959	ASF	7,504,932	GSF	$	116,794,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**4,502,959**	**ASF**	**7,504,932**	**GSF**	**$**	**116,794,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, these projects will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Universities of Wisconsin Administration continues to work with each institution to develop a comprehensive capital plan, including infrastructure maintenance planning. After a thorough review and consideration of Minor Facilities Renewal proposals and capital planning issues submitted, this request represents high-priority Universities of Wisconsin infrastructure maintenance, repair, renovation, and replacement needs. Where possible, similar work throughout a single facility or across multiple facilities will be combined into a single request to provide more efficient project management and project execution.

Analysis of Need and Project Justification

The program provides funding for comprehensive facilities infrastructure maintenance, repair, renovation, and replacement projects across the Universities of Wisconsin. Because the need for these projects exceeds the available funding, UW System has identified and prioritized the facilities most in need of funding in this biennium. UW System will identify projects in future biennia that intend to provide and distribute funding to all universities. The identification of specific projects each biennium follows a process of evaluation, recommendation, and approval by the Board of Regents and the State Building Commission. The proposed multiple institution enumeration gives the Board of Regents and the State Building Commission the flexibility to advance and adjust projects without individual enumeration and within the program funding and budget limits, similar to the All Agency Projects Program and Instructional Space Projects Program.

Investing in the maintenance and repair of the existing infrastructure is a priority for all universities. The Minor Facilities Renewal Projects Program was established in 2019-21 by the state to provide funding for the maintenance, repair, renovation, and replacement of state facilities and related infrastructure for budgets that exceed the funding limitations of the All Agency Projects Program. Minor Facilities Renewal projects help extend the useful life of buildings, correct code deficiencies, improve safety and reliability, and can decrease operating costs. Even when buildings are maintained at an acceptable level and have been effectively serving their occupants and programs, they reach a point in time when systems become obsolete and comprehensive renovation is needed. Program requirements may have also changed over time and code compliance issues must be addressed.

The All Agency program is limited to relatively small projects that address maintenance and repair issues in existing facilities. The scopes of the projects that will be completed under this program are similar to those currently funded through the All Agency program. Buildings included in this program do not need additional space except for the possible construction of mechanical rooms, vertical circulation (elevators, stairwells), and accessible entrances, which are not assignable space.

Alternatives

An alternative would be to repair, replace, and/or renovate facilities infrastructure only when those assets are included in major remodeling and renovation projects. If this approach were implemented, it is anticipated that facilities maintenance needs would be ignored and accumulated, and eventually adversely impact the learning environment. Facilities deficiencies severely inhibit campus instructional efforts. Using this approach, only a handful of major renovation projects would be funded each biennium, which would leave the vast majority of facilities needs unresolved for unacceptably long periods of time.

Project Budget (Cumulative)

Construction:		$	115,850,000
Hazardous Materials:		$	1,305,000
Total Construction:		**$**	**117,155,000**
Design Fees (Basic):	8.16%	$	9,561,000
Design Fees (Other):	1.54%	$	1,805,000
Total Design Fees:	**9.70%**	**$**	**11,366,000**
Contingency:	15.00%	$	17,574,000
Management Fees:	4.00%	$	5,390,000
Furnishings/Fixtures/Eqpt:	0.27%	$	314,000
Total Budget Estimate:		**$**	**151,799,000**

Project Schedule (Typical)

A/E Selection:	Aug 2027
Design Report (50%):	Aug 2028
Approval:	Oct 2028
Bid Opening:	Feb 2029
Start Project:	May 2029
Substantial Completion:	Dec 2030
Project Close Out:	Jun 2031

Previous Action

None.

Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

Not Applicable.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Systemwide	285-0Y-9950	MULTI-BUILDING

Project Title — **Priority**

MINOR FACILITIES RENEWAL PROJECTS PROGRAM – GROUP II — 03

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 95,526,000	$ 85,690,000	$ 0	$ 0	$ **181,216,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this capital project program funding request of $181,216,000 ($95,526,000 General Fund Supported Borrowing and $85,690,000 Program Revenue Supported Borrowing) to repair, renovate, and/or replace the facilities (building systems, assemblies, components; site improvements; and/or site utilities) infrastructure systemwide be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission. Individual projects contained within the proposed funding enumeration are listed below in priority order.

ID	UNIV	PROJECT TITLE	GFSB	PRSB	TOTAL
01	EAU	Schofield Hall HVAC System Repair & Replacement	$14,877,000		**$14,877,000**
02	STP	Champions Hall HVAC System/Enclosure Repairs & Replacement	$14,875,000		**$14,875,000**
03	PLT	Center for the Arts Maintenance & Repairs	$14,765,000		**$14,765,000**
04	STP	Science Building Mechanical System Replacements	$14,905,000		**$14,905,000**
05	STO	Campuswide Exterior Site Lighting Replacements	$7,140,000	$4,961,000	**$12,101,000**
06	GBY	Campuswide Exterior Site Lighting Replacements	$5,463,000	$1,452,000	**$6,915,000**
07	MSN	Adams Residence Hall Maintenance & Repairs		$14,999,000	**$14,999,000**
08	MSN	Tripp Residence Hall Maintenance & Repairs		$14,999,000	**$14,999,000**
09	MSN	Eagle Heights Apartments Bathroom/Kitchen Renovations		$8,178,000	**$8,178,000**
10	WTW	Esker Hall Building Systems Replacement/Exterior Envelope Repairs		$14,866,000	**$14,866,000**
11	LAX	Hutchinson Residence Hall Restroom Renovation		$6,441,000	**$6,441,000**
12	GBY	University Apartments Maintenance & Repairs		$14,995,000	**$14,995,000**
13	EAU	Hibbard Hall Accessibility Renovation	$12,104,000		**$12,104,000**
14	MIL	Campus Data Centers Infrastructure Replacement	$7,559,000	$2,132,000	**$9,691,000**
15	STO	Campus Storm Sewer Infrastructure Maintenance & Repairs	$3,838,000	$2,667,000	**$6,505,000**

	GFSB	PRSB	TOTAL
2027-29 TOTALS	**$95,526,000**	**$85,690,000**	**$181,216,000**

Project Summary

- Funding used for limited scope maintenance projects to repair, renovate, replace, and upgrade building components and systems.
- High-priority projects that resolve critical items that have failed or are near failure.

Project Description and Scope

This request seeks to restore a funding allocation for the Minor Facilities Renewal Projects Program. The funding will be used for limited scope maintenance projects that repair, renovate, replace, and upgrade building components and systems that are estimated to exceed the All Agency Projects Program funding limitations. These high-priority projects, falling within a budget range of $5.0 to $15.0 million, will resolve critical items that have failed or are near failure in existing facilities that have been identified as good long-term capital investments based on programmatic need and facility condition assessments. Critical items are those that directly affect the ability to maintain continued operations and facility functions, require inordinate operational resources, pose health or safety hazards, or could result in more extensive future projects or increased operating costs, if not addressed in a timely way. No new assignable space will be constructed under this program. Minor Facilities Renewal projects range from those that affect only a single component or system, to those that impact multiple components and systems in a comprehensive way, to the same or similar components and systems across multiple buildings in a systematic way. The level of deferred maintenance at university facilities continues to grow and outpaces the state's investment in those maintenance projects. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	468,806	ASF	781,344	GSF	$	140,154,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**468,806**	**ASF**	**781,344**	**GSF**	**$**	**140,154,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, these projects will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Universities of Wisconsin Administration continues to work with each institution to develop a comprehensive capital plan, including infrastructure maintenance planning. After a thorough review and consideration of Minor Facilities Renewal proposals and capital planning issues submitted, this request represents high-priority Universities of Wisconsin infrastructure maintenance, repair, renovation, and replacement needs. Where possible, similar work throughout a single facility or across multiple facilities will be combined into a single request to provide more efficient project management and project execution.

Analysis of Need and Project Justification

The program provides funding for comprehensive facilities infrastructure maintenance, repair, renovation, and replacement projects across the Universities of Wisconsin. Because the need for these projects exceeds the available funding, UW System has identified and prioritized the facilities most in need of funding in this biennium. UW System will continue to identify projects in future biennia that intend to provide and distribute funding to all universities. The identification of specific projects each biennium follows a process of evaluation, recommendation, and approval by the Board of Regents and the State Building Commission. The proposed multiple institution enumeration gives the Board of Regents and the State Building Commission the flexibility to advance and adjust projects without individual enumeration and within the program funding and budget limits, similar to the All Agency Projects Program and Instructional Space Projects Program.

Investing in the maintenance and repair of infrastructure is a priority for all universities. The Minor Facilities Renewal Projects Program was established in 2019-21 by the state to provide funding for the maintenance, repair, renovation, and replacement of state facilities and related infrastructure for budgets that exceed the

funding limitations of the All Agency Projects Program. Minor Facilities Renewal projects help extend the useful life of buildings, correct code deficiencies, improve safety and reliability, and can decrease operating costs. Even when buildings are maintained at an acceptable level and have been effectively serving their occupants and programs, they reach a point in time when systems become obsolete and comprehensive renovation is needed. Program requirements may have also changed over time and code compliance issues must be addressed.

The All Agency program is limited to relatively small projects that address maintenance and repair issues in existing facilities. The scopes of the projects that will be completed under this program are similar to those currently funded through the All Agency program. Buildings included in this program do not need additional space except for the possible construction of mechanical rooms, vertical circulation (elevators, stairwells), and accessible entrances, which are not assignable space.

Alternatives

An alternative would be to repair, replace, and/or renovate facilities infrastructure only when those assets are included in major remodeling and renovation projects. If this approach were implemented, it is anticipated that facilities maintenance needs would be ignored and accumulated, and eventually adversely impact the learning environment. Facilities deficiencies severely inhibit campus instructional efforts. Using this approach, only a handful of major renovation projects would be funded each biennium, which would leave the vast majority of facilities needs unresolved for unacceptably long periods of time.

Project Budget (Cumulative)

Construction:		$	139,237,000
Hazardous Materials:		$	917,000
Total Construction:		**$**	**140,154,000**
Design Fees (Basic):	7.86%	$	11,159,000
Design Fees (Other):	1.12%	$	1,683,000
Total Design Fees:	**8.98%**	**$**	**12,842,000**
Contingency:	15.00%	$	21,023,000
Management Fees:	4.00%	$	6,447,000
Furnishings/Fixtures/Eqpt:	0.33%	$	750,000
Total Budget Estimate:		**$**	**181,216,000**

Project Schedule (Typical)

A/E Selection:	Sep 2027
Design Report (50%):	Aug 2028
Approval:	Oct 2028
Bid Opening:	Feb 2029
Start Project:	May 2029
Substantial Completion:	Dec 2030
Project Close Out:	Jun 2031

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

Not Applicable.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Systemwide	285-0Y-9950	MULTI-BUILDING

Project Title — **Priority**

CENTRAL PLANTS & UTILITY DISTRIBUTION PROJECTS PROGRAM — 04

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 58,900,000	$ 14,291,000	$ 0	$ 0	$ **73,191,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this capital project program funding request of $73,191,000 ($58,900,000 General Fund Supported Borrowing and $14,291,000 Program Revenue Supported Borrowing) to repair, renovate, and/or replace central heating and chilling plants and utility distribution systems infrastructure systemwide be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission. Individual projects contained within the proposed funding enumeration are listed below in priority order.

ID	UNIV	PROJECT TITLE	GFSB	PRSB	TOTAL
01	PKS	Heating & Chilling Plant Boiler No.'s 3 & 4 Replacement (Re-enumeration)	$12,155,000	$2,490,000	**$14,645,000**
02	LAX	East Chiller Plant Equipment Replacement (Re-enumeration)	$3,216,000	$2,329,000	**$5,545,000**
03	GBY	Heating & Chilling Plant Variable Volume Chiller Replacement (Re-enumeration)	$7,409,000	$1,970,000	**$9,379,000**
04	STP	Fourth Street Utility Corridor Renovation (Re-enumeration)	$3,148,000	$1,929,000	**$5,077,000**
05	MIL	Lakewater Pumphouse Mechanical & Electrical Systems Replacements	$6,826,000	$1,706,000	**$8,532,000**
06	WTW	Heating Plant Chiller No. 3 Replacement	$4,503,000	$1,665,000	**$6,168,000**
07	MIL	East Electrical Substation Transformer Replacement	$7,809,000	$2,202,000	**$10,011,000**
08	EAU	Haas Fine Arts/Human Science & Systems Geothermal Conversion	$13,834,000		**$13,834,000**

	GFSB	PRSB	TOTAL
2027-29 TOTALS	**$58,900,000**	**$14,291,000**	**$73,191,000**

Project Summary

- Re-enumerates four projects that have previously been authorized for construction, but bid results significantly exceeded the funding available.
- Resolves the most critical future central heating and cooling plant and utility distribution system repairs, renovations, or replacements at the four-year universities.
- Required to maintain operation of the central plants, critical utilities, and utility distribution systems.
- Repair, renovation, and replacement of these systems is a constant process requiring a substantial and consistent investment.

Project Description and Scope

This project re-enumerates four projects that have been previously authorized for construction but bid results or current design estimates have significantly exceeded the funding available to construct those projects. This project also resolves the most critical central heating and cooling plant and utility distribution system repairs, renovations, and/or replacements at the four-year universities.

PKS – HEATING & CHILLING PLANT BOILERS 3 & 4 REPLACEMENT

At UW-Parkside, this project replaces the 250 boiler horsepower and 8,625 pounds per hour summer steam boilers along with the associated breeching, exhaust stack, fuel trains, and burner management systems. The project includes a heating plant controls upgrade for the summer and winter boilers. The replacement boilers will accommodate dual fuel sources (natural gas and oil) to provide redundant services during gas interruptions. These boilers will utilize controls to maximize air to fuel ratios and turndown. The project will demolish, deconstruct, and dispose of the original boilers.

LAX – EAST CHILLING PLANT CHILLER REPLACEMENT & NEW INSTALLATION

At UW-La Crosse, this project expands chilled water capacity at the East Plant by replacing the non-functioning chiller with a new chiller. The cooling towers will be removed and replaced along with associated condenser water pumps and piping. The primary-secondary chilled water pumping system will be removed and upgraded to a vari-prime pumping system to match the current pumping system installed in the west plant. Associated valves, controls, and electrical services will be upgraded.

GBY – HEATING & CHILLING PLANT VARIABLE VOLUME CHILLER REPLACEMENT

At UW-Green Bay, this project installs two new 1,400-ton electrical water-cooled chillers in the Central Plant, along with associated cooling towers, pumps, controls, piping and miscellaneous mechanical, electrical and plumbing equipment. The project also removes one obsolete 1,200-ton chiller and one decommissioned 725-ton steam-driven chiller.

STP – FOURTH STREET UTILITY CORRIDOR RENOVATION

At UW-Stevens Point, this project replaces aging utility distribution infrastructure along Fourth Avenue, Isadore Street, and Reserve Street to correlate and follow a planned municipal project to reconstruct the street. Project work includes replacing approximately 1,000 linear feet of underground steam and pumped condensate lines, five new steam pits, and approximately 1,200 linear feet of primary and signal ductbank. Steam and pumped condensate laterals to Health Enhancement Center, Science Building, and College of Professional Studies will be upgraded.

MIL – LAKEWATER PUMPHOUSE MECHANICAL & ELECTRICAL SYSTEMS RENOVATION

At UW-Milwaukee, this project replaces end-of-life mechanical pumping and electrical drive equipment along with auxiliary systems at the Lakewater Pumphouse and reconfigures the lake water pumping and piping systems to better match present central plant chiller operation requirements. Project work includes comprehensive upgrades to the pumphouse internal equipment and systems, replaces the major mechanical and electrical equipment (such as pumps, starters, and drives). The project also makes ancillary upgrades to the pump house heating and ventilation systems, sub-building cistern lake water screen walls, and the lake water shut off valve. The concrete cistern cover openings and pumphouse roof hatches will be modified to align with a new pumping configuration to better meet present lake water demands.

WTW – HEATING PLANT CHILLER NO. 3 REPLACEMENT

At UW-Whitewater, this project replaces the 1,400-ton chiller with a new 2,400-ton centrifugal chiller. The new chiller will be located in the Heating Plant and integrated with the central campus chilled water system. A new variable frequency drive will also be installed for the new chiller. The new chiller controls will be integrated into the campus programmable logic controller software system.

MIL – EAST ELECTRICAL SUBSTATION TRANSFORMER REPLACEMENT

At UW-Milwaukee, this project replaces two main electrical power transformers and associated conductors which serve the entire main campus. The equipment went into service between 1969 and 1972, while the expected useful life of such equipment is only 50 years. As the probability of failure increases with age, it is prudent to replace the equipment before catastrophic failure occurs and impacts campus operations. This project will replace two existing electrical transformers each rated at 10,000/12,500 kilovolt Amp (kVA) with the appropriately sized replacement equipment.

EAU – HAAS FINE ARTS/HUMAN SCIENCE & SYSTEMS GEOTHERMAL CONVERSION

At UW-Eau Claire, this project converts the heating and cooling central utility services for the Haas Fine Arts Center and Human Science & Services Building to a new localized, geothermal service installation. Project work includes disconnecting from and abandoning the central utility lines that originate on the southwestern lower campus, traverse the Chippewa River on the underside of the pedestrian footbridge, and then branch out to the facilities located on the northwestern portion of lower campus; installing a new vertical geothermal well field located in between the Haas Fine Arts Center and Human Sciences & Services buildings with central heat pumps located in Haas Fine Arts Center to provide hot water and chilled water service loops. Building HVAC equipment will be upgraded to function properly with the water temperature which is commonly produced by geothermal heat pumps. The following summary is the construction cost portion for the proposed scope of work.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, these projects will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Analysis of Need and Project Justification

This request resolves the most critical central heating and cooling plant and utility distribution system repairs and renovations at the four-year universities. The proposed projects are required to maintain operation of the central plants, critical utilities, and utility distribution systems.

PKS – HEATING & CHILLING PLANT BOILER NO.'s 3 & 4 REPLACEMENT

At UW-Parkside, the central Heating & Chilling Plant was constructed in 1971 and the summer boilers were moved to their current location following three years of service in the temporary Heating & Chilling Plant and are now past their service life. These units have a relatively low boiler turndown ratio which was considered state-of-the-art at the time of construction but is now antiquated and inefficient by modern standards. The new boilers will implement a high turndown ratio on gas and fuel oil, The boilers do not include other modern efficiency enhancements such as economizer efficiencies and have inefficient and problematic controls.

LAX – EAST CHILLING PLANT CHILLER REPLACEMENT & NEW INSTALLATION

At UW-La Crosse, the McQuay chiller in question at the East Chiller Plant is over 25 years old and beyond its useful life expectancy. It has experienced major breakdowns and needed significant repairs in the last few years. Additionally, the plant runs at constant volume, so they do not take advantage of modern variable speed controls to save energy. The cooling towers for the McQuay chiller are also beyond their useful life and have numerous leaks that waste domestic water and chemicals during operation.

GBY – HEATING & CHILLING PLANT VARIABLE VOLUME CHILLER REPLACEMENT

At UW-Green Bay, the units being replaced are more than 50 years old, are inefficient and have significant repair needs rendering them unusable. New units will be significantly more efficient with variable volume to allow for maximum flexibility in the plant.

STP – FOURTH STREET UTILITY CORRIDOR RENOVATION

At UW-Stevens Point, campus steam and condensate lines through this area are patched, past their useful life, and have numerous steam pit condition issues. Primary electrical and telecommunications needs to be evaluated and replaced as needed. The goal of the project is to bring all utilities through this portion of the 4th

Avenue corridor, and potentially the adjacent Isadore Street corridor, up to a modern standard ahead of the planned City of Stevens Point reconstruction of 4th Avenue.

MIL – LAKEWATER PUMPHOUSE MECHANICAL & ELECTRICAL SYSTEMS RENOVATION

At UW-Milwaukee, the pumphouse and associated mechanical and electrical systems were constructed approximately 55 years ago. Although some upgrade and repair work has been completed on these systems previously, it was a piecemeal approach that did not lead to comprehensive improvements or system resiliency. Select components were repaired or replaced, but the majority of the system is original and well past life expectancy. Those select repairs and replacements previously completed are now also nearing the end of their expected useful life.

WTW – HEATING PLANT CHILLER NO. 3 REPLACEMENT

At UW-Whitewater, this project maintains a reliable and efficient source of campus cooling. The central chilled water plant serves 24 campus buildings that are utilized by more than 10,000 campus community users. The chilled water plant lacks adequate backup redundancy capability and relies on both of the current 2,400-ton units. The older 1,200-ton current chiller operated as the primary chiller in the past, but now it lacks the capacity and efficiency to operate alone in conjunction with the new larger chillers that have been added to the plant. The older chiller is approaching the end of its expected useful life. The unit's flow capacity is too small to run as a standalone unit and negatively impacts the efficiencies of the other units when running in tandem.

MIL – EAST ELECTRICAL SUBSTATION TRANSFORMER REPLACEMENT

UW-Milwaukee's main campus is a primary customer to the local electric utility, which means that the State of Wisconsin owns and maintains the power transformers which connect the campus to the utility. The campus is served by three electric substations: the east substation which serves the entire campus, the west substation which serves primarily the southwest quadrant, and a third substation dedicated to the northwest quadrant. The east substation has two transformers in a double ended (redundant) arrangement to increase power redundancy to the campus in the event of a loss of utility power on one of the two incoming lines, or the loss of a UW-owned transformer. One transformer was installed in 1969 and the other in 1972, making them 57 and 54 years old respectively at the time of this project request. The generally accepted lifetime for an oil filled transformer of this type is 50 years, thus they are both beyond their expected useful life. Both transformers have recently been experiencing problems with their peripheral accessory equipment; a separate small project will resolve those immediate issues to preserve campus power while this larger replacement is designed and constructed. The insulation on the windings internal to each transformer is known to break down which will lead to catastrophic failure. As this equipment is crucial to the operation of the campus and the fact that it is custom designed and constructed with significant design and manufacturing lead time, it is necessary to initiate replacement.

EAU – HAAS FINE ARTS/HUMAN SCIENCE & SERVICES GEOTHERMAL CONVERSION

At UW-Eau Claire, central campus steam is the source of heating for both the Haas Fine Arts Center and Human Science & Services facilities located in the northern campus across the Chippewa River. A previous study evaluated existing conditions and developed recommendations for replacement. The underside of the pedestrian footbridge carries the campus steam utility services across the river to the two academic buildings. The steam lines experience significant heat loss because, even though they are insulated pipes, they are exposed to the elements year-round and the thin layer of insulation is insufficient. The steam lines, anchor systems, and expansion joints that supply north campus are critically aged and in need of replacement. The insulation and steam pits have all been compromised due to floodwater. The steam piping travels through the Haas Fine Arts Center is in poor condition and requires replacement. Each of these facilities are also served by a standalone chiller unit, located in Haas Fine Arts, which is more than 20 years old, failing, and requires replacement. The heating systems within both buildings are original, require significant maintenance, and are functioning past their life expectancy. The 550-foot-long pedestrian footbridge is anticipated to require replacement in the next decade and so investment in new utility infrastructure under the bridge is not desired. This project will disconnect the isolated northern campus from central utility systems and provide a more appropriate, energy efficient, and localized heating and cooling solution.

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Project Budget (Cumulative)

Construction:		$	55,842,000
Hazardous Materials:		$	255,000
Total Construction:		**$**	**56,097,000**
Design Fees (Basic):	8.97%	$	5,034,000
Design Fees (Other):	1.90%	$	1,067,000
Total Design Fees:	**10.88%**	**$**	**6,101,000**
Contingency:	15.00%	$	8,414,000
Management Fees:	4.00%	$	2,579,000
Furnishings/Fixtures/Eqpt:	0.00%	$	0
Total Budget Estimate:		**$**	**73,191,000**

Project Schedule (Typical)

A/E Selection:	Jul 2027
Design Report (50%):	Jun 2028
Approval:	Aug 2028
Bid Opening:	Feb 2029
Start Project:	May 2029
Substantial Completion:	Dec 2030
Project Close Out:	Jun 2031

Previous Action

August 20, 2020 Resolution 11493	Recommended that the Systemwide Minor Facilities Renewal Projects Program – Group I for an estimated total cost $56,629,000 ($55,216,000 General Fund Supported Borrowing and $1,413,000 Program Revenue Supported Borrowing), which included the UW-Parkside - Heating & Chilling Plant Boiler No.'s 3 & 4 Replacement, be submitted to the Department of Administration as part of the UW System 2021-23 Capital Budget Request.
September 29, 2022 Resolution 11928	Authorized construction of the UW-Parkside - Heating & Chilling Plant Boiler No's 3 & 4 Replacement for an estimated total cost of $5,132,000 ($4,260,000 General Fund Supported Borrowing and $872,000 Program Revenue Supported Borrowing).
August 18, 2022 Resolution 11906	Recommended that the Systemwide Central Plant and Utility Distribution Renovations Program for an estimated total cost $156,942,000 ($110,447,000 General Fund Supported Borrowing; $40,851,000 Program Revenue Supported Borrowing and $5,644,000 Cash), which included the UW-Green Bay Heating & Chilling Plant Variable Volume Chiller Replacement, UW-La Crosse East Chilling Plant Chiller Replacement & New Installation, and UW-Stevens Point Fourth Street Utility Corridor Renovation projects, be submitted to the Department of Administration as part of the UW System 2023-25 Capital Budget Request.
April 16, 2025 Resolution 12335	Authorized construction of the Central Plants and Utility Distribution Renovations projects at UW-La Crosse and UW-Stevens Point for an estimated total cost of $14,624,100 ($8,696,990 State of Wisconsin Segregated Revenue, $4,394,110 Program Revenue Supported Borrowing and $1,533,000 Cash).
June 5, 2025 Resolution 12353	Authorized construction of the Central Plants and Utility Distribution Renovations project at UW-Green Bay for an estimated total cost of $8,614,000 ($6,805,000 State of Wisconsin Segregated Revenue and $1,809,000 Program Revenue Supported Borrowing).

Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

Not Applicable.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Parkside	285-0G-3023	WYLLIE HALL

Project Title — **Priority**

WYLLIE HALL RENOVATION COMPLETION (LEVELS L1/L2/L3) — 05

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 41,212,000	$ 0	$ 0	$ 0	$ **41,212,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $41,212,000 General Fund Supported Borrowing to complete an academic and administrative facility renovation at UW-Parkside be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission. The design solution alternatives and all proposed project work will be reviewed, coordinated, and approved by the State of Wisconsin Historical Society and the Universities of Wisconsin Historic Preservation Officer.

Project Summary

- Completes renovation that began with the Phase I enumeration in 2017-19 for the central academic and learning hub.
- Project achieved 75% design completion in April 2026, including updated cost estimate.
- Resolves worst maintenance issues, located on the uppermost levels L2 and L3, logistically unable to be resolved in the first phase.
- Unifies building infrastructure systems bifurcated by phased construction, enumerations.
- Replaces roofing systems, installs fall protection systems and rooftop solar photovoltaic array(s).
- Provides new home for Business Services & Human Resources, relocating from Tallent Hall to allow for future expansion of Health Sciences.

Project Description and Scope

The first project phase (enumerated in the 2017-19 biennium) replaced the main building mechanical, electrical, and plumbing equipment; main building distribution vertical risers; and branch distribution holistically on Levels D2 and D1 and partially on L1 (approximately 81,000 GSF total). Work in this project includes the following holistically on building levels L2, L3, and campus administration area and any portion of L1 not previously completed: replacing branch mechanical, electrical, telecommunications, and plumbing building infrastructure distribution; replacing all suspended acoustical ceiling systems, lighting fixtures, louvers, and vents; and modifying and relocating sprinkler system heads as required to accommodate the new ceiling grid and dimensions. All pneumatic controls will be replaced with new direct digital controls (DDC) and integrated into the campus building automation system (BAS). Network cabling will be replaced and terminated into networking closets and all networking closets will be connected to emergency power. The University Police radio transmitters, repeaters, equipment and associated central hub will also be replaced. Restrooms will be renovated to meet current accessibility standards and guidelines and all fixtures and floor drains will be replaced. The following items will be replaced to match the design, styles, colors, materials, and sizes installed under the Phase I renovation: new lighting controls and fixtures to be LED units; suspended acoustical ceiling system(s); sprinkler heads; mechanical and ventilation system louvers and vents; flooring and wall finishes; and window treatments. The library book and media ranges located on levels L1, L2, and L3 will be replaced, reconfigured, and spaced to meet current accessibility guidelines. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	42,000	ASF	87,602	GSF	$	26,490,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**42,000**	**ASF**	**87,602**	**GSF**	**$**	**26,490,000**

The ballasted roofing systems will be replaced with a new, fully adhered, Ethylene Propylene Diene Monomer (EPDM) roofing systems. If the roof structure is structurally suitable, new photovoltaic solar arrays will be installed on one or more roof sections. Roofing work will be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. OSHA compliant fall protection appurtenances and features will be determined and associated cost estimates provided (including all required structural modifications) for all roof sections included in this project. It is anticipated that the visitor parking lot adjacent to Wyllie Hall, along with the natural turf areas on the east side of the facility, will serve as the staging area during project construction and require extensive restoration and resurfacing at the conclusion of this project.

There are two administrative and service operations (Business Services, Human Resources) located in Tallent Hall, physically separated by a fair distance from the main campus administration, communications, and academic operations located in the core campus facilities. Recent development of programs in the Health Sciences area have resulted in reallocating underutilized space in Tallent Hall to these new, emerging program areas. It is conceivable, considering the demand for the Health Sciences degrees statewide and in the southeast portion of the state, that these programs will require additional space in the near future, and Tallent Hall is a logical place to house that potential growth. This project will relocate the administrative and service units located in Tallent Hall to Level L3 of Wyllie Hall and therefore also reducing the library space to accommodate this move. The administrative elevator serving lower Main Place and the campus administrative area will be reconfigured, modified, and replaced to provide additional stops and facilitate better interior building circulation between the split-level of the collective administrative units on Levels L2.5 and L3.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

Wyllie Hall (132,732 ASF/256,612 GSF), originally constructed as the Wyllie Library Learning Center in 1972, is named after the university's founding chancellor Irvin G. Wyllie. The facility houses the Library, Student Services (Advising & Career Center, Cashier, Financial Aid, Learning Assistance, Student Affairs, Resource Centers), and University Administration. The building infrastructure systems, equipment, and components not previously replaced in the Phase I project are generally still original to the building construction in 1972 and more than 50 years old. These items have exceeded their useful life expectancy by all industry standards. System deficiencies were investigated, documented, and prioritized during the development of the Wyllie Hall Renewal and Academic Success Feasibility Study. A multi-phase, multi-biennium renewal plan was developed during that study. The Phase I renovation was enumerated as part of the 2017-19 biennial capital budget and building infrastructure maintenance and replacement which were advantageous to accomplish while completing the major space renovations related to the academic success goals of that project. Aligning the proposed project budget with capital funding trends at that time, the building infrastructure upgrades for levels L2 & L3 were identified as the second and final phase.

The artificial segmentation of the renovation and repair work has resulted in compromised, bifurcated, and operationally burdensome building infrastructure systems. While it has been known for more than ten years that the condition of the mechanical piping on the highest floor levels were in the worst condition, the lower floors were advanced as the first phase because it was the best logistical approach. Replacing the main building mechanical, electrical, and plumbing equipment located in the basement and vertical risers throughout the building provided improved floor by floor isolation of building systems and established a less intrusive baseline of work to replace the remaining branch distribution systems on the highest floor levels.

Analysis of Need and Project Justification

Detailed condition assessments completed almost ten years ago determined that while some original building infrastructure and systems were of good initial quality and still functioning, these systems had already exceeded their expected useful life and should be replaced. Age and deterioration of these building systems has progressed at an increased pace since that last condition assessment, evidenced by routine mechanical piping sediment deposits, rusted through floor drains, electrical system overloads, and roof leaks in the campus administration area. The maintenance staff routinely pull significant amounts of rust, metal, and pipe slake from the strainers on the newly replaced air handling units. This debris is from the original heating pipes on the upper levels of the building that were not replaced in the first phase. The control valves on the heating system do not operate properly resulting in maintenance difficulties in repairing the system because it cannot easily be isolated. After the completion of the first phase, any work on the heating system on levels L2 or L3 will require those levels to be completely drained down to the L1 level in order to make repairs, then refill and vent as many as two floors of heating pipe to make the system operational. Restroom floor drains have rotted away and will need to be replaced. Stained ceiling tiles from multiple roof leaks are evident throughout both floors and are prominent in the Chancellor's Office and Chancellor's Conference Room. These conditions and events pose an immediate concern for property damage and unsafe working environment, in particular to those areas recently renovated under the Phase I project.

The restrooms on Levels L2 and L3 do not comply with the current standards for accessibility, including the space provided for a turn radius. Similarly, the remaining book and media ranges do not meet current accessibility standards in terms of aisle width, reach distances required for materials on the lowest and highest shelves, and aisle lighting. The networking cable runs exceed 300 LF, resulting in faded signals, unreliable connections, and reduced speeds available. This is vital as the campus has moved to more online resources, online learning options and online meetings and workshops. During the recent pandemic, as more operations and meetings were conducted virtually, it was common for signal reliability issues to negatively impact UW-Parkside cabinet meetings with disruption to video, audio, or both. During the Fall of 2021, a live stream event to allow students to interact with campus administrators experienced three independent service disruptions, adversely affecting the experience for both students and administrators. Centralizing the networking racks to the unused elevator expansion shafts constructed with the original building will reduce the distance of all building cable runs and improve signal strength and reliability.

The library has reduced its data warehousing footprint over the last several years by an estimated 25%. The print journals and reference materials have been replaced with electronic versions. Physical books have been steadily replaced with e-Books and the current annual rate of reduction is approximately 2%. It is anticipated that these space management measures will support this proposed scope of work to meet current accessibility guidelines for the remaining book and media ranges as well as potential relocation of business and service units from Tallent Hall.

Alternatives

The option to renovate Wyllie Hall through multiple maintenance projects was determined to be not cost effective, not efficient, and overly disruptive to campus, facility, and program operations. The floor plates are too large to approach branch mechanical, electrical, and/or plumbing distribution in a piecemeal approach with any meaningful accomplishment as the end product. While it may be feasible to approach each remaining floor as a unique and standalone phase, those resulting project costs still require individual enumeration and

formal design consultant selection, and both processes introduce inherent schedule implications and prolonging or extending of the operational disruptions and incomplete facility provisions.

In particular, the campus networking infrastructure is now operating as parallel systems between the original building configuration and the partial replacement configuration that was completed in the first phase. This doubles the maintenance and operational management of the entire infrastructure unless or until it can be merged into a cohesive, singular system configuration. The inability to predict future funding availability for each sub-phase project biennium to biennium also presents the possibility of having more bifurcated building infrastructure systems not just floor by floor, but zone by zone. Ultimately, the building infrastructure is failing at a rate that clearly indicates catastrophic failure for certain systems is already in its early stages. It is not believed that the condition of these systems could withstand a long, prolonged, multi-biennium approach.

Project Budget

Construction:		$	26,390,000
Hazardous Materials:		$	100,000
Total Construction:		**$**	**26,490,000**
Design Fees (Basic):	8.83%	$	2,339,000
Design Fees (Other):	4.61%	$	1,222,000
Total Design Fees:	**13.44%**	**$**	**3,561,000**
Contingency:	15.00%	$	3,974,000
Management Fees:	4.00%	$	1,219,000
Furnishings/Fixtures/Eqpt:	22.53%	$	5,968,000
Total Budget Estimate:		**$**	**41,212,000**

Project Schedule

A/E Selection:	Mar 2024
Design Report (75%):	Apr 2026
Approval:	Oct 2027
Bid Opening:	Jan 2028
Start Project:	May 2028
Substantial Completion:	Aug 2030
Project Close Out:	Feb 2031

Previous Action

August 22, 2024 Resolution 12239	Recommended that the proposed 2025-27 Capital Budget request, including the UW-Parkside Wyllie Hall Renovation Completion (Levels L1/L2/L3) project at an estimated total project cost of $35,342,000 General Fund Supported Borrowing be submitted to the Department of Administration and State Building Commission.
August 18, 2022 Resolution 11906	Recommended that the proposed 2023-25 Capital Budget request, including the UW System Academic & Administrative Multi-Building Renovations - Planning & Design project and the associated UW-Parkside Wyllie Hall Renovation Completion at an estimated total project cost of $1,869,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.
June 7, 2019 Resolution 11232	Authorized construction of the UW-Parkside Wyllie Hall Renovation – Phase I (Levels D2/D1/L1) project at an estimated total project cost of $35,371,000 ($35,201,000 General Fund Supported Borrowing and $170,000 Program Revenue Supported Borrowing).
August 18, 2016 Resolution 10745	Recommended that the proposed 2017-19 Capital Budget request, including the UW-Parkside Wyllie Hall Renovation – Phase I (Levels D2/D1/L1) project at an estimated total project cost of $35,886,000 ($35,201,000 General Fund Supported Borrowing and $685,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission.

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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

None.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**200,000**
Reimbursable Costs:		**$**	**2,956,000**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $200,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $2,956,000 (75% of Design Fee estimate for Major Projects) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-0469	HUMANITIES BUILDING

Project Title	Priority
HUMANITIES RELOCATIONS & DEMOLITION	06

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 416,721,000	$ 0	$ 0	$ 46,798,000	$ **463,519,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $463,519,000 ($416,721,000 General Fund Supported Borrowing and $46,798,000 Gifts/Grants) to demolish a portion of the original Art Lofts facility and the entire Humanities Building; partially renovate the remainder of the original Art Lofts facility; and construct a replacement facility, facility addition(s), and/or facilities to allow relocation and consolidation of the entire Art and Music Departments at UW-Madison be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Proposed scope of work completes multi-phased plan to vacate and demolish the Humanities Building.
- Art Department occupies ~92,000 GSF and Music occupies ~70,000 GSF in Humanities.
- Creates new, unified home for art education including 3-dimensional programs (ceramics, glass/neon, paper and printmaking, sculpture, wood shops) and 2-dimensional programs (drawing, graphic design, painting).
- Consolidates music education functions currently spread across campus, including performance, rehearsal, instruction, faculty offices, and administration.
- Provides new student performance and exhibit spaces.
- Improves sound separation and quality of practice environments for students, resolving current deficiencies.
- Extends and connects central campus utilities to the renovated and expanded facility.

Project Description and Scope

This project constructs and renovates space to facilitate relocating the remaining occupants (Art and Music Departments) of the dilapidated Humanities Building into replacement facilities and then demolishes the building and restores the site in preparation for future redevelopment. Project work includes creating a new, unified home for the School of Education's Art Department in a renovated and expanded art facility with a new three-story addition. Spaces that house the creation of three-dimensional art (ceramics, glass and neon, papermaking, printmaking, sculpture, and wood shops) and utilize heavy equipment and/or materials storage will be relocated to the ground floor. The upper floors will house units and spaces that have less intensive equipment and materials storage needs (administrative office, art education, drawing, graphic design, and painting). The single-story and basement triangle wing of the original facility will be demolished. Renovation work in the facility's remaining space includes replacement, repairs, and augmentation to the building's mechanical, electrical, telecommunications, plumbing, and fire protection systems to support the revised facility layout.

The proposed design solution will create a new, highly visible, and prominent entrance to the facility complex along Frances Street. This project will extend central campus utilities to the expanded and renovated facility

complex and size each utility extension to accommodate known campus plans and future projects in this area of campus. Uniformly and consistently sized studios for each faculty member and graduate student will be provided. Multiple lecture classrooms will be constructed, and specialized instructional laboratories and studio spaces will be created with support for heavy equipment and appropriate ventilation and dust collection. Replacement student performance, exhibit, and gallery spaces will also be provided. A scope of work summary is shown below with associated construction costs.

Demolition:	173,760	ASF	343,900	GSF	$	40,167,000
Renovation:	34,400	ASF	58,800	GSF	$	34,395,000
New Construction:	199,729	ASF	308,094	GSF	$	286,620,000
Project Total:	**407,889**	**ASF**	**710,794**	**GSF**	**$**	**361,182,000**

Project work also includes constructing a new 196,000 GSF replacement building for the Mead Witter School of Music to be located on the site of the current Extension Building (432 N. Lake Street). The Extension Building will be demolished through an existing project already progressing through preliminary design. The program will consist of a new performance room, small and large rehearsal spaces, instructional spaces, instructional studios, department administration and faculty offices, and departmental support spaces. A new loading dock central to the site and access road into the center of the block will be included in the final design solution. The current Extension Building occupants and operations will be relocated through a different project and the new academic building will be constructed in its expanded footprint north of the Hamel Music Center. The following summary is the construction cost portion for the proposed scope of work.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Humanities Building (168,310 ASF/333,363 GSF) was constructed in 1966 and is in extremely poor condition but cannot be demolished and replaced until all current occupants and operations currently located there have been relocated. The building is named after prominent university historian George L. Mosse. The building is oriented north to south along Park Street and has a second-floor level exterior plaza. The brutalist style building emphasized structural members which are constructed of exposed concrete and includes limestone panels throughout the facade. It is listed on the National Register of Historic Places as a contributing building in the Bascom Hill Historic District, Criterion A for education and politics/government and for Criterion C as an example of postmodern, brutalist architecture. The building is also listed on the Wisconsin Architecture and History Inventory.

The Art Lofts (28,434 ASF/78,974 GSF) includes four separate spaces constructed and conjoined at different times, with the complex formerly serving as a university warehouse. It currently houses state-of-the-art ceramics, glass, papermaking, and bronze foundry facilities; a graduate darkroom; digital laboratories and studio spaces for more than 60 faculty and graduate students; public spaces for the display of student and faculty artwork; and a large art performance space. The Art Department, a unit within the School of Education, is located in the Art Lofts and occupies approximately 92,000 SF of the Humanities Building. A feasibility study completed in October 2019 provided the basis for this request, intending to consolidate the Art Department in a single location, enhance the department's presence on campus, relocate three-dimensional units onto the ground floor; and create equitably sized faculty and graduate studios. A thorough space inventory and needs

analysis was conducted in both facilities and the selected design solution identified spaces within the Art Lofts that could be selectively renovated to varying degrees to improve the space for continued use, recommended the demolition of the original single story and basement triangle building wing due to its misaligned floor levels and low floor-to-floor heights, and proposed a new approximately 112,094 GSF addition to house the expanded Art Department at this single location.

The Hamel Music Center, located just south of the proposed new academic building site, was completed in 2019 and provides state of the art performance halls for the Mead Witter School of Music, complementing the school's academic program. The school is a community of musicians, scholars, and teachers, and is one of the largest departments in the College of Letters & Science occupying approximately 70,000 SF of the Humanities Building to serve 400-450 music majors, 50 full-time faculty, 7 adjuncts, and 20 support staff. The school is accredited by the National Association of Schools of Music and has been an institutional member since 1966. Since its beginning in 1895, the School of Music has committed to a rigorous, student-centered musical education. Faculty and staff provide models of academic and artistic leadership, and students in the program reap the benefits of a dynamic public university and the intellectual and artistic opportunities provided in Madison. The school offers flexible programs with innovative and global approaches to music study. As a collective of overlapping musical communities, the Mead Witter School of Music is committed to providing an education that values musical and academic rigor, nurtures innovation, collaboration and creativity, and balances preparation for professional musical careers with personal fulfillment. Curricular offerings instill an active understanding of music as both cultural expression and social practice and cultivate a life-long active engagement with music. Public programming, diverse student ensembles, artists in residence and prestigious faculty ensembles demonstrate how the school embraces the Wisconsin Idea. The school educates many non-music majors through courses generating more than 2,500 student credit hours per semester.

Analysis of Need and Project Justification

The Humanities Building site has been identified as the future location for two separate replacement facilities with a 250,000 GSF cumulative potential that would include 450 below grade/below building parking stalls. The proposed site is ideal, with a prominent position at the base of Bascom Hill and adjacency to the Library Mall. Historic design considerations will be implemented as appropriate because this location is within the Bascom Hill Historic District. Since the Humanities Building has been identified for demolition and redevelopment, all current occupants of that facility, including the Art and Music Departments, will require new permanent homes elsewhere on campus. The planning and design efforts already completed have concluded the Humanities Building cannot effectively be renovated for the art or music programs. Through multiple campus planning and targeted project analysis and investigations, it has been determined that the proposed scope of work included in this request represents the highest, and best use of the proposed site. With the construction of Levy Hall already underway to house other units located in the facility, this proposed scope of work represents the final phase of necessary relocations, completely vacating and subsequently demolishing the rapidly failing facility.

The building is well past its expected useful life, with a significantly deteriorated building envelope and exterior window/wall system, uncorrectable humidification conditions, and insufficient environmental controls. A complete, detailed facilities condition assessment was completed in 2016. Structural failures have occurred in the building, including exposed ceiling failures on the third-floor outdoor deck, and spalled concrete that fell to the ground along the west façade.

The Humanities Building is inherently difficult to modify due to the nature of the exposed structural elements and the unique exterior window/wall system. The building has had numerous chronic design, functional, and operational issues that have been exacerbated over time with the aging of the structure, building envelope elements, mechanical systems, technology requirements (cable management) and deferred maintenance issues due to the long-term use of the building. The in-floor, cast-in-concrete, radiant heating system has been inoperable for decades and cannot be feasibly repaired. The occupants on the third floor use layers of carpeting to keep their feet warm in the winter. Due to uncontrollable humidity issues, moisture buildup on exterior, single-pane windows and uninsulated metal panels routinely result in frost and ice accumulations.

The performance spaces were converted to lecture halls with the completion of the Hamel Music Center. Rehearsal halls lack appropriate storage facilities and are crowded with larger groups of musicians. Since the performance spaces are in a separate facility, all instruments must be transported outside for performances and rehearsals, a practice that impacts delicate instruments. Space shortages that will be resolved with a replacement facility include a recording studio; rehearsal space for chamber, choral, jazz, and marching band; graduate students; music education resources; and music technology.

The Introduction to Art (ART 100) course routinely enrolls more than 550 students each semester and has achieved a 55 percent growth over the past four years. A significant portion of these enrollments originate in the Agricultural and Life Sciences, Business, and Engineering majors. The Master of Fine Arts program features one of the highest graduate-level yield rates at UW-Madison, with a five-year average of 65 percent compared to an overall university average of 42 percent during the same period. The Music in Performance (MUSIC 113) course is the most popular within the School of Music with an enrollment of 1,602 in Fall 2025. Those enrollments were almost evenly split between the College of Letters & Science and other colleges and schools, including Business, Education, Engineering, and Human Ecology. The undergraduate and graduate music degree programs have also experienced 35 percent growth since 2023. These figures clearly demonstrate high student interest and desirability of these programs, despite the deplorable facilities conditions in which they are taught.

Alternatives

The option to comprehensively remodel the Humanities Building was investigated and determined to be cost ineffective, as the budget estimate to renovate would have resulted in a significantly compromised facility that was more than 75% of the cost to construct a new facility with no compromises. Alternate campus sites to those proposed are not feasible, as they would be remote from the newly completed Hamel Music Center and the established Art Lofts programs.

Project Budget

Construction:		$	340,654,000
Hazardous Materials:		$	0
Total Construction:		**$**	**340,654,000**
Design Fees (Basic):	6.34%	$	21,611,000
Design Fees (Other):	3.00%	$	10,216,000
Total Design Fees:	**9.34%**	**$**	**31,827,000**
Contingency:	15.00%	$	51,098,000
Management Fees:	4.00%	$	15,670,000
Furnishings/Fixtures/Eqpt:	7.12%	$	24,270,000
Total Budget Estimate:		**$**	**463,519,000**

Project Schedule

A/E Selection:	Dec 2025
Design Report (75%):	May 2028
Approval:	Oct 2028
Bid Opening:	Apr 2029
Start Project:	Sep 2029
Substantial Completion:	Sep 2031
Project Close Out:	Sep 2032

Previous Action

August 22, 2024
Resolution 12239

Recommended that the proposed 2025-27 Capital Budget request, including the UW-Madison Humanities Relocations and Demolition project at an estimated total project cost of $292,581,000 ($245,783,000 General Fund Supported Borrowing and $46,798,000 Gifts) be submitted to the Department of Administration and State Building Commission.

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August 18, 2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-Madison Humanities Art Department Relocation & Consolidation project at an estimated total project cost of $169,072,000 ($140,322,000 General Fund Supported Borrowing and $28,750,000 Gifts), 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-Madison Art Lofts Addition & Renovation – Planning & Design project at an estimated total project cost of $6,835,000 ($1,709,000 Gifts and $5,126,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

This project includes Gift dollars for which there are no known conditions, limitations, requirements or restrictions. This project does not include Grant funding.

Fee and Rate Impact(s)

None.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	2.75	$	217,000
Maintenance Staff:	(0.25)	$	(168,000)
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	19,000
Utility Bills:		$	(91,000)
New Annual Costs:	**2.50**	**$**	**(23,000)**
One Time Project Costs:		**$**	**7,512,500**
Reimbursable Costs:		**$**	**11,052,250**

Description

It is estimated that an annual savings of $23,000 will be realized for staffing, supplies and expenses, and energy bills.

It is estimated that approximately $7,512,500 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $20,857,000 ($15,857,000 Cash and $5,000,000 Building Trust Funds) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Stout Polytechnic	285-0L-9950	MULTI-BUILDING

Project Title — **Priority**

HANSEN, KEITH, MILNES, and CHINNOCK RESIDENCE HALLS ADDITIONS & RENOVATIONS — 07

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 55,430,000	$ 0	$ 0	$ **55,430,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $55,430,000 Program Revenue Supported Borrowing to construct an addition and comprehensive student residence renovation to provide a modern, double-occupancy, university-style residential and campus community facility at UW-Stout Polytechnic be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Comprehensively renovates the 520-bed, four interconnected building complex.
- No significant renovation since 1969.
- Constructs new accessible entrances and installs four new stair towers and an elevator to improve circulation.
- Replaces restroom/shower room building infrastructure, fixtures, and architectural finishes.
- Installs new high-speed fiber optic cables and upgrades the electrical distribution systems, equipment, and controls.
- Replaces existing roofing systems, provides exterior masonry repairs and new exterior storefronts.
- Upgrades and refreshes resident rooms with new interior finishes.

Project Description and Scope

This project renovates the Hansen, Keith, Milnes, and Chinnock (HKMC) Residence Hall complex, providing upgraded programmatic spaces and building infrastructure to improve functionality and efficiency and become compliant with current building codes. New accessible entrances will be constructed for this complex, relocating the main entry from the first floor to the ground floor, and the restrooms/shower rooms on each floor will be comprehensively renovated in each building. Four new circulation stair towers and connecting building links will be constructed along with a single new passenger elevator tower with accessible connections to all floors to serve the entire complex. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	60,591	ASF	101,846	GSF	$	37,128,000
New Construction:	5,236	ASF	8,779	GSF	$	3,509,000
Project Total:	**65,827**	**ASF**	**110,625**	**GSF**	**$**	**40,637,000**

Project work includes complete renovation and abatement of restrooms/shower rooms; replacement of all resident room interior finishes, interior door assemblies, electrical and telecommunication service distribution, lighting and controls; exterior envelope masonry maintenance and repairs; replacement of roofing systems, exterior windows, and exterior storefronts and associated vestibules; masonry removal to allow installation of additional exterior windows; and construction of new elevator and circulation towers with

connections at each floor and an accessible main entrance. The medium voltage electrical feeders, building electrical system and equipment, and fire alarm and smoke detection system will be completely replaced. The replacement fire alarm system will include central voice annunciation and third-party notification features. New fiber optic cable from the main campus hub will be extended to the facility complex and all telecommunications systems and equipment replaced. New card access systems, cameras, and security systems will be installed. The underground steam service and all HVAC equipment and associated distribution and controls will be replaced. The controls will be replaced with new direct digital controls (DDC). The domestic water systems, distribution, and equipment along with the sanitary and storm sewer systems will be completely replaced. Replacement plumbing systems will address water quality issues still prevalent on campus. New fire protection systems will be retrofitted into each building. All paved surfaces (drives, plazas, and pedestrian walkways) will be reconstructed or restored, and new landscaping and turf installed around the entire facility complex.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

This residence hall complex (60,591 ASF/101,846 GSF) was designed in 1964; the Hansen, Keith, and Milnes buildings were constructed in 1965 and the Chinnock building was constructed in 1969. The complex contains 520 beds and does not contain an elevator. Recreational lounge areas, laundry, and support services are provided in the current structure. No major additions or renovations have occurred since 1969. The Hansen and Keith buildings are included in the Wisconsin Historical Society inventory as buildings of potential historical significance.

Analysis of Need and Project Justification

The building infrastructure, exterior envelope, and interior finishes have deteriorated or failed and now require replacement. The facility complex as a whole, as well as each individual building, are not accessible and awkward to navigate due to the facility configuration and surrounding terrain. The poor physical and functional conditions of the facility complex have negatively impacted recruitment of potential future students and residents and retention of current students and residents. Facility expectations have drastically changed since this complex was designed and constructed, as evidenced by current student desire for increased privacy, flexibility, and amenities/features. This project constructs a new elevator tower and connecting link to all floors for a fully accessible building.

The exterior envelope is not weathertight, poorly insulated, and provides inadequate daylighting. This results in unpredictable and undesirable living environments, including the original pneumatic controls with marginal performance capabilities. The proposed exterior envelope maintenance, repairs, and improvements will resolve these issues and provide a more sustainable and suitable living environment, allowing daylight to penetrate deeper into the facility. It also brings this facility complex up to the standards already established on campus for previously completed student residence renovations.

Failures of the plumbing systems, distribution, equipment, and fixtures have become more frequent and complex, requiring longer duration repairs and inoperable periods for the student residents. Failed shower room waterproofing has become particularly disruptive, leaking water to adjacent spaces and requiring destructive repair work to both partition walls and floors. Acquiring compatible faucets and recessed shower valve parts is no longer possible, as only scarce aftermarket parts are sporadically available. This situation

results in removing showers units from service. If a shower/toilet room fails and becomes inoperable or unrepairable, a corresponding number of beds also need to be removed or relocated until funding is approved and repairs made. This reduces the on-campus student population and corresponding revenue. Often the repairs made are less-than-ideal due to the inability to find proper replacement parts to fit the older systems.

The hot water heating system is controlled through original pneumatic thermostats, which are outdated and dysfunctional. Changes in student lifestyle, including more cooking in resident rooms, has resulted in the humidity levels rising and causing condensation on walls and windows. This condition directly contributes to moisture and mold problems within resident rooms and has caused an increasing problem with mold growth. Similarly, the HVAC controls are also the original pneumatic controls providing marginal performance. Some components, due to inefficiencies and various other issues, have been taken out of service. This project resolves building control systems issues and will result in energy savings through managing temperature and ventilation systems when rooms are not in use.

The electrical systems are unreliable, undersized, and lack modern safety features for service technicians. Unexpected events such as flooding, unforeseen renovations, and unexpected electrical gear maintenance are occurring more often due to the deteriorating condition of the buildings and their systems. New systems will provide a higher level of safety for users and as well as service technicians. Service staff will no longer need to enter confined areas that have hazardous electrical levels or perform critical feeder switching. Replacement components for the main distribution panels are available only through used parts markets, at premium prices. Installation of new fiber optic cables will improve bandwidth and address the students demand for adequate internet service. Installation of new radio communication systems within the building will assure emergency service personnel have appropriate communication abilities in remote building locations throughout the complex. New landscaping will improve storm water management and will include plants that thrive in the region that require minimal maintenance and watering.

Alternatives

Demolition of the Hansen, Keith, Milnes, and Chinnock (HKMC) Residence Hall complex and replacement with a new residence hall was considered. This alternative was determined to be financially infeasible and that renovating the current facility was more cost-effective.

Project Budget

Construction:		$	38,637,000
Hazardous Materials:		$	2,000,000
Total Construction:		**$**	**40,637,000**
Design Fees (Basic):	7.80%	$	3,170,000
Design Fees (Other):	2.00%	$	813,000
Total Design Fees:	**9.80%**	**$**	**3,983,000**
Contingency:	15.00%	$	6,096,000
Management Fees:	4.00%	$	1,869,000
Furnishings/Fixtures/Eqpt:	7.00%	$	2,845,000
Total Budget Estimate:		**$**	**55,430,000**

Project Schedule

A/E Selection:	May 2026
Design Report (75%):	Jul 2027
Approval:	Oct 2027
Bid Opening:	Dec 2027
Start Project:	Feb 2028
Substantial Completion:	Jul 2029
Project Close Out:	Jan 2030

Capital Budget Request Item
2027 - 29 Biennium

Previous Action

August 22, 2024 Resolution 12239	Recommended that the proposed 2025-27 Capital Budget request, including the UW-Stout Hansen, Keith, Milnes, and Chinnock Residence Halls Additions & Renovations project at an estimated total project cost of $51,718,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission.
August 20, 2020 Resolution 11493	Recommended that the proposed 2021-23 Capital Budget request, including the UW-Stout Hansen/Keith/Milnes/Chinnock Halls Restroom Renovations Minor Facilities Renewal project at an estimated total project cost of $7,341,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Students are charged a user fee to live in this residence hall.

Fee and Rate Impact(s)

Fiscal Year			Project Fee Impact Increment	Project Fee Impact Total Fee	Description
2027	to	2028	$ 161	$ 5,671	
2028	to	2029	$ 79	$ 5,750	
2029	to	2030	$ 82	$ 5,832	
2030	to	2047	$ 150	$ 5,982	

	FY28	FY29	FY30	FY31-47
HKMC Addition & Renovation	$197	$276	$358	$508
Increase in $	$161	$79	$82	$150
Increase in %	2.92%	1.39%	1.43%	2.57%

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	1.00	$	43,109
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	4,603,116
Supplies & Expenses:		$	7,989
Utility Bills:		$	8,164
New Annual Costs:	**1.00**	**$**	**4,662,378**
One Time Project Costs:		**$**	**35,000**
Reimbursable Costs:		**$**	**2,987,250**

Description

It is estimated that an additional $4,662,378 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $35,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $2,987,250 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-1425	PARKING GARAGE 63 – CHILDREN'S HOSPITAL

Project Title — **Priority**

AMERICAN FAMILY CHILDREN'S HOSPITAL PARKING GARAGE EXPANSION — 08

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 13,591,000	$ 3,653,000	$ 0	$ **17,244,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $17,244,000 ($13,591,000 Program Revenue Supported Borrowing and $3,653,000 Cash) to complete a parking facility expansion for the American Family Children's Hospital at UW-Madison, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Constructs new vertical addition to expand parking capacity by approximately 130-250 stalls.
- Improves emergency room, hospital, and parking access for all patients, family, and visitors.
- Supports hospital's high-quality care mission and operational efficiency.
- Final design solution will meet or exceed national, statewide, systemwide, and university sustainability standards.

Project Description and Scope

This project expands the capacity of Parking Garage 63, serving the American Family Children's Hospital (AFCH), by approximately 130-250 new stalls. The new vertical addition will be situated on top of the E-Level using a precast concrete structural system to minimize disruption to hospital operations and accelerate project delivery. The exact number of new stalls will be determined during the final design process by evaluating multiple factors including the available footprint, height limitations, construction methods, and the operational needs of patient care areas. The parking guidance system will be extended and integrated throughout the new addition. The final design solution will meet or exceed sustainability and performance standards, including Parksmart certification, and standards defined by the Universities of Wisconsin, State of Wisconsin, City of Madison, and university sustainability initiatives. This scope of work is based on the Campus Parking Ramp Assessment project completed in May 2023. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	0	ASF	0	GSF	$	0
New Construction:	44,500	ASF	45,500	GSF	$	12,890,000
Project Total:	**44,500**	**ASF**	**45,500**	**GSF**	**$**	**12,890,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency,

renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

Parking Garage 63 provides 258 spaces serving the American Family Children's Hospital, including essential access for the emergency department, pediatric clinics, ambulance services, and UW Health staff. Approximately 180 of those stalls are designated for patient and visitor use and are heavily utilized seven days a week. The garage routinely reaches full capacity multiple times daily, creating significant barriers to timely access for families and care teams. This shortage has led to increased stress for parents rushing to meet their children in the emergency department and has caused missed appointments for patients traveling from across Wisconsin and the surrounding region. The lack of available emergency parking further compounds the issue, as overflow parking is directed to Lots 75 or 76, neither of which are within reasonable walking distance for young patients and their caregivers. Access limitations are exacerbated by the garage design, as only two entrances exist, one each on Levels 2 and 3. Level 2 serves as the primary entrance to both the emergency department and the hospital, and the Level 3 entrance is frequently closed due to a lack of available parking. These constraints hinder the hospital's ability to provide seamless, family-centered care and underscore the urgent need for expanded accessible parking infrastructure.

Analysis of Need and Project Justification

The proposed expansion of Parking Garage 63 is essential to meeting the growing demands of the American Family Children's Hospital, one of the region's most vital pediatric healthcare facilities. The current facility supports emergency services, children's clinics, ambulance access, and UW Health staff and is consistently at or near full capacity. Patient and visitor spaces are particularly strained and families are often forced to search for parking farther away on campus or in surrounding neighborhoods such as Shorewood Hills and nearby areas of Madison. This lack of accessible parking directly and negatively impacts the patient experience, especially for families seeking urgent or specialized pediatric care. Expanding parking facilities will significantly improve the level of service by providing more convenient and reliable access to the hospital. It also reduces traffic congestion and parking overflow into adjacent residential areas, strengthening relationships between the university and the surrounding community. The improved level of service will positively impact patient survey scores, which are a vital part of its accreditation process. By investing in this expansion, UW-Madison Transportation Services enhances operational efficiency, supports the hospital's mission of compassionate care, and demonstrates a commitment to both patient-centered service and responsible campus-community stewardship.

Alternatives

Expansion options for Parking Garage 63 are limited to two feasible areas: to the north of the existing structure and vertically above Level 2. The northern area presents significant challenges due to the presence of critical underground utilities (including steam, sanitary, water, and storm lines) which require a minimum of 12 to 14 feet of clear height for maintenance access. Additionally, the adjacent roadway must remain fully accessible to emergency vehicles, garbage trucks, semis, and panel trucks, necessitating a minimum clearance of 14 feet if the garage is extended over this route. Alternative parking solutions, such as redirecting vehicles to Lot 75, Lot 76, or constructing a new facility farther from the hospital, are not viable. These locations are beyond a reasonable walking distance for young patients and their caregivers, many of whom require immediate or frequent access to the emergency department and children's clinics. Maintaining close, convenient parking is essential to supporting AFCH's commitment to family-centered care and ensuring timely access to critical health services.

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Project Budget

Construction:		$	12,890,000
Hazardous Materials:		$	0
Total Construction:		**$**	**12,890,000**
Design Fees (Basic):	8.63%	$	1,113,000
Design Fees (Other):	4.54%	$	585,000
Total Design Fees:	**13.17%**	**$**	**1,698,000**
Contingency:	15.00%	$	1,934,000
Management Fees:	4.00%	$	593,000
Furnishings/Fixtures/Eqpt:	1.00%	$	129,000
Total Budget Estimate:		**$**	**17,244,000**

Project Schedule

A/E Selection:	Apr 2026
Design Report (75%):	Jun 2027
Approval:	Oct 2027
Bid Opening:	Jan 2028
Start Project:	Apr 2028
Substantial Completion:	Aug 2030
Project Close Out:	Jun 2031

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

This project is funded through revenue generated by UW-Madison Transportation Services. No further approvals are needed and no segregated fees are used for transportation facilities.

Fee and Rate Impact(s)

Parking rates and fees are managed across UW-Madison and are typically raised moderately on an annual basis. Parking rates are not project specific, and the costs are spread across all parking permit users and several years, utilizing program revenues generated to support the entire program. There is no specific rate increase associated directly with this project.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	672,828
Supplies & Expenses:		$	62,000
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**734,828**
One Time Project Costs:		**$**	**600,000**
Reimbursable Costs:		**$**	**1,273,500**

Description

It is estimated that an additional $734,828 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project. It is estimated that approximately $600,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work. It is estimated that approximately $1,273,500 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-0549	ENVIRONMENTAL HEALTH & SAFETY BUILDING

Project Title	Priority
ENVIRONMENTAL HEALTH & SAFETY WASTE MANAGEMENT FACILITY	09

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 17,160,000	$ 0	$ 0	$ 0	$ **17,160,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $17,160,000 General Fund Supported Borrowing to demolish two facilities along Linden Drive; construct a replacement pathological waste management facility; and decommission the original waste management facility at UW-Madison, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Demolishes two obsolete facilities along Linden Drive and redevelops site for a modern, centralized campuswide, replacement waste management facility.
- Supports ethical and efficient disposal of biological and pathological waste.
- Decommissions original waste management facility once replacement facility is operational.

Project Description and Scope

The project demolishes two facilities (2105 and 2115 Linden Drive) to allow construction of a modern, replacement pathological incinerator facility for the university's Environmental Health & Safety operations and decommissions the original facility located at the corner of Walnut Street and Herrick Drive once the replacement facility is fully operational. The replacement facility will be located either east or south of the Walnut Street Heating Plant and support the ethical and efficient disposal of biological and pathological waste generated by campus research activities and house two high-capacity thermal treatment systems, each capable of processing up to 1,000 pounds of waste per hour without requiring excessive processing. A scope of work summary is shown below with associated construction costs.

Demolition:	9,103	ASF	10,616	GSF	$	395,000
Renovation:	0	ASF	0	GSF	$	0
New Construction:	10,067	ASF	11,470	GSF	$	12,711,000
Project Total:	**19,170**	**ASF**	**22,086**	**GSF**	**$**	**13,106,000**

A new centralized, campuswide necropsy laboratory designed to meet Animal Biosafety Level 2 (ABSL-2) standards will be integrated into the replacement facility. This laboratory will serve multiple research departments across campus and will be equipped with modern mechanical, electrical, and plumbing systems, including HVAC, fire protection, and emergency power to support its specialized functions. The project site will also be developed to include vehicular access, loading docks, stormwater management systems, and sustainable design features such as a vegetative roof. The final site design will be compatible with adjacent research infrastructure and long-term operational needs.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The original waste management facility was installed in 1979, located within the Walnut Street Heating and Cooling Plant complex. The demand for disposal and processing of biological and pathological waste has exceeded the original facility capacity, capabilities, and design intent. New Food and Drug Administration (FDA) rules introduced in 2019 cannot be met in the original facility and would require a complete facility shutdown to retrofit and renovate the facility to meet the new standards. This is the only facility of its type located on campus, so there is no operational or logistical redundancy for equipment failures, maintenance and repairs, or renovation and retrofits.

Analysis of Need and Project Justification

Replacing the original waste management facility is the only practical and feasible way to resolve the current facility shortcomings to meet current demand, design and industry standards, and regulatory expectations for the university's rapidly expanding research portfolio. The original facility is outdated, undersized, and incapable of handling the projected near future demand for processing and disposing of biological and pathological waste, estimated at 1.2 million pounds annually. The original equipment is also unable to process large animal carcasses efficiently and safely, which pose both ethical and logistical challenges for current operations. Without a modern facility, the university risks non-compliance with environmental and biosafety regulations, potential disruptions to research activities, and increased reliance on expensive off-campus disposal services.

The replacement Environmental Health & Safety Waste Management Facility will provide a centralized, campus-wide facility to resolve current shortcomings and enhance operational efficiency, biosafety, and sustainability. It will ensure safe handling and disposal of research-related biological materials. By consolidating waste treatment and necropsy functions into a single, purpose-built facility, service reliability improves, environmental impact is reduced, and long-term research program growth is supported. This investment reflects a commitment to responsible research practices and infrastructure modernization.

Alternatives

Four potential locations for a replacement facility were extensively studied in 2023, both on and off the main campus. The off-campus locations were determined to be infeasible due to the transportation distance required, complex logistics and scheduling requirements, and the projected increase in operational costs. Renovation of the original facility was also determined to be infeasible due to insufficient space available and the inability to completely shut down this critical facility to accommodate and facilitate the necessary renovations and retrofits.

Capital Budget Request Item
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Project Budget

Construction:		$	13,081,000
Hazardous Materials:		$	25,000
Total Construction:		**$**	**13,106,000**
Design Fees (Basic):	7.70%	$	1,009,000
Design Fees (Other):	1.88%	$	247,000
Total Design Fees:	**9.58%**	**$**	**1,256,000**
Contingency:	15.00%	$	1,966,000
Management Fees:	4.00%	$	603,000
Furnishings/Fixtures/Eqpt:	1.75%	$	229,000
Total Budget Estimate:		**$**	**17,160,000**

Project Schedule

A/E Selection:	Sep 2027
Design Report (75%):	Apr 2028
Approval:	Aug 2028
Bid Opening:	Feb 2029
Start Project:	Jun 2029
Substantial Completion:	Jun 2031
Project Close Out:	Jun 2032

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.25	$	19,000
Maintenance Staff:	0.25	$	133,000
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	2,000
Utility Bills:		$	38,000
New Annual Costs:	**0.00**	**$**	**192,000**
One Time Project Costs:		**$**	**20,000**
Reimbursable Costs:		**$**	**942,000**

Description

It is estimated that an additional $192,000 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $20,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $942,000 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Milwaukee	285-0B-1937E	SANDBURG HALL EAST TOWER

Project Title — **Priority**

SANDBURG HALL EAST TOWER BATHROOM & KITCHEN RENOVATIONS — 10

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 26,739,000	$ 0	$ 0	$ **26,739,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $26,739,000 Program Revenue Supported Borrowing to renovate kitchens and restrooms throughout the 18-story high-rise student residence to improve accessibility, functionality, and energy efficiency at UW-Milwaukee, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Renovates all resident bathrooms and kitchens in UW-Milwaukee's most requested community and the only main campus student residence designed for second year & upper-level students
- Reconfigures floor plan layouts of eleven selected resident units to improve accessibility.
- Remediates and resolves severe water damage in resident bathrooms.
- Primarily architectural renovations with minimum building system and infrastructure renovations.
- Proposed scope of work based on two studies by professional design consultants.

Project Description and Scope

This project renovates all 106 resident bathrooms in Sandburg Hall East Tower to remediate severe water damage caused by failed waterproofing and to correct mold and moisture infiltration that has resulted in deterioration of wall framing, drywall, and finish materials. This project also completely renovates 95 of 106 kitchens, replaces flooring adjacent to the kitchens, and replaces appliances, flooring, and lighting in the 11 remaining kitchens that were previously updated under another project. Original floor plan layouts will remain in most units to minimize cost and disruption, and select suites will be reconfigured to improve accessibility. The planned improvements will enhance resident safety, applicable building code compliance, energy efficiency, sustainability, and reduce long-term operational maintenance. Renovation will occur over two consecutive summers during the 2027-2029 biennium, with phased floor closures to minimize housing disruption. No exterior work or site utility modifications are anticipated.

Bathroom renovations project work includes selective demolition down to the partition wall studs and removing all rusted, molded, and damaged components. Failed waterproofing, shower pans and enclosures, plumbing fixtures, and ceramic tile finishes will be removed. The deteriorated steel studs and damaged wall surfaces will be replaced. The ceiling finishes will be reconstructed with moisture-resistant materials. Vanities, sinks, toilets, faucets, mirrors, wall, and floor finishes will all be replaced. The hollow metal doors and frames at shower entries will be removed and replaced. New shower room curbs, curtains, and rods will be installed for improved functionality. Fire-rated shaft wall systems will be installed in mechanical duct chases to meet building code requirements and correct documented deficiencies. For 95 standard rooms, the fixture and drain locations will remain unchanged. Eleven suites will be reconfigured to meet current accessibility standards. Mechanical, electrical, plumbing, and fire protection work includes required life-safety corrections, fire/smoke dampers at shaft wall, and selective plumbing and electrical adjustments in accessible units. Additional

branch piping work will be restricted to the replacement of corroded plumbing laterals in areas affected by water infiltration.

Kitchen improvements project work includes removing casework, installing new laminate cabinetry, and replacing upper cabinets with open shelving for easier maintenance. Countertops, backsplashes, and sinks will be replaced, while plumbing and fixture locations remain unchanged. Flooring will be continuous and durable from the suite entry through the kitchen and hallway. Lighting fixtures in kitchens, entryways and suite hallways will be modernized for improved illumination and energy efficiency. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	31,640	ASF	45,000	GSF	$	20,752,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**31,640**	**ASF**	**45,000**	**GSF**	**$**	**20,752,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Sandburg Hall complex provides accommodations for approximately 2,800 students. It opened in 1970 with a west tower (16 floors), a south tower (20 floors), and a Green Commons (two floors that connected all three towers). The north tower (28 floors) opened in 1971. These three towers provide suite-style accommodations with single and double bedrooms that share a common bathroom. The Green Commons includes space for food service, a convenience store, a cinema, administration, and support. The 18-floor east tower (101,265ASF/143,780GSF) opened in 2001 and provided apartment-style rooms. The east tower includes 106 resident bathrooms (9,380 ASF) and kitchens (6,360 ASF).

Sandburg Hall East Tower was constructed in 2001 and is an 18-story (143,780 GSF/101,265 ASF) high-rise student residence hall with suite-style units and in-unit kitchens. As the only hall on the main campus footprint specifically designed for second year and above students, the East Tower occupies a critical position within the university's housing array. It functions as the primary transitional residential community for continuing students seeking increased independence while maintaining proximity to academic resources and student-support services. This role is reinforced by sustained demand, with 605 first-choice applications for 2024-25 immediately followed by 566 for 2025-26, consistently exceeding the available capacity.

Historically the building has supported UW-Milwaukee's retention goals by offering the amenities, location, and stability preferred by returning students, who are more likely to remain for the full academic year and maintain higher GPAs than their off-campus peers. A 2023 pre-design study documented significant building-system deficiencies requiring corrective action, and a 2025 appendix expanded the evaluation to include kitchen modernization.

Analysis of Need and Project Justification

Sandburg East Tower requires comprehensive renovation due to persistent and escalating deficiencies that now impede safe operations, regulatory compliance, and the university's ability to provide stable housing for continuing students. The building has experienced more than two decades of moisture-related failures,

reflected in 4,731 documented work orders related to kitchens and bathrooms since 2013 alone. These issues include recurring water infiltration, hidden moisture, and deterioration of interior assemblies that exceed normal maintenance expectations for a building of this age. Since 2023, emergency contractor repairs totaling $40,323 further demonstrate a pattern of failures that has progressed beyond isolated defects and now represents a systemic condition that cannot be corrected or resolved through reactive repairs.

These operational concerns have direct implications for housing capacity, financial stability, and student success. East Tower is UW-Milwaukee's most requested community for second year and upper-level students. It has an annual first-choice demand sufficient to fill the building independent of second- and third-choice preferences. Maintaining reliable, appealing units is essential to avoiding emergency outages, mid-semester relocations, and reputational impacts on a continuing-student facility that plays a documented role in retention. University data consistently show higher grade point averages among on-campus residents, underscoring the academic value of providing dependable residential environments for return residents. The building also exhibits unresolved accessibility and life-safety deficiencies identified in the pre-design study, including required accessibility improvements in select units and fire-stopping corrections at mechanical shafts. Addressing these conditions is necessary to meet current building-code expectations, protect indoor environmental quality, and align with UW System standards for major renovation projects. Completion of this project will correct long-standing deficiencies, reduce emergency maintenance, improve accessibility, and restore the building's long-term viability. The resulting improvements will sustain a critical component of the university's housing strategy, preserve capacity for 594 residents, and support institutional goals related to retention, student success, and responsible capital stewardship.

Alternatives

The alternatives to this request are to complete the upgrades in phases with smaller maintenance projects. A single project will provide continuity of design and lessen the impact on building occupants. The proposed approach also avoids cost escalation that would result by spreading the proposed work over several biennia. Deferring the proposed scope of work creates increased risk for continued flooding, the associated loss and liability claims resulting from the expanded rust and mold issues, and ultimately may render the facility uninhabitable.

Project Budget

Construction:		$	20,471,000
Hazardous Materials:		$	281,000
Total Construction:		**$**	**20,752,000**
Design Fees (Basic):	8.03%	$	1,667,000
Design Fees (Other):	0.25%	$	52,000
Total Design Fees:	**8.28%**	**$**	**1,719,000**
Contingency:	15.00%	$	3,113,000
Management Fees:	4.00%	$	955,000
Furnishings/Fixtures/Eqpt:	0.96%	$	200,000
Total Budget Estimate:		**$**	**26,739,000**

Project Schedule

A/E Selection:	Jan 2026
Design Report (75%):	July 2027
Approval:	Oct 2027
Bid Opening:	Mar 2028
Start Project:	Jun 2028
Substantial Completion:	Aug 2029
Project Close Out:	Feb 2030

Previous Action

August 22, 2024 Resolution 12239	Recommended that the proposed 2025-27 Capital Budget request, including the UW-Milwaukee Sandburg Hall East Tower Restroom Renovations project at an estimated total project cost of $14,731,000 Program Revenue Supported Borrowing, be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

University Housing is a revenue-based program with all revenue coming from room rates. They do not receive any segregated fee revenue. All revenue within the department is program revenue derived from the occupancy of the buildings. Increases to room rates require UW System Board of Regent approval.

Fee and Rate Impact(s)

The additional project costs will be absorbed within Housing's existing long-term rate strategy. Housing has planned for this project for several years and manages related costs through an ongoing 2% annual room rate increase. For FY26 and FY27, rate adjustments vary by building and room type to achieve parity across the system. Beginning in FY28, increases return to Housing's standard 2% annual escalation.

Projected Fee Structure per 2026-27 Budget	FY26 2025-26	FY27 2026-27	FY28 2027-28	FY29 2028-29	FY30 2029-30	FY31 2030-31	FY32 2031-32
Sandburg Single	7,230	7,450	7,600	7,750	7,910	8,070	8,230
Sandburg Double	6,120	6,300	6,430	6,560	6,690	6,820	6,960
Sandburg Triple	5,460	5,620	5,730	5,840	5,960	6,080	6,200
Sandburg Quad	4,100	4,220	4,300	4,390	4,480	4,570	4,660
Sandburg East Tower Single	8,560	8,900	9,080	9,260	9,450	9,640	9,830
Sandburg East Tower Double	6,770	7,040	7,180	7,320	7,470	7,620	7,770
Sandburg East Tower Triple	5,790	6,310	6,440	6,570	6,700	6,830	6,970
Cambridge Commons Double	6,980	6,980	7,120	7,260	7,410	7,560	7,710
Cambridge Commons Double Upgrade	8,150	8,230	8,390	8,560	8,730	8,900	9,080
Cambridge Commons Triple	6,230	6,230	6,350	6,480	6,610	6,740	6,870
Cambridge Commons Triple Upgrade	6,960	7,030	7,170	7,310	7,460	7,610	7,760
Riverview Single	7,630	7,710	7,860	8,020	8,180	8,340	8,510
Riverview Double	6,630	6,700	6,830	6,970	7,110	7,250	7,400
Kenilworth Single Rate Standard	10,260	10,530	10,710	10,890	11,070	11,250	11,520
Kenilworth Single Rate Upgrade	10,710	10,980	11,160	11,340	11,610	11,880	12,150
Kenilworth Double Rate Standard	6,660	6,840	7,020	7,200	7,380	7,560	7,740
Kenilworth Double Rate Upgrade	7,110	7,290	7,470	7,650	7,830	8,010	8,190
Kenilworth Triple Rate Standard	5,850	6,030	6,120	6,210	6,300	6,390	6,480
Kenilworth Triple Rate Upgrade	6,480	6,660	6,750	6,930	7,110	7,290	7,470
Fiscal Year Percent Increases	Average 2.00%	Average 2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	1,692,200
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**1,692,200**
One Time Project Costs:		**$**	**10,000**
Reimbursable Costs:		**$**	**1,289,250**

Description

It is estimated that an additional $1,692,200 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $10,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $1,289,250 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Platteville	285-0H-9999	NEW BUILDING

Project Title	Priority
CONSTRUCTION MANAGEMENT WORKSHOP	11

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 5,532,000	$ 0	$ 0	$ 474,000	$ **6,006,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $6,006,000 ($5,532,000 General Fund Supported Borrowing and $474,000 Gifts) to construct a primary, hands-on, applied student workshop located at the Pioneer Farm for the Construction Management program at UW-Platteville, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Constructs a permanent, primary workshop for the rapidly growing Construction Management program and associated majors
- A key facilities component to this unique, hands-on learning, mission critical program that prepares graduates for high-demand careers in the construction industry.
- Program is robustly supported by industry partners through equipment and tool donations, internships, curriculum input, and graduate recruitment
- Located at the Pioneer Farm, near the heavily used outdoor Construction Management Laboratory.

Project Description and Scope

This project constructs a light commercial building on the Pioneer Farm to serve as the Construction Management program's primary and permanent student workshop. The outdoor Construction Management Laboratory is located adjacent to the Cooper Living and Learning Center at the Pioneer Farm. It is anticipated that the new facility will be a pre-engineered, commercial pole building structure that includes a gathering space, multiple workshops for instructors, restrooms, and interior storage for tools and equipment used in the laboratory. A hay storage facility located on the proposed site for this project will be relocated elsewhere on the farm, closer to the operations which utilize the storage. The new workshop structure will allow for expansion to accommodate future growth of the program. A simple structure for equipment storage will be constructed adjacent to the existing student-constructed temporary structure, the heart of the outdoor laboratory, to house program equipment such as skid loaders, mini excavators, and related equipment. Minimal sitework is anticipated. The budget estimate includes provisions for a new septic system and potentially a new domestic water well if it is determined that the current high-capacity well serving the Cooper Living and Learning Center is unable to support the proposed additional load. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	0	ASF	0	GSF	$	0
New Construction:	6,872	ASF	7,800	GSF	$	4,165,000
Project Total:	**6,872**	**ASF**	**7,800**	**GSF**	**$**	**4,165,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Construction Management program is housed within the Applied Engineering Technology Management Department where all programs are Association Technology, Management and Applied Engineering (ATMAE) accredited. The Construction Management program has been active at the university for more than fifty years and have been described as a major in light building construction. From 1993 through 2025 the program has existed as an emphasis within the Industrial Technology Management (ITM) Bachelor of Science program. In a strategic action to facilitate industry needs, an additional emphasis in Building Construction Safety Management was launched in 2012. Another strategic action in 2019 was a response to industry and student stakeholder demand: introducing a new full Bachelor of Science program in Construction Management, with emphasis in Construction Management and Construction Safety Management, to increase visibility of the program and provide students further skill development in these areas to meet industry needs. The Bachelor of Science program was approved by the Board of Regents and launched Fall 2020.

The Construction Management program has an outdoor laboratory located next to the Cooper Living and Learning Center at the Pioneer Farm. It includes a building site with a prefabricated steel structure that is constructed and de-constructed each year as a part of the curriculum. During this project, students also focus on mechanical, electrical, and plumbing systems. Horizontal construction work (underground piping, survey, GPS grading control equipment, and roadwork) is established along with the vertical construction for applied student instruction. The laboratory serves as the foundation of the program's hands-on, experiential learning model, providing students with opportunities to apply classroom concepts through full-scale construction activities. The laboratory does not currently include a permanent building that would allow instructional space, bathrooms, running water, indoor/heated storage, indoor construction space, and meeting space for engagement with industry partners.

The Construction Management program began using an outdoor laboratory, originally housed at a leased facility, in 2015. The program began with a focus to construct private custom homes as a part of the practicum. Industry partners and stakeholders encouraged the program to move towards a commercial direction, including the design and fabrication of a system of steel and wall assemblies that can be assembled and disassembled after each semester. This evolution expanded opportunities for students to gain experience with commercial construction methods, construction safety, project management, and building and site infrastructure related activities.

In Fall 2022, the laboratory was unable to maintain the leased space and was moved onto an unused portion of the Pioneer Farm, near the Cooper Living and Learning Center, a small residence hall. This move did not allow continued use of the temporary facilities that were on the leased site. The program used a temporary storage shed, mobile restrooms, and unused portions of the Cooper Living and Learning Center as gathering and restroom facilities. This project will provide a modest building to accommodate the activities at the outdoor lab and a facility to provide cover for the equipment located at the lab as well. The facility is intended to serve as the permanent support space for the outdoor laboratory, replacing temporary accommodations and supporting the instructional, operational, and equipment-storage functions associated with the laboratory.

Analysis of Need and Project Justification

The Construction Management outdoor laboratory is the key facilities component for the hands-on learning aspect of the major. The laboratory does not have permanent structures for equipment storage, meeting, indoor staging, instruction, or sanitary facilities. In order to provide for some of these needs, UW-Platteville leased a job trailer for the next 2-4 years. This trailer provides sanitary facilities, meeting space and storage; however, it does not allow for any training or indoor fabrication needs. The proposed project provides the permanent support infrastructure necessary for project planning, safety training, fabrication, equipment support, and industry engagement activities that complement the outdoor laboratory experience.

The degree is also rapidly growing, with strong industry support. According to UW Administration Office of Policy Analysis & Research, building construction majors increased from 76 in 2020 to almost 140 in 2024, and are projected to be more than 160 in the near future. University students majoring in areas that benefit from this laboratory increased from 218 students in 2020 to 340 students in the fall of 2025. The Construction Management degree was approved by the Board of Regents and launched in Fall 2020 in response to industry and student demand, with enrollment growth continuing to exceed initial expectations. Programs within the Applied Engineering Technology Management Department, including Construction Management, have achieved a five-year average first-destination placement rate of 93 percent, demonstrating strong student outcomes, workforce readiness and sustained employer demand.

Industry support has been shown through equipment and tool donations, including mini excavators, skid steers, telehandlers, and a crane. The proposed project will provide appropriate support and storage space for the equipment used in the laboratory curriculum, improving stewardship of instructional assets while accommodating future industry-supported educational activities. Industry partners also support the program through advisory board participation, curriculum input, internships, and graduate recruitment. The Construction Management Laboratory serves as a primary instructional facility for the program and is used five days a week from 8 AM through 6 PM. The laboratory supports applied learning experiences that integrate commercial construction, infrastructure construction, safety, project management, and equipment operation within a single learning environment. Some of the courses that utilize the construction lab are AETM 1100 Intro to Construction, AETM 2430 Building Construction Materials, AETM 3350 Road & Infrastructure, AETM 4630 Building Systems Analysis, and AETM 4220 Construction Capstone Course.

Alternatives

The outdoor laboratory could be relocated to a place with existing adjacent building space. When the laboratory was moved to the Pioneer Farm, on campus locations along with other leased locations were explored. Because of the amount of outdoor space needed to conduct the lab, and now with the investment of housing the lab on this piece of land, this is not an option. The university could continue using the trailer unit that has been placed as a temporary solution. This is not a long-term solution as the facility is not constructed as a permanent structure and is leased at an operational cost exceeding $20,000 annually.

The university could also use adjacent facilities for indoor space. The lab did use the Cooper Living and Learning Center for a year while the center was not being used as a Residence Hall. The Cooper Living and Learning Center is now back in use as a Residence Hall and houses a number of students who work on the farm and who are in the Building Construction Management program. The space in the residence hall is not designed to allow for dual purpose, simultaneous residential living and academic use.

The Pioneer Farm includes the Agricultural Technology Center, which includes academic, research, and office space supporting the Pioneer Farm operation. That facility contains a tiered classroom, which is not suitable for flexible meeting and learning space. The facility is also remote to the outdoor laboratory, located approximately one-half mile away. There is no available open space adjacent to the Agricultural Technology Center for use as training and shop space.

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Project Budget

Construction:		$	4,165,000
Hazardous Materials:		$	0
Total Construction:		**$**	**4,165,000**
Design Fees (Basic):	7.59%	$	316,000
Design Fees (Other):	4.99%	$	208,000
Total Design Fees:	**12.58%**	**$**	**524,000**
Contingency:	15.01%	$	625,000
Management Fees:	4.01%	$	192,000
Furnishings/Fixtures/Eqpt:	12.00%	$	500,000
Total Budget Estimate:		**$**	**6,006,000**

Project Schedule

A/E Selection:	Apr 2027
Design Report (75%):	May 2028
Approval:	Aug 2028
Bid Opening:	Jan 2029
Start Project:	Apr 2029
Substantial Completion:	Dec 2029
Project Close Out:	Jun 2030

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.10	$	5,000
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	7,600
New Annual Costs:	**0.00**	**$**	**12,600**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**393,000**

Description

It is estimated that an additional $12,600 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $393,000 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Oshkosh	285-0F-0003	HALSEY SCIENCE CENTER

Project Title — **Priority**

HALSEY SCIENCE CENTER INSTRUCTIONAL LABORATORY & SAFETY RENOVATIONS — 12

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 14,991,000	$ 0	$ 0	$ 0	$ **14,991,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $14,991,000 General Fund Supported Borrowing to resolve instructional laboratory suite health, safety, and performance issues through building infrastructure system and equipment renovation and replacement at UW-Oshkosh, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Stabilizes highest-priority instructional laboratory suites so required science instruction can continue safely.
- Replaces and upgrades failing laboratory ventilation, exhaust, controls, utility, electrical, plumbing and fire protection systems serving critical laboratory areas.
- Corrects life-safety and code related deficiencies (emergency eyewash/shower stations, fume hood performance, biosafety equipment, sterilization systems and related lab safety infrastructure).
- Supports foundational laboratory instruction for science majors and students in nursing, health professions, teacher education, environmental science, and medical technology.

Project Description and Scope

This project renovates and stabilizes the highest priority and worst condition instructional laboratory suites and/or floor levels located in the Halsey Science Center (141,195 ASF/226,834 GSF). The associated building infrastructure systems and equipment will be augmented, reconfigured, and/or replaced to provide safe, energy-efficient operation and the capacity and performance required to support academic programmatic needs. The proposed scope of work will resolve the failing building and laboratory infrastructure systems; health, safety, and building code deficiencies; and operational and reliability concerns that plague the facility. This project is intended to preserve the continued use of the university's primary science facility by addressing the most critical laboratory and life-safety deficiencies. Building-wide mechanical, electrical, telecommunications, and plumbing infrastructure systems and equipment; laboratory fixtures, furnishings, and equipment; and broader laboratory configurations and layouts will be addressed through a future capital project. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	20,000	ASF	32,130	GSF	$	11,336,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**20,000**	**ASF**	**32,130**	**GSF**	**$**	**11,336,000**

The laboratory mechanical, electrical, telecommunications, plumbing, and fire protection systems will be renovated, reconfigured, and/or replaced to meet programmatic needs and ensure the continued safe

operation of instructional laboratory environments. Laboratory air supply, exhaust systems, and fume hoods will be replaced. Building automation systems will be upgraded to support laboratory-grade ventilation controls, fume hood monitoring and tracking, biological containment requirements, and prescribed air-change rates essential for safe laboratory operation. Specialized laboratory process systems will also be replaced or upgraded to improve performance, reliability, and energy efficiency, and long-term maintainability. Normal and emergency electrical power distribution and telecommunication systems and equipment will be replaced to provide additional capacity and ensure reliable, high-bandwidth connectivity for instructional technologies, scientific instrumentation, and research activities.

Project work also includes correcting known building code and life-safety deficiencies throughout the laboratory suites. Renovations will resolve existing laboratory safety concerns. Specialized laboratory equipment will be replaced or installed to support instructional and research activities, including biosafety cabinets for microbiology and cell-based teaching laboratories and sterilization equipment required for biological and chemical decontamination processes. New shower and eyewash stations will be installed to meet current building code requirements and laboratory safety standards. Fire protection systems and associated life-safety infrastructure will also be upgraded to meet current codes and standards, ensuring a safe and accessible environment for students, faculty, staff, and visitors.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

Halsey Science Center was constructed in 1963 with subsequent building additions constructed in 1969 and 2001 and remains the primary UW-Oshkosh science facility. It houses astronomy, biology, chemistry, computer science, medical technology, and physics disciplines while also supporting foundational coursework required by nursing, health professions, teacher education, sustainability, and numerous other academic programs. More than 20 departments utilize instructional spaces within the building each semester, making Halsey a university-wide academic asset. Unlike general classroom space, many functions housed within Halsey Science Center require specialized laboratory environments, including dedicated ventilation systems, exhaust systems, life-safety infrastructure, utility connections, and environmental controls. These activities cannot be easily relocated elsewhere on campus without significant disruption to instruction and research. Maintaining the continued operation of these facilities is essential to supporting the university's science and health-related academic programs.

Halsey Science Center continues to support a high volume of academic activity, although much of its laboratory infrastructure (building systems, casework and countertops, instructional technology, safety equipment) has reached or exceeded its expected service life and no longer meets the performance expectations associated with contemporary science education. Laboratory environments have been subjected to continuous exposure to chemicals, equipment use, and heavy student occupancy for decades. This repetitive wear has resulted in failing storage systems, declining functionality, and building systems that no longer perform as intended. Continued deterioration threatens the long-term functionality of lab spaces that support scientific and health-related disciplines. These instructional spaces also serve as advertisements to potential students touring campus, which currently do not portray a high-quality learning environment.

Analysis of Need and Project Justification

The building infrastructure systems and equipment are failing and require frequent repairs, creating increasing operational risks and disruptions to daily academic operations. Ventilation systems were not designed to support the rigorous airflow, containment, and environmental control associated with modern chemical, biological, and animal-based research and instruction. The current building systems struggle to maintain the temperature, humidity, and ventilation conditions required for animal welfare, regulatory compliance, and research integrity. These deficiencies are particularly evident in animal care and research areas, where specialized operations require enhanced ventilation and environmental controls to manage odors, particulates, allergens, and biological waste. Portions of the safety infrastructure do not fully meet current American National Standards Institute (ANSI) and Occupational Safety and Health Administration (OSHA) standards. Animal care facilities are further constrained by equipment in poor operating condition such as cage washers, sterilization equipment, and environmental control systems that have become increasingly unreliable. Frequent equipment failures disrupt instructional and research activities and increase the risk of laboratory downtime in facilities that cannot be readily relocated elsewhere on campus.

A primary driver of the project is the need to address life-safety, environmental health, and code compliance concerns within instructional laboratories and animal care facilities. Modern science laboratories depend upon a range of specialized safety systems, including properly functioning eyewash and emergency shower stations, biosafety cabinets, chemical fume hoods, sterilization equipment, cage washers, and laboratory ventilation systems designed to maintain appropriate airflow and containment. Much of the existing equipment has reached or exceeded its expected service life, resulting in reduced reliability and increasing maintenance requirements. Failure of these systems presents direct risks to student, faculty, and staff safety, while also exposing the institution to regulatory compliance concerns and interruptions to instructional and research activities. Proactive replacement and modernization are essential to maintaining safe learning and research environments and reducing institutional liability associated with aging infrastructure. Because these laboratory environments support required science coursework and specialized research functions, many activities cannot be readily relocated elsewhere on campus.

Another substantial portion of the need is driven by the deteriorated condition of the building's mechanical systems. Many HVAC components are more than fifty years old and have exceeded their anticipated service life. Their declining performance contributes to reliability issues, rising maintenance expenditures, inconsistent indoor environmental conditions, and reduced energy efficiency. The existing systems were not designed to support the ventilation, containment, and air-quality standards required for modern laboratory environments. Current airflow capacities are insufficient to consistently maintain required air-change rates, laboratory pressurization, and fume hood performance necessary for safe scientific operations. Continued reliance on these systems increases the risk of laboratory shutdowns, code compliance issues, and interruptions to instructional and research activities. Portions of the building continue to rely on outdated steam terminal systems and supplemental window air-conditioning units that are costly to operate, difficult to maintain, and less effective than modern centralized heating and cooling systems. These inefficient systems consume excessive energy and contribute to a larger institutional carbon footprint. Replacing aging mechanical equipment with modern, energy-efficient technologies will reduce utility expenditures, improve operational reliability, and support the university's long-term sustainability objectives.

Environmental control deficiencies further underscore the need for investment. Scientific teaching and research increasingly depend on sensitive instrumentation that requires stable temperature, humidity, and air-quality conditions to operate effectively. Fluctuations in environmental conditions can compromise equipment performance, reduce instructional effectiveness, and adversely impact research activities. Modernized building systems will provide the environmental stability necessary to protect institutional investments in scientific equipment while improving the overall quality and reliability of the learning and research environment.

The technology infrastructure is incapable of serving the current academic needs, nor the anticipated future programmatic developments. Outdated and obsolete audiovisual, telecommunications, normal and emergency power, and utility distribution systems limit the integration of modern scientific instrumentation, data acquisition technologies, and hybrid instructional delivery methods. As a result, faculty face increasing challenges implementing contemporary laboratory teaching practices, and students have reduced access to the equipment, technologies and learning opportunities commonly expected by employers in today's scientific, clinical, and research environments.

The project is also critical to supporting the evolving needs of science, technology, engineering, and mathematics (STEM) education. Contemporary STEM instruction relies heavily on advanced scientific instrumentation, technology-enabled teaching environments, collaborative and active-learning pedagogies, and flexible laboratory spaces that can support interdisciplinary coursework and undergraduate research. Existing facilities were designed for instructional models and technologies that no longer reflect current academic practice. As a result, limitations in laboratory infrastructure increasingly hinder the university's ability to deliver competitive academic programs and provide students with the hands-on experiences expected by employers, graduate schools, and accrediting organizations. Modernized laboratories will better support workforce development initiatives, strengthen student recruitment and retention efforts, and enhance the university's ability to build partnerships with industry, government, and community organizations.

Alternatives

Due to the numerous health and safety concerns and deficiencies observed and reported in the instructional laboratory suites, a targeted building infrastructure system renovation and replacement has been determined as the most efficient and effective way to begin resolving the primary science facilities shortcomings. A future capital project will be required to resolve building-wide infrastructure deficiencies as well as provide spaces to meet modern pedagogy demands through improved floor plan configurations; fixtures, furnishings, and equipment upgrades; and introduce a new level of technology implementation and integration not previously available on campus.

Project Budget

Construction:		$	11,236,000
Hazardous Materials:		$	100,000
Total Construction:		**$**	**11,336,000**
Design Fees (Basic):	8.73%	$	990,000
Design Fees (Other):	2.04%	$	231,000
Total Design Fees:	**10.77%**	**$**	**1,221,000**
Contingency:	15.00%	$	1,700,000
Management Fees:	4.00%	$	521,000
Furnishings/Fixtures/Eqpt:	1.88%	$	213,000
Total Budget Estimate:		**$**	**14,991,000**

Project Schedule

A/E Selection:	Apr 2027
Design Report (75%):	May 2028
Approval:	Aug 2028
Bid Opening:	Dec 2028
Start Project:	Mar 2029
Substantial Completion:	Aug 2030
Project Close Out:	Aug 2031

Previous Action

None.

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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**916,000**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $916,000 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Green Bay	285-0D-2031	UNIVERSITY UNION

Project Title — **Priority**

UNIVERSITY UNION KITCHEN/DINING/SERVING RENOVATION — 13

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 16,305,000	$ 0	$ 0	$ **16,305,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $16,305,000 Program Revenue Supported Borrowing to selectively reconfigure and renovate the University Union dining, kitchen, and serving areas at UW-Green Bay, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Reconfigures dining, kitchen, and serving areas to improve operations and accessibility.
- Replaces all original building infrastructure, food service equipment, furnishings, and architectural finishes in the project areas.
- Right-sizes the three functional areas to meet current and future program demands.
- Introduces new food serving concepts and amenities not previously available.
- Eliminates cross traffic and other operational flow obstructions or impediments.

Project Description and Scope

This project reconfigures the dining, kitchen, and serving areas to improve operational efficiencies, functionality, and accessibility. Cross traffic will be eliminated from the entry and dish return areas. The serving counter, casework, flooring surfaces, and bulkhead will be removed. All building infrastructure systems, food service equipment, and furnishings will be replaced and renovated to serve the resulting operational layout. Air supply and exhaust, electrical, lighting, telecommunication, domestic water, and natural gas utility distribution and connection points will be reconfigured to accommodate the new equipment positions and operational layout. The undersized walk-in coolers and freezers will be replaced with appropriately sized and energy-efficient units. The dry storage area will be expanded and the food preparation and cook's line will be reconfigured to meet current and future dining program needs. New serving concepts, a beverage counter, and a salad bar will be introduced and incorporated into the final design solution. All architectural finishes will be replaced. Seating capacity will be increased to approximately 650 users. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF		0	GSF	$	0
Renovation:	13,100	ASF		20,950	GSF	$	10,238,000
New Construction:	0	ASF		0	GSF	$	0
Project Total:	**13,100**	**ASF**		**20,950**	**GSF**	**$**	**10,238,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy

Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The University Union was constructed in 1975 with separate additions subsequently constructed in 1984, 1987 (elevator only), 1994, and 2006. Each facility addition had independent structural systems and building services, cumulating in a convoluted and overly complex facility layout with poor wayfinding, disjointed functional and operational adjacencies, and poorly coordinated infrastructure systems. All building structures use concrete footings and foundation walls with slab-on-grade at the lower level and steel framing at the upper and mezzanine levels. Upper-level floor construction varies between the different construction projects, and each project being structurally independent of the rest creates thick building seams and inconsistent structural grids. While the structures themselves are in good condition, their piecemeal nature negatively impacts building operations, flexibility, and overall functionality.

While many architectural and structural elements are still in satisfactory physical condition, original building systems are obsolete and near their expected useful life. Site elements, including the inefficient loading dock drive layout and the patio grading outside the Phoenix Room that directs water toward the building, are the cause for significant operational issues. Several functionality issues prevent the University Union from operating efficiently, and many of those are due to the irregular shapes and elevation changes with each addition and the fire separations required between the additions.

The University Union provides the University of Wisconsin-Green Bay community with facilities, services, conveniences, and programs to enhance the quality of university life. More than just a building, it fosters an environment where the campus community may learn outside of the classroom by helping to connect free time activity with educational study through recreational, social, cultural, governance, employment, and civic involvement opportunities. As the student-focused "living room" and hub of the campus, the facility offers campus information and ID services, dining services, recreational and entertainment areas, events spaces and support, study and lounge areas, event ticketing services, and many other conveniences. The University Union organization’s goals are to be receptive and responsive to the changing and diverse needs and issues of the campus community.

Analysis of Need and Project Justification

UW-Green Bay’s dining program is flourishing and expanded from 750 meal plans in 2004 to almost 2,000 in 2026. This success has outpaced the capacity and efficiency of the current Catering and Bakery kitchen, last updated in 1997. The current facility is undersized and outdated, providing no food preparation area and resulting in operational bottlenecks, inadequate storage, and frequent maintenance issues caused by failing infrastructure. To continue delivering high-quality meals while meeting the growing needs of students, staff, conferences, and catering services, a full reconfiguration and modernization of the kitchen is urgently needed. This project transforms the facility by adding essential storage capacity, expanding preparation and cooking space, and replacing outdated systems with energy-efficient equipment. The project will resolve critical health, safety, and infrastructure concerns while also providing more creative delivery models, stronger retail operations, and improved support for conference catering.

The kitchen space is significantly undersized for current demand and operations. The majority of kitchen equipment is original to the 1975 facility and replacement parts are no longer available. The cooler and freezer units are too small. The dry storage area is bifurcated on multiple floors and multiple rooms on the same floors, creating inefficient storage and operational flow. The current layout creates fragmented preparation zones, with cross-traffic between work aisles and passage aisles, particularly at the kitchen entry and dishware washing drop-off areas. The exhaust hood system is not properly sized for current equipment and lacks controls for varying exhaust requirements. Drain piping sections require continual replacement as failures occur.

The Marketplace serving and dining areas also require a comprehensive renovation to better align with the current meal service model. Poor sightlines and inefficient traffic flow make navigation difficult for students, and the space lacks the flexibility needed to safely and effectively present menu items across different dayparts. Beverage stations are centrally located, which conflicts with trayless service and requires students to backtrack to access beverages and desserts, which are located near the server entrance.

The dining room benefits from natural light, high ceilings, and a quieter seating area located in the former private dining spaces. That seating layout is inefficient, with many four-station tables frequently occupied by only one student. There is also strong demand for a flexible, reservable private dining room that could function as student lounge space, serve high school visits, and house smaller groups of 40 to 50 guests. A flexible dining room would also help accommodate peak meal periods at the beginning of each semester. The dining area lacks customer-use restrooms, which is uncommon for an all-you-care-to-eat dining operation. The soiled dish accumulator is highly visible at the serving area entrance and is open to the odors and noise of a poorly ventilated dish room. Although the accumulator was recently replaced, a quieter and more discreet conveyor system is desired. From an operational perspective, the current design increases the risk of repetitive-motion injuries due to required extended reach and is less efficient than a conveyor system, though it does allow for reduced staffing during non-peak hours.

UW-Green Bay has an expressed interest to offer a pre-order option within residential dining. Relocating the entry checker area closer to the kitchen would help support this model and improve overall flow. Processing students through the current checker area is a challenge, and long lines frequently form. Adding self-check-in gates, where students scan their own cards, would significantly reduce congestion while allowing staff to focus on visitor processing and to-go meals. With two automated gates, up to 48 students can be processed per minute, and with the addition of a staffed cashier station, throughput could average one student per second. Once students become accustomed to the system, a single gate can process five meal plan holders in under 11 seconds, greatly reducing backups in public corridors outside the dining area.

Alternatives

The university has explored a single, comprehensive renovation and addition project as well as multiple scenarios for parsing the work into smaller, categorical enumerations spread across multiple biennia. Both of those alternate approaches have been determined to be infeasible either because the initial project costs would be unaffordable or because continuous disruption for an extended period would be extremely difficult, if not impossible, to manage operationally. The multitude of structural grids, fire separations, and independent building services limits what can be successfully accomplished or improved within the existing facility complex. Options and alternatives for selective demolition and outright facility replacement will continue to be included in the university's future considerations and plans for this facility.

Project Budget

Construction:		$	10,238,000
Hazardous Materials:		$	0
Total Construction:		**$**	**10,238,000**
Design Fees (Basic):	8.73%	$	894,000
Design Fees (Other):	2.00%	$	205,000
Total Design Fees:	**10.73%**	**$**	**1,099,000**
Contingency:	15.00%	$	1,536,000
Management Fees:	4.00%	$	471,000
Furnishings/Fixtures/Eqpt:	28.92%	$	2,961,000
Total Budget Estimate:		**$**	**16,305,000**

Project Schedule

A/E Selection:	Jul 2027
Design Report (75%):	Aug 2028
Approval:	Dec 2028
Bid Opening:	Feb 2029
Start Project:	May 2029
Substantial Completion:	Aug 2030
Project Close Out:	Feb 2031

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Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☒	☐

This project is pending approval for the segregated fee rate increase from our students which would be estimated to occur in Fall 2030.

Fee and Rate Impact(s)

Fiscal Year			Project Fee Impact: Increment	Project Fee Impact: Total Fee
2030	to	2031	$ 50.00	$ 1,625.12
2031	to	2032	$ 50.00	$ 1,675.12
2032	to	2033	$ 50.00	$ 1,725.12
2033	to	2051	$ 0	$ 0

Description

UW-Green Bay has not increased its segregated fees in the past 10 years. UW-Green Bay does not anticipate increasing its segregated fees during the next 5 years, until this proposed project is approved. To support this proposed scope of work, UW-Green Bay is proposing three incremental increases of $50 each starting in fiscal year 2031 and end in fiscal year 2033 for a total increase of $150 directly associated with this project.

	FY31	FY32	FY33	FY34-51
University Union Renovation	$1,625.12	$1,675.12	$1,725.12	$1,725.12
Increase in $	$50.00	$50.00	$50.00	$0
Increase in %	3.20%	3.14%	3.18%	0.00%

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	1,065,900
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**1,065,900**
One Time Project Costs:		**$**	**288,500**
Reimbursable Costs:		**$**	**824,250**

Description

It is estimated that an additional $1,065,900 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project. It is estimated that approximately $288,500 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work. It is estimated that approximately $824,250 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	La Crosse	285-0E-0072	DRAKE HALL

Project Title	Priority
DRAKE RESIDENCE HALL ADDITION & RENOVATION	14

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 44,817,000	$ 3,500,000	$ 0	$ **48,317,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $48,317,000 ($44,817,000 Program Revenue Supported Borrowing and $3,500,000 Cash) to construct a new wing addition and completely renovate Drake Residence Hall at UW-La Crosse, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Constructs a new third cube wing addition, and new elevator tower, to facilitate the planned sequence of future residence hall renovations.
- Comprehensively renovates original two cubes to meet current building codes, accessibility standards, and meet student expectations for fit, finish, and features.
- Bathrooms will be completely renovated.
- Replaces obsolete steam driven fin tube equipment and devices with hot water driven equivalents.
- Replaces main electrical service and increases capacity for electrical and telecommunication services distribution.

Project Description and Scope

This project completely renovates Drake Residence Hall (32,424 ASF/50,158 GSF) and constructs a new wing addition, envisioned as a third cube adjoined to the original two cubes, to establish the housing capacity necessary to support future renovation of the remaining cube-style residence halls. A new elevator tower addition will also be constructed. Renovation project work includes applicable building code improvements; building systems and infrastructure repairs and replacements; and replacement of architectural finishes. The electrical power service to the facility will be replaced with a larger capacity service. All steam driven fin tube mechanical equipment and devices will be replaced with hot water driven fin tube equivalents. All bathroom heating, ventilating, and air conditioning systems will be replaced. The renovated bathrooms will include all new fixtures and furnishings and private showers and drying compartments, addressing student privacy concerns associated with existing communal shower configurations. Telecommunication systems and distribution throughout the facility will be replaced and additional capacity provided. Electrical lighting, controls, and branch wiring will be replaced and additional capacity provided. The lower level will be renovated to improve accessibility, including interior and exterior pathways. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	32,424	ASF	50,158	GSF	$	26,571,000
New Construction:	13,898	ASF	21,500	GSF	$	10,824,000
Project Total:	**46,322**	**ASF**	**71,658**	**GSF**	**$**	**37,395,000**

The project will comprehensively address deferred maintenance needs, improve accessibility, replace obsolete infrastructure systems, modernize student living spaces, and extend the useful life of a critical campus housing asset.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The University of Wisconsin-La Crosse Office of Residence Life maintains ten student residence halls on campus that contain approximately 3,200 beds. The halls fit into three generational categories. The first are the newest two halls, constructed in 2006 and 2011, providing 380 apartment style beds and 500 beds in double rooms that have private baths for every two double bedrooms. The next set are four cube-style buildings that were all constructed in 1966-67. These provide approximately 1,440 beds in a more traditional first-year type setting with double and triple occupied rooms and communal bathrooms on each floor. The third and final set of halls are four-story linear or L-shaped buildings with a single double loaded corridor of rooms with communal bathrooms on each floor. These facilities contain approximately 880 beds, and apart from one of the buildings, they were all constructed prior to 1964.

Wait lists for on-campus residence halls has ranged between 23 to 46 students during the 2024 through 2026 academic years. The wait lists are compiled until capacity is reached and do not include the approximately 20 students that routinely express interest in on-campus housing, but do not complete an application once capacity has been satisfied. During that same period, students in extended housing has ranged between 26 to 79, not including the 160-180 students in Eagle Hall, which was designed as double-occupancy rooms and has almost exclusively been converted to triple occupancy rooms to meet the on-campus housing demand. On-campus capacity fluctuates year to year due to the number of single-occupancy rooms approved via special accommodation, which ranged from 2-36 students since the 2016 academic year.

Drake Residence Hall was constructed in 1966 and is one of the four cube-style residence halls on campus. Drake Hall primarily serves first-year students and at approximately 250 residents, is the smallest of the four cube-style residence halls. Its size and building configuration make it uniquely suited to accommodate an addition that will provide the housing capacity necessary to support future phased renovation of the remaining cube-style residence halls. A residence hall feasibility study identified the need for systematic reinvestment in the cube residence halls and established a framework for modernization, renewal and long-term preservation of these facilities.

Analysis of Need and Project Justification

Drake Residence Hall, constructed in 1966, no longer aligns with current student expectations. Apart from some minor renovations, the facility remains in its original condition for infrastructure, furnishings, features, and equipment. Residence halls play a critical role in recruitment, retention, and student success, particularly for the university's required underclassmen housing. Survey results from nearly 2,700 students indicated that bathroom conditions and renovated living spaces were decisive factors in choosing UW-La Crosse for the majority of respondents. Completion of the project will improve accessibility, address deferred maintenance and code-related deficiencies, modernize student living environments, reduce future maintenance obligations, improve operational efficiency, and extend the useful life of a critical housing asset. Strategic

reinvestment in residence hall facilities is essential to student safety, satisfaction, operational efficiency, and long-term institutional success.

While all four cube-style residence halls constructed in 1966-67 require modernization, Drake Hall was selected as the first phase of the residence hall renewal program because it houses 250 residents and is substantially smaller than the other cube residence halls, which each house 380 residents. Drake Hall is also the only cube-style residence hall consisting of two cubes rather than three. Construction of a third cube wing will create the housing flexibility necessary to support phased renovation of the university's cube-style residence hall portfolio. Once Drake Hall has been modernized and expanded to a three-cube configuration, the additional housing capacity created by the project can be used to support renovation of the remaining cube residence halls one cube at a time, rather than requiring entire residence halls to be removed from service during construction. This approach minimizes disruption to housing operations, preserves housing inventory and program revenue, and establishes the foundation for long-term renewal of the university's cube-style residence hall portfolio.

Student expectations for residence hall facilities have changed significantly since Drake Hall was constructed in 1966. Modern students expect greater privacy, improved accessibility, reliable technology infrastructure, and updated living environments that the existing facility was not designed to provide. Continued demand and waitlists confirm that students value centrally located, high-quality housing. To remain competitive and uphold its reputation, the university must resolve these deficiencies.

In addition to changing student expectations, Drake Hall exhibits significant deferred maintenance and infrastructure deficiencies associated with its age. The facility is not fully accessible and does not meet contemporary accessibility expectations. If evaluated under current Existing Building Code standards, portions of the facility would not comply with modern code requirements. Building systems, telecommunications infrastructure, electrical distribution systems, and interior finishes have reached or exceeded their expected service lives and require comprehensive renewal.

The project is designed to be implemented in a manner that minimizes impacts on housing operations. Construction of the addition will occur prior to major renovation activities, creating additional housing capacity and supporting the planned sequencing of future residence hall renewal efforts. Without this project, future renovations of the remaining cube residence halls would result in substantial temporary losses of bed inventory, increased operational challenges, and reduced housing revenue. This phased approach is a critical component of the university's long-term residence hall renewal strategy.

Alternatives

The alternative to the proposed scope of work would be to renovate the original Drake Residence Hall only without constructing an addition. While this approach would modernize Drake Hall, it would not create the housing flexibility necessary to support phased renovation of the remaining cube residence halls. As a result, future renovation efforts would require the temporary removal of substantial bed inventory from service, creating operational challenges and reducing housing revenue during construction periods. The other alternative to the proposed approach would be to construct a series of new residence halls to replace the old ones, which would require substantially greater capital investment and significantly higher debt service obligations. Renovation and expansion of Drake Hall is the most cost-effective and operationally viable approach to modernizing campus housing while preserving existing assets and maintaining housing capacity.

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Project Budget

Construction:		$	37,575,000
Hazardous Materials:		$	400,000
Total Construction:		**$**	**37,975,000**
Design Fees (Basic):	7.38%	$	2,804,000
Design Fees (Other):	1.42%	$	95,000
Total Design Fees:	**8.81%**	**$**	**2,899,000**
Contingency:	15.00%	$	5,696,000
Management Fees:	4.00%	$	1,747,000
Furnishings/Fixtures/Eqpt:	0.00%	$	0
Total Budget Estimate:		**$**	**48,317,000**

Project Schedule

A/E Selection:	Nov 2026
Design Report (75%):	Apr 2028
Approval:	Jun 2028
Bid Opening:	Dec 2028
Start Project:	May 2029
Substantial Completion:	May 2031
Project Close Out:	Dec 2031

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

None.

Fee and Rate Impact(s)

Description

The fee adjustments listed below are part of an overall spend plan developed by the budget office to allow for the Whitney/Drake Project, the Central Heat Plant Capacity Project, the Coate/Angell/Hutchison/Reuter Roof Project, the Angell Restroom Project, the Coate Restroom Project, and the Eagle Hall Roof Project

Housing Rates	FY27	FY28	FY29	FY30
Operations Increase	$0	$96	$100	$104
Project Increment	$0	$97	$101	$105
Total Fee	**$4,834**	**$5,027**	**$5,228**	**$5,437**
Increase in $	$0	$193	$201	$209
Increase in %	0.00%	4.00%	4.00%	4.00%

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	3,656,700
Supplies & Expenses:		$	15,000
Utility Bills:		$	25,000
New Annual Costs:	**0.00**	**$**	**3,696,700**
One Time Project Costs:		**$**	**250,000**
Reimbursable Costs:		**$**	**2,174,250**

Description

It is estimated that an additional $3,696,700 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $250,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $2,174,250 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	River Falls	285-0J-0016/A/B	GREENHOUSE (MAIN CAMPUS)

Project Title	Priority
PLANT SCIENCE DISCOVERY CENTER	15

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 58,570,000	$ 0	$ 0	$ 0	$ **58,570,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $58,570,000 General Fund Supported Borrowing to demolish the main campus horticulture greenhouse and construct a new plant science discovery center as its replacement at UW-River Falls, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Resolves UW-River Falls most pressing space need and highest capital priority.
- Eliminates some of the worst condition space and capital maintenance demand.
- Provides modern and technologically advanced space for more than 500 students, 21 academic programs, and five academic departments.
- Supports Wisconsin's billion-dollar horticulture and plant research industry that bridges traditional agriculture & high-tech biotechnology.
- Research performed at this center directly benefits Wisconsin's horticulture, agronomic crop, and fruit producers.

Project Description and Scope

This project completely demolishes the main campus Greenhouse (9,864 ASF/12,256 GSF) which was constructed in three phases. The original facility was constructed in 1973 with additions constructed in 1987 and 1989. The new Plant Science Discovery Center (36,000 ASF/48,000 GSF) will replace the main campus greenhouse with approximately 14,000 GSF of growing space and 34,000 GSF of associated laboratories and headhouse support spaces. The new greenhouse structure will include a concrete knee wall foundation at the entire perimeter with a pre-engineered, connected gutter-style steel superstructure and dual-wall polycarbonate coverings. The building will contain both passive cooling (via operable roof vents) as well as an evaporative mechanical cooling system. The building's heating system will be a perimeter fin-tube system fed by the existing campus steam system. Additional features include a retractable shade system to optimize summer heat gain and reduce winter heating loads, and an above ground rainwater collection system to reduce overall water usage. Due to the slope of the site, a new retaining wall, approximately 12-feet high and 160-feet long, will also be constructed and other storm water mitigation may be required since the proposed site is within the 100-year floodplain. At a minimum, the finished floor height of the ground floor must be at least two feet above the floodplain. Underground domestic water, sanitary sewer, and storm sewer distribution will be rerouted, relocated, and augmented to accommodate the new facility and site development.

Demolition:	9,864	ASF	12,256	GSF	$	398,000
Renovation:	0	ASF	0	GSF	$	0
New Construction:	36,000	ASF	48,000	GSF	$	39,731,000
Project Total:	**45,864**	**ASF**	**60,256**	**GSF**	**$**	**40,129,000**

The new plant growth center includes ten plant growth chambers, each uniformly sized to accommodate the maximum amount of bench and/or planting bed area in climate-controlled conditions. The number of growth chambers was determined by an analysis of the various types of growing conditions necessary for horticulture, agronomy, fruit crop research, and plant identification needed in both instruction and research. The growth chambers work in concert with a horticulture laboratory and support spaces for the storage and preparation of soil media, seedlings, and preparation and preservation of plant specimens. Research performed in the center directly supports the horticulture, agronomic crop, and fruit producers of the State of Wisconsin.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

UW-River Falls began as a Normal School preparing rural schoolteachers in 1874. In 1912, the program was expanded to include teacher education in vocational agriculture in secondary schools. North Hall was constructed to facilitate this program's expansion, and a small campus farm was constructed on the site of the existing Agricultural Science building. The Campus Lab Farm was constructed in the late 1950s adjacent to the main campus, approximately one-half mile southeast. Between 1912 and 1965, when the Agricultural Science building was constructed, River Falls State Normal School evolved into the University of Wisconsin- River Falls, a regional comprehensive university with a diverse array of academic programs in the sciences, liberal arts, and teacher education. Through the years, known for its high-quality agriculture programs, the university has had nicknames such as "Moo-U", "Holstein Harvard", and "Silo Tech". The College of Agriculture, Food and Environmental Sciences (CAFES) enjoys a global reputation as an institution of quality undergraduate instruction and for its service to the agriculture, food and land stewardship industries, as well as its partnerships in undergraduate research.

The Agricultural Science Building was constructed in 1966, the Agricultural Engineering building addition in 1979, and the Food Science building addition in 1982. A horticultural greenhouse was constructed in three phases from 1973 to 1989. Science facilities in the complex are complemented by the Campus Lab Farm adjacent to the main campus and the Mann Valley Lab Farm, located two miles northwest of the City of River Falls. These farms provide facilities for large animals that cannot be accommodated on the main campus. This project deals solely with the Agricultural Science Complex. Comprehensive remodeling has not taken place in these buildings since their original construction. The building infrastructure systems and equipment are beyond or near the end of their useful life and must be replaced.

Analysis of Need and Project Justification

The UW-River Falls main campus horticulture greenhouse facility is grossly undersized for the current demand and programmatic needs, in particular the headhouse and support areas. It is impossible for a standard laboratory section (12-16 students) to gather in any one area within the greenhouse complex to learn together. The classroom, laboratory preparation area, and general facility circulation areas are inadequate and undersized. Due to lack of adequate space, the circulation pathways are often set up for makeshift preparation and workspaces, further complicating navigation and circulation throughout the facility. The cramped quarters, narrow circulation paths, and overcrowded furnishings illustrate the space deficiencies for instructional coursework, experiential learning, and high-impact research. The undersized facilities present a risk of cross-contamination and lack of control for research activities. Five academic departments, encompassing 21 academic programs, rely on the greenhouse for instructional, research, and programmatic needs: Agricultural

Economics, Agricultural Engineering, Agricultural Engineering Technology, Animal and Food Science, and Plant and Earth Science. More than 500 students use the greenhouse on an annual basis. The Wisconsin horticulture and plant research industry is a billion-dollar sector that bridges traditional agriculture with high-tech biotechnology. Wisconsin is a national leader in several horticultural crops and houses some of the most advanced plant genetic research facilities in the world. With improved instructional and research facilities, UW-River Falls would be poised to better serve the state's specialty crop, greenhouse, nursery and urban horticulture industries.

The Greenhouse is essential to the College of Agriculture, Food and Environmental Sciences and overall campus grounds and gardens maintenance. The college currently cultivates plants for academic study and conducting invertebrate studies located within the greenhouse. Until recently, the faculty used the facility to set up mesocosm tanks for environmental studies, but the lack of temperature control and envelope leaks forced the faculty to move the mesocosms to another location that is far less convenient than the greenhouse. The Greenhouse has broken glass panels with glazing that contains non-friable asbestos and requires added expense to replace due to the hazardous material abatement costs. The metal support members have peeling paint that is suspected to contain lead. Lack of adequate temperature controls and operational windows impede the ability of the campus to grow and maintain plantings for campus grounds. Two of the bays on the eastern end of the facility are unusable in the winter due to the lack of adequate temperature controls. The greenhouse also lacks a redundant heating source which is required to maintain environmental conditions during central campus steam utility shutdowns or failures.

Alternatives

The Space Programming & Concepts Final Report provided five total alternative project delivery concepts. Each concept was organized by sub-projects that could be implemented either concurrently or sequentially depending on priorities and likelihood of gaining project approvals. The proposed scope of work included in this request is a partial implementation of Concept 3, selecting the highest university priority and most pressing space need. The remainder of Concept 3, along with the other four concepts already developed, are proposed for further planning and design efforts to determine and develop proposed solutions for future biennia.

Project Budget

Construction:		$	39,945,000
Hazardous Materials:		$	184,000
Total Construction:		**$**	**40,129,000**
Design Fees (Basic):	8.63%	$	3,464,000
Design Fees (Other):	2.25%	$	902,000
Total Design Fees:	**10.88%**	**$**	**4,366,000**
Contingency:	15.00%	$	6,019,000
Management Fees:	4.00%	$	1,846,000
Furnishings/Fixtures/Eqpt:	15.48%	$	6,210,000
Total Budget Estimate:		**$**	**58,570,000**

Project Schedule

A/E Selection:	Jun 2027
Design Report (75%):	Dec 2028
Approval:	Feb 2029
Bid Opening:	May 2029
Start Project:	Jul 2029
Substantial Completion:	Dec 2030
Project Close Out:	Jun 2031

Previous Action

None.

Capital Budget Request Item
2027 - 29 Biennium

Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	1.00	$	65,000
Maintenance Staff:	1.00	$	120,000
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	26,000
Utility Bills:		$	190,000
New Annual Costs:	**2.00**	**$**	**401,000**
One Time Project Costs:		**$**	**300,000**
Reimbursable Costs:		**$**	**3,274,500**

Description

It is estimated that an additional $401,000 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $300,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $3,274,500 (75% of Design Fee estimate for Major Projects) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Milwaukee	285-0B-1985	ENGINEERING & MATHEMATICAL SCIENCES

Project Title	Priority
ENGINEERING & MATHEMATICAL SCIENCES BUILDING RENOVATION	16

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 197,559,000	$ 0	$ 0	$ 0	$ **197,559,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this $197,559,000 General Fund Supported Borrowing project to comprehensively renovate the Engineering & Mathematical Sciences building for the College of Engineering & Applied Science at UW-Milwaukee, be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Completely renovates nine of twelve floors for program space and building infrastructure needs, and partially renovates a tenth floor.
- Engineering programs have outgrown and evolved beyond the original 1968 design intents, seeking more flexible spaces for hands-on and applied learning.
- Intends to address enrollment challenges associated with competing institutions that offer more modern facilities, where more than 1 in 5 admitted students choose an out-of-state school.
- UW-Milwaukee is uniquely positioned to resist nationwide enrollment trends due to expanding enrollments in underrepresented minorities, Pell Grant, and first-generation students.
- Seven industry-aligned disciplines and more than 80 regional partners will be positively impacted by the proposed scope of work.

Project Description and Scope

The Engineering & Mathematical Sciences (EMS) building will have the first through fifth floors, seventh through eighth floors, and eleventh through twelfth floors completely renovated. The sixth floor houses building infrastructure equipment and the ninth and tenth floors were previously renovated in 2024. A shared replacement machine shop will be located on the lower floor of EMS for the College of Engineering & Applied Science, College of Letters & Science, and Psychology Department. The machine shop located on the second floor of EMS will be converted into a new Industrial & Manufacturing Engineering laboratory suite. The first three floors of EMS will be renovated for student centered spaces, including makerspace, student success center, instructional laboratories, general access classrooms, informal learning areas, and a re-envisioned entrance and welcome experience. The College of Engineering and Applied Science (CEAS) administrative suite will move from the fifth floor to the third floor to improve student access. The fifth, seventh, eighth, eleventh, and twelfth floors will be renovated to support research wet and dry labs, mechanical and civil engineering, offices, prototyping, and a clean room. All restrooms on each floor will also be completely renovated to improve accessibility; replace obsolete and failed building infrastructure systems, fixtures, and finishes; and become compliant with current building codes and standards.

The EMS building mechanical, electrical, telecommunications, and plumbing systems will be comprehensively replaced, renovated, and/or repaired to resolve life safety issues, meet program needs of current and planned occupants and functions, and eliminate maintenance backlog. Building infrastructure work includes the fire suppression system, fire alarm and smoke detection system, fire pump, elevators, HVAC equipment and

distribution system, electrical equipment and distribution system, and telecommunication equipment and distribution system. New rain enclosures for electrical equipment will be constructed. Elevator shafts and stairwells will be appropriately pressurized for smoke and exhaust control. This proposed scope of work is required in order to eventually demolish the obsolete and dilapidated Physics Building. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	139,245	ASF	231,214	GSF	$	138,428,000
New Construction:	0	ASF	0	GSF	$	0
Project Total:	**139,245**	**ASF**	**231,214**	**GSF**	**$**	**138,428,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

Planning for a proposed engineering replacement facility was enumerated in the 2019-21 biennium. Those efforts included a reassessment and update of previous planning efforts to redevelop the southwest quadrant of campus, and they reaffirmed campus priorities for the psychology and engineering program space needs. The recent planning updates also confirmed the site of the current Physics Building as the best location for the replacement STEM facility. This proposed scope of work follows the campus planning paths already identified and defined, but also elevates the focus and need for a near term solution to the psychology and neuroscience program space needs. The initial enumerated planning funds were insufficient to advance the work beyond high-level concepts. Additional planning & design funding was enumerated during the 2025-27 biennium. Those funds developed the scope of work and budget estimate included in this proposed request for enumeration to construct.

The Engineering and Mathematical Sciences (EMS) building (149,278 ASF/251,520 GSF) was constructed in 1968. The instructional and research laboratory suites were configured in a manner common during that era. Small, specialized and cellular spaces are prevalent as opposed to the larger, flexible, and collaborative configurations common today. The building mechanical, electrical, and plumbing infrastructure is failing and cannot be replaced while the facility is fully occupied. Aside from necessary repairs, the mechanical systems are largely original. Energy conservation projects conducted a generation ago selectively either removed or capped off exhaust systems and consequently severely limited the capacity that is needed to serve the academic and research programs in operation today. The plumbing systems are corroded and non-functional in some areas, and the fire suppression system only serves select areas of the facility. Electrical power capacity is inadequate, unreliable, and has caused several equipment failures. Although the fire alarm system is still functional, it has been discontinued by the manufacturer, and finding replacements parts from this point forward will become increasingly difficult, if not impossible.

Analysis of Need and Project Justification

Engineering programs have outgrown and evolved beyond the original EMS facility design. Instruction is necessarily conducted in a disjointed fashion due to the obsolete, dedicated, and specialized spaces available. Students currently migrate en masse between the third floor and basement to prepare metal samples, utilize specialized equipment for tensile strength tests, polishing, and instrumentation for analysis all during the same class session. To meet current curriculum standards, several spaces never designed for use as instructional

laboratories have been pressed into service despite their shortcomings, since no other appropriate space is available. Experiments are often conducted in spaces not designed for these activities, routinely creating potentially hazardous conditions and instructional environments. Lack of engineering space and lack of modern, technology-rich engineering space is a true competitive disadvantage. Engineering programs suffer a high rate of attrition in the first two years of the traditional curriculum, which focus heavily on core courses in mathematics, chemistry, and physics and the existing building configuration keeps the students even more segregated from observing and participating in potentially more interesting aspects of engineering. These programs are evolving to include engineering coursework in the first year to keep students interested by experiencing the applied nature of the profession. The space available in EMS is simply unsuitable and overly compartmentalized for the hands-on and applied engineering programs students are seeking and expecting today. The lack of appropriate instructional laboratories restricts program growth, contributes to longer time to degree, and limits the university's ability to respond to emerging workforce needs. Accreditors have repeatedly identified EMS laboratory conditions as substandard, requiring additional measures to maintain compliance.

Inadequate facilities, specifically for STEM-related programs, negatively impact recruitment and retention of both students and faculty/staff. Although nearly 90% of UW-Milwaukee students are Wisconsin residents, many admitted engineering students choose out of state schools with more modern facilities. In Fall 2024 and Fall 2025, approximately 2,300 students were admitted to the College of Engineering and Applied Science and 616 (27%) of those students ultimately enrolled out of state. UW-Milwaukee is uniquely positioned to contradict nationwide enrollment projections of a general decline due to its student base of almost 40% underrepresented minority students compared to the 20% UW average, more than 48% Pell Grant recipients compared to 22% UW average, and more than 47% first generation students compared to less than 20% for UW-Madison. These enrollment areas are increasing at UW-Milwaukee, illustrated by the 2025 Freshman class (3,871) being the largest since 2009 and represents an 11% increase year-over-year.

This project will provide an enhanced, engineering economic engine for the State of Wisconsin for undergraduate and graduate programs. Seven industry aligned disciplines will be positively impacted by the proposed scope of work: Biomedical Engineering, Civil & Environmental Engineering, Computer Science/Computer Engineering, Electrical Engineering, Industrial & Manufacturing Engineering, Materials Science & Engineering, and Mechanical Engineering. Two Wisconsin-first academic programs are launching soon, a Master's in Artificial Intelligence & Machine Learning and a Bachelor of Science in Engineering. The new Bachelor of Science degree is streamlined for former technical college students to earn an engineering degree in four years. The college maintains partnerships with more than 600 regional business and industry leaders and regional technical colleges, strengthening workforce development and applied research collaborations. In FY2025, CEAS advanced regional innovation with $13.3 million in extramural research awards.

The UW-Milwaukee College of Engineering and Applied Science enrolls 2,100 students annually with a greater than 90% placement rate and $65K starting annual salary. The college graduated 1,875 engineering students and placed 1,387 engineering graduates in Wisconsin companies in the past five years. A decade after graduation, 89% of residents graduating from these programs chose to remain in Wisconsin. The college has powerful partners and strong relationships with more than 80 regional business leaders. The current total annual revenue for these companies is $229 billion with total annual revenues for those with Wisconsin headquarters at $131 billion. It is estimated that the majority of these companies are currently seeking engineers to build their workforce.

Alternatives

Planning to address the UW-Milwaukee Engineering facilities deficiencies began in 2010 through the campus long-range planning process, the first planning effort to identify and quantify the issues. Further campus planning efforts in 2013-15 and 2017-19 reinforced those original findings and determinations. UW-Milwaukee’s Engineering program continues to operate (programmatically, recruitment-wise and retention-wise) at a significant disadvantage compared to other UW, Wisconsin, and nationwide programs that have recently constructed and/or renovated modern facilities designed for the hands-on and applied learning

students seek. The proposed comprehensive building renovation will resolve those issues, as can be evidenced through the recent renovations of the ninth and tenth floors.

Project Budget

Construction:		$	136,825,000
Hazardous Materials:		$	1,603,000
Total Construction:		**$**	**138,428,000**
Design Fees (Basic):	6.45%	$	8,926,000
Design Fees (Other):	7.64%	$	10,578,000
Total Design Fees:	**14.09%**	**$**	**19,504,000**
Contingency:	15.00%	$	20,764,000
Management Fees:	4.00%	$	6,368,000
Furnishings/Fixtures/Eqpt:	9.03%	$	12,495,000
Total Budget Estimate:		**$**	**197,559,000**

Project Schedule

A/E Selection:	Jul 2020
Design Report (75%):	Jul 2027
Approval:	Dec 2027
Bid Opening:	May 2028
Start Project:	Jul 2028
Substantial Completion:	Sep 2030
Project Close Out:	Mar 2031

Previous Action

August 22, 2024 Resolution 12239	Recommended that the proposed 2025-27 Capital Budget request, including the UW-Milwaukee Engineering & Neuroscience – Planning & Design project at an estimated total project cost of $19,223,000 Building Trust Funds, be submitted to the Department of Administration and State Building Commission.
08/18/2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-Milwaukee Physics & Planetarium Relocations/Physics Building Demolition project at an estimated total project cost of $45,697,000 ($39,570,000 General Fund Supported Borrowing and $6,127,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.
08/20/2020 Resolution 11493	The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the UW-Milwaukee Engineering Building Replacement – Planning & Design project at an estimated total project cost of $8,191,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.
08/24/2018 Resolution 11079	The Board of Regents approved that the proposed 2019-21 Capital Budget request, including the UW-Milwaukee Engineering Building/Central Utilities Extension project at an estimated total project cost of $103,258,500 ($95,417,000 General Fund Supported Borrowing and $7,841,500 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.

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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not at this time. As gift donations are made, individual donors may have expectations, restrictions, etc. They will expect the project to be enumerated and SBC approval for construction to be complete prior to any funding transfers.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.50	$	75,000
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	100,000
Utility Bills:		$	0
New Annual Costs:	**0.50**	**$**	**175,000**
One Time Project Costs:		**$**	**1,000,000**
Reimbursable Costs:		**$**	**7,228,000**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $1,000,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $7,228,000 Cash along with previously enumerated $7,400,000 Building Trust Funds (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-9999	NEW RESIDENCE HALL

Project Title	Priority
NEW RESIDENCE HALL	17

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 393,405,000	$ 0	$ 0	$ **393,405,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $393,405,000 Program Revenue Supported Borrowing to construct new student residence facilities with housing capacity for 2,000 additional beds at UW-Madison be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Constructs 2,000 new semi-suite, double-occupancy type beds with shared restrooms delivered in multiple building configurations.
- Dining hall options will be incorporated into the new buildings to reduce pressure on existing facilities.
- Accommodates increased enrollment growth to provide sufficient housing for all first-year students.
- Occupancy rate is currently 114% due to the conversion of lounges to resident rooms and double-occupancy rooms to triple-occupancy rooms.
- On-campus housing promotes student retention and recruitment, as students who live on campus during their first year are more likely to succeed academically and attain a college degree.

Project Description and Scope

This project constructs new semi-suite, double-occupancy bedrooms with shared bathrooms to alleviate current overflow housing conditions. There are multiple potential sites, and each new residence hall will include a front desk; spacious common areas; collaborative, multi-purpose, and study rooms; resident assistant quarters and staff apartments; office space; laundry facilities; a central mailing/package center; and storage. Dining options and accommodations for as many as 400 seats will also be incorporated.

Project work includes site preparation, including demolition of existing facilities and structures as required to facilitate the new construction. Architectural, mechanical, electrical, fire protection, plumbing, site development, and landscaping upgrades will also be provided to enhance functionality and sustainability of the new facilities. Parking will be provided for each new residence hall to support move in/out activity, deliveries, and employee needs. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	0	ASF	0	GSF	$	0
New Construction:	225,000	ASF	375,000	GSF	$	288,767,000
Project Total:	**225,000**	**ASF**	**375,000**	**GSF**	**$**	**288,767,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require

high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

UW-Madison is committed to finding ways to foster a vibrant university community that effectively meets the educational and social needs of students and improves the overall quality of the first-year experience. Research shows that students who live on campus during their first-year fare better academically and are more likely to attain a college degree than students who live off campus. On-campus housing supports the university's educational mission. UW-Madison's ability to house first-year students is critical to its vision for enrollment. The university consistently maintains a goal of guaranteeing all first-year students housing at reasonable rates with the highest level of services. This goal was first achieved in 2013. However, with increased enrollment and related increased housing requests, University Housing is no longer able to meet this goal. As undergraduate demand has grown, University Housing has increased the use of temporary spaces and fewer contract offers to non-first-year students (transfers, exchanges, and returners). The next Facilities Long-Range Plan will consider current and future increases in enrollment and related impacts on operations. As a self-funded division, the financial stability of University Housing relies on filling all possible on-campus resident spaces. The project cost and impact on rates will be a major consideration in this project.

Analysis of Need and Project Justification

This project contributes to a transformational UW-Madison initiative to address critical housing and dining shortages across campus. University Housing is operating over capacity (114%), achieved through the conversion of lounges to resident rooms and over 700 double-occupancy rooms into triple-occupancy rooms. More than 25% of students living in the residence halls are in expanded spaces. Low vacancy rates in the rental housing market along with rising costs continue to create challenges for students. This is a concern as the campus continues to prioritize access and affordability for students and the broader Madison community. Student housing issues, if not addressed, constrain future enrollment and will hinder UW-Madison's ability to help increase the region and state workforce.

An expansion of on-campus housing capacity aligns with UW-Madison's commitment to provide affordable, high-quality options that enhance student life and support academic success. The development timeline includes an early occupancy target of July 2031 and underscores the urgency and planning required for a successful project. A significant investment in the campus infrastructure, the project highlights the university's dedication to meeting its evolving needs, student population, and successful learning environments.

Alternatives

The only alternative would be to do nothing but that would suggest the university is not interested in providing a high-quality experience for students or their academic success as evidenced in higher retention and graduation rates. Although many areas within a university setting offer educational opportunities for students, none have the potential to influence as many students as the residence halls. Research continues to reveal that students who live in residence halls consistently persist and graduate at higher rates than students who have not had this experience. Living on campus maximizes opportunities for social, cultural, and extracurricular involvement, impacting student development.

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Project Budget

Construction:		$	288,767,000
Hazardous Materials:		$	0
Total Construction:		**$**	**288,767,000**
Design Fees (Basic):	6.34%	$	18,319,000
Design Fees (Other):	2.29%	$	6,620,000
Total Design Fees:	**8.64%**	**$**	**24,939,000**
Contingency:	15.00%	$	43,315,000
Management Fees:	4.00%	$	13,283,000
Furnishings/Fixtures/Eqpt:	8.00%	$	23,101,000
Total Budget Estimate:		**$**	**393,405,000**

Project Schedule

A/E Selection:	Mar 2027
Design Report (75%):	Jun 2028
Approval:	Aug 2028
Bid Opening:	Jan 2029
Start Project:	May 2029
Substantial Completion:	Aug 2031
Project Close Out:	Jun 2032

Previous Action

August 22, 2024
Resolution 12239

Recommended that the proposed 2025-27 Capital Budget request, including the UW-Madison New Residence Hall project at an estimated total project cost of $293,411,000 Program Revenue Supported Borrowing be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

The project is funded with 100% PRSB. There are no anticipated impacts on fees and rates.

Fee and Rate Impact(s)

None anticipated.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	14.00	$	835,000
Maintenance Staff:	2.00	$	220,000
Dining Staff:	10.00	$	750,000
Annual Debt Service:	PR	$	25,426,312
Supplies & Expenses:		$	138,000
Utility Bills:		$	300,000
New Annual Costs:	**26.00**	**$**	**27,669,312**
One Time Project Costs:		**$**	**70,000**
Reimbursable Costs:		**$**	**17,264,250**

Description

It is estimated that an additional $27,669,312 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project. It is estimated that approximately $70,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work. It is estimated that approximately $17,264,250 (75% of Design Fee estimate for Major Projects) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-0485	MUSIC HALL

Project Title — **Priority**

MUSIC HALL ADDITION & RENOVATION – PHASE II — 18

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 63,219,000	$ 0	$ 0	$ 0	$ **63,219,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $63,219,000 General Fund Supported Borrowing to construct an addition to Music Hall for the La Follette School of Public Affairs at UW-Madison be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Continues consolidation and development of permanent home for the nationally recognized La Follette School of Public Affairs.
- Includes new classrooms, collaboration and study spaces, gathering spaces, office suites, and conference rooms.
- Further ensures long-term viability of the historic facility and expands its academic capacity.
- Supports estimated future enrollment growth associated with the recently approved undergraduate degree in public policy.

Project Description and Scope

This project continues the consolidation and development of a permanent home for the La Follette School of Public Affairs, initiated under the UW Managed Projects Program. Design and construction coordination with the Phase I project will be required. The proposed building wing addition will be constructed to the south of Music Hall, connect to all three levels of the original facility, and include a new accessible public entryway facing Park Street. The addition will include three new 60-capacity classrooms, various collaboration and study spaces, office suites, and conference rooms. A flexible space adjacent to the Forum, tentatively named the Collaborative Commons, serves as a group study space during non-event times, and can be configured for pre-function and post-function activities at other times. The east lawn will host outdoor activities and support informal gathering and campus engagement. The design solution will be sensitive to the historic architecture of the original facility, which is listed on the National Register of Historic Places and contributes to the Bascom Hall Historic District. The completed facility complex (renovated original building and this proposed building wing addition) will house select La Follette School of Public Affairs operations located all over the main campus. A scope of work summary is shown below with associated construction costs.

Demolition:	0	ASF	0	GSF	$	0
Renovation:	0	ASF	0	GSF	$	0
New Construction:	13,518	ASF	27,249	GSF	$	43,313,000
Project Total:	**13,518**	**ASF**	**27,249**	**GSF**	**$**	**43,313,000**

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy

systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

Assembly Hall (15,933 ASF/38,131 GSF) was constructed in 1880 to house library facilities and meet the university's need for a building in which all its 481 students could assemble. The building name was officially changed to Music Hall in 1910. It is listed on the National Register of Historic Places and contributes to the Bascom Hill Historic District, designated in 1974, which is generally bounded by Observatory Drive, University Avenue, North Park, Langdon, and State Streets. Music Hall is currently home to the School of Music's Voice and Opera program. A major renovation of the auditorium was completed in October 1985, and it remains a music venue for the Mead Witter School of Music.

The La Follette School of Public Affairs began in 1967 as the Center for the Study of Public Policy and was formally renamed as the Robert M. La Follette Institute of Public Affairs in 1983 after the former State of Wisconsin Governor, United States Senator, and champion of progressivism. The program operations are scattered across the main campus within seven facilities, including the primary location situated in a former single-family residence constructed in 1854. Faculty, staff, and students are dispersed across 28 main campus buildings and courses are taught in more than 20 unique locations. This fragmented operation limits collaboration opportunities, constrains enrollment capacity, and prevents the intended and expected integrated academic experience.

Analysis of Need and Project Justification

The proposed building addition supports anticipated and near-future program growth. Enrollment in the undergraduate certificates has grown from 52 students in 2019 to 360 students in 2023, illustrating the demand for the program offerings. Nearly 1,600 students enrolled in public affairs and public policy courses in 2025, punctuating the third consecutive year of enrollment increases. A new undergraduate degree was recently authorized and targets enrollments of 600 students within five years. The Bachelor of Arts/Bachelor of Science in Public Policy prepares students to enter the public, private, and non-profit workforce. The primary goal is to prepare students for work in public service at a time of significant demand. The U.S. public sector workforce faces an ongoing shortage of qualified candidates, including those from groups traditionally underrepresented in public administration and policy. In a November 2023 survey of U.S. city, county, and state government human resource managers, nearly 71 percent said their agencies were experiencing staffing shortages, with the majority reporting between six and ten percent of jobs going unfilled. A 2024 report of hard-to-fill positions in state and local government projected a 24 percent growth in demand for state government management analysts over the next decade. Ninety-six percent of La Follette School graduates are employed in their field within six months of graduation. The school and programs embody democratic ideals, balance public access with departmental needs, and provide a student-centered learning environment.

Alternatives

Alternatives were considered, including a no-build alternative. These did not result in the program-required spaces and failed to provide the additional space needed to support the program in a consolidated location.

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Project Budget

Construction:		$	43,313,000
Hazardous Materials:		$	0
Total Construction:		**$**	**43,313,000**
Design Fees (Basic):	9.36%	$	4,054,000
Design Fees (Other):	6.26%	$	2,713,000
Total Design Fees:	**15.62%**	**$**	**6,767,000**
Contingency:	15.00%	$	6,497,000
Management Fees:	4.00%	$	1,992,000
Furnishings/Fixtures/Eqpt:	10.74%	$	4,650,000
Total Budget Estimate:		**$**	**63,219,000**

Project Schedule

A/E Selection:	Sep 2027
Design Report (75%):	Jun 2028
Approval:	Oct 2028
Bid Opening:	Apr 2029
Start Project:	Sep 2029
Substantial Completion:	Mar 2032
Project Close Out:	Mar 2033

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	1.00	$	83,000
Maintenance Staff:	0.50	$	475,000
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	7,000
Utility Bills:		$	114,000
New Annual Costs:	**1.50**	**$**	**679,000**
One Time Project Costs:		**$**	**128,750**
Reimbursable Costs:		**$**	**5,075,000**

Description

It is estimated that an additional $679,000 will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $128,750 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $5,075,000 (75% of Design Fee estimate for Major Projects) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Systemwide	285-0Y-9950	MULTI-BUILDING

Project Title — **Priority**

OLD MAINS REPAIRS, RENOVATIONS, and HISTORIC RESTORATIONS – PLANNING & DESIGN — 19

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 15,000,000	$ **15,000,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $15,000,000 Building Trust Funds to provide planning services (scoping, a feasibility study, phasing options and constructability analysis and recommendations, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in anticipation of seeking enumeration in the 2029-31 biennia to repair, renovate, and/or restore various Old Main buildings and similar facilities at UW-Eau Claire, UW-La Crosse, UW-Milwaukee, UW-Oshkosh, UW-River Falls, UW-Stevens Point, UW-Stout, and UW-Superior be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission. The design solution alternatives and all proposed project work will be reviewed, coordinated, and approved by the State of Wisconsin Historical Society and the Universities of Wisconsin Historic Preservation Officer.

ID	UNIV	BUILDING NAME and SCOPE(S) of WORK	BTF	TOTAL
01	SUP	OLD MAIN (HVAC System Renovation & Chilled Water Connection)	$2,000,000	**$2,000,000**
02	STP	OLD MAIN (HVAC System Renovation/Replacement)	$1,500,000	**$1,500,000**
03	LAX	GRAFF MAIN HALL (Exterior Windows/Fire Alarm System/Fire Protection System)	$2,500,000	**$2,500,000**
04	RVF	NORTH HALL (Facility Renewal)	$1,500,000	**$1,500,000**
05	EAU	SCHOFIELD HALL (Facility Renewal)	$1,500,000	**$1,500,000**
06	OSH	DEMPSEY HALL (Facility Renewal)	$1,500,000	**$1,500,000**
07	MIL	MITCHELL HALL (Facility Renewal)	$2,500,000	**$2,500,000**
08	STO	BOWMAN HALL (HVAC System/Electrical Service Renovation & Replacement)	$1,000,000	**$1,000,000**
09	STP	NELSON HALL (Feasibility for Continued Use/Facility Renewal)	$1,000,000	**$1,000,000**
		2027-29 TOTALS	**$15,000,000**	**$15,000,000**

Project Summary

- Provides planning and design services for future repairs, renovation, and historic renovations of some of the oldest UW buildings.
- Completes phasing options and alternatives; constructability analysis, logistics, and recommendations; and identifies energy conservation and sustainability opportunities.
- Comprehensively assesses facility condition, building code compliance, energy modeling, and operational budget impacts.
- Prepares targeted design solutions and alternatives for some of the most difficult buildings to conduct capital projects due to occupants, operations, and construction type.

Project Description and Scope

This request provides funding for various proposed scopes of work at some of the oldest buildings in the Universities of Wisconsin facility portfolio. Typical project scope items include renovation or replacement of building infrastructure systems (mechanical, electrical power and lighting, telecommunications, and plumbing); maintenance, repair, or replacement of exterior envelope components, including doors and windows; architectural finish upgrades; acoustical improvements; room reconfigurations and layout modifications; replacement of fixed and movable equipment and furnishings; accessibility improvements; and modifications necessary to comply with current building codes and standards.

It is anticipated, due to the typical occupancies and operations housed in these facilities and the inherent challenges of modifying or renovating these historical facilities, that the proposed scopes of work will require coordinated and phased implementation plans, including detailed constructability analysis, logistics, and recommendations. For these reasons, it is not believed that benchmark or current unit cost estimates by space type or discipline of work are accurate tools to generate budget estimates. Under this proposed request, each individual facility will be uniquely assessed for its current conditions, proposed scope(s) of work, and projected schedules of availability within the next six-year capital plan (2029-35) to develop the appropriate capital project requests, sequence, and priority. The assessments will be completed comprehensively on each facility and the recommended design solutions developed within a current context and framework and will strive to keep the disruption to occupants and operations housed within each facility to a minimum.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will develop plans in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The oldest and most historically significant buildings at each university are typically one of, if not the most difficult facilities in which to plan and perform capital projects. Campus administration, university relations, academic administration, etc. tend to be the occupants and operations housed in these facilities and those are the functions with the most diverse and extended clientele and customers at any university. Disruption to any one of those units requires careful planning and considerations for alternate accommodations and options, and any extended disruption simply amplifies that need. These facilities also tend to be extremely robust structurally, with low finished floor to ceiling heights, and many smaller, inflexible spaces not only for the occupants and operations, but for the building services and infrastructure equipment as well. These types of physical environments further complicate and extend the required disruptions to accomplish the proposed scopes of work.

Below is the list of proposed facilities included in this request and the relative ages and sizes of each building and associated building addition.

- Schofield Hall (64,796 ASF/100,999 GSF) at UW Eau Claire was constructed in 1915 and is currently listed on the National Register of Historic Places.
- Graff Main Hall (70,842 ASF/153,017 GSF) at UW-La Crosse was constructed in 1909 and is currently listed on the National Register of Historic Places.
- Mitchell Hall (109,392 ASF/194,488 GSF) at UW-Milwaukee was constructed in 1908.

- Dempsey Hall (42,161 ASF/111,589 GSF) at UW-Oshkosh was constructed in 1918 with an addition (29,286 ASF/38,908 GSF) constructed in 1969 and is currently listed as contributing to an historic district.
- North Hall (26,562 ASF/50,548 GSF) at UW-River Falls was constructed in 1914 with an addition (16,487 ASF/34,934 GSF) constructed in 1926 and is currently listed on the National Register of Historic Places.
- Old Main (26,446 ASF/62,730 GSF) at UW-Stevens Point was constructed in 1894 and is currently listed on the National Register of Historic Places.
- Nelson Hall (10,500 ASF/35,712 GSF) at UW-Stevens Point was constructed in 1916 and is currently listed on the National Register of Historic Places.
- Bowman Hall (27,063 ASF/51,406 GSF) at UW-Stout Polytechnic was constructed in 1897 and is currently listed as contributing to an historic district.
- Old Main (59,607 ASF/84,809 GSF) at UW-Superior was constructed in 1914 with an addition (16,141 ASF/25,332 GSF) constructed in 1932.

To the practical extent possible, the Universities of Wisconsin and Board of Regents have a statutory responsibility [Wis. Stat. § 44.41(1)] to preserve and maintain facilities listed on the National Register of Historic Places. The statute requires that every state agency controlling a listed property to develop a long-range plan for its management, preservation, and improvement. The plan must, to the greatest possible extent, result in preservation of the property. Any property listed in the National Register of Historic Places is expressly qualified as a listed property. Allowing the building to deteriorate can itself be an adverse effect, which is defined in statutes [Wis. Stat. § 44.31] as including neglect resulting in deterioration or destruction. Capital maintenance cannot simply be deferred until the building becomes unusable and then advance a request to demolish the building as the only solution. The Universities of Wisconsin and the Board of Regents are expected to make every reasonable effort to preserve and maintain these buildings' historic character and when any renovations for continued use and/or adaptive reuse are undertaken, those selected uses and improvements must be compatible with that historic character.

Analysis of Need and Project Justification

Completion of these planning and design funding requests intends to better inform the next biennial capital budget request in terms of scope of work definition, budget estimates, and realistic schedules. The proposed construction and renovation projects that will result from the advanced planning and design efforts are some of the highest priority and critical program needs anticipated to be met by the 2029-35 capital plan, but have also been identified as requiring additional professional consultant input, analysis, and recommendations. Biennially, each state agency is required to submit a capital budget request within the context of a long-range plan to the Department of Administration. The UW System process for developing its Capital Budget and long-range plan recommendations is based on planning models common throughout higher education. The UW System capital planning involves:

- identification of building conditions, program needs, space adequacy, and utilization
- evaluation of alternatives and prioritization of space and program needs
- development of six-year capital plans by each UW institution

Proposed capital project requests are evaluated and prioritized based on Board of Regent-approved evaluation criteria. The evaluation, coupled with anticipated funding, is developed into a single, systemwide capital plan for three biennia. The Board of Regents submits a biennial budget request based on the capital plan recommendations. Developing an agency-wide capital plan allows the Board of Regents, the Department of Administration, and the Legislature to better understand and manage educational facility needs. The resulting capital plan is a point-in-time reference and remains flexible to accommodate future adjustments such as increasing or decreasing funding levels or program changes.

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Alternatives

The alternative to each proposed major project is to complete the upgrades in phases with smaller maintenance projects. Single projects will provide continuity of design and lessen the impact on building occupants. In addition, this approach avoids cost escalation that would result by spreading the proposed work over several biennia.

Project Budget

Construction:		$	514,526,000
Hazardous Materials:		$	0
Total Construction:		**$**	**514,526,000**
Design Fees (Basic):	6.45%	$	37,213,000
Design Fees (Other):	1.50%	$	7,719,000
Total Design Fees:	**7.95%**	**$**	**44,932,000**
Contingency:	15.00%	$	77,179,000
Management Fees:	4.00%	$	23,668,000
Furnishings/Fixtures/Eqpt:	10.00%	$	51,455,000
Total Budget Estimate:		**$**	**711,760,000**

Project Schedule

A/E Selection:	Aug 2027
Design Report (75%):	Apr 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

August 22, 2024
Resolution 12239

Recommended that the proposed 2025-27 Capital Budget request, including the UW-Systemwide Old Mains Repairs, Renovations, and Historical Restorations – Planning & Design project at an estimated total project cost of $14,959,000 General Fund Supported Borrowing be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

Not Applicable.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Systemwide	285-0Y-9950	MULTI-BUILDING

Project Title — **Priority**

UW MAIN CAMPUS CENTRAL PLANT & UTILITY DISTRIBUTION SYSTEMS PLANS — 20

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 12,250,000	$ **12,250,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this request of $12,250,000 Building Trust Funds for Systemwide central plants and utility distribution system master planning be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission. The resulting utility plan documentation, scenarios and alternatives, capital and operational budget impacts, and Universities of Wisconsin recommendations will be summarized and presented to the Board of Regents for direction and determination on the long-term physical development of each university's central plant and utility distribution system, infrastructure and equipment, and operating energy and emissions strategy. The main campus for all thirteen universities and the associated estimated costs included in this request are outlined below for reference.

ID	UNIV	UNIVERSITIES of WISCONSIN MAIN CAMPUSES	BTF	TOTAL
01	GBY	UW-Green Bay Main Campus Central Plant & Utility Distribution System Plan	$900,000	$900,000
02	SUP	UW-Superior Main Campus Central Plant & Utility Distribution System Plan	$750,000	$750,000
03	LAX	UW-La Crosse Main Campus Central Plant & Utility Distribution System Plan	$900,000	$900,000
04	OSH	UW-Oshkosh Main Campus Central Plant & Utility Distribution System Plan	$900,000	$900,000
05	PKS	UW-Parkside Main Campus Central Plant & Utility Distribution System Plan	$750,000	$750,000
06	PLT	UW-Platteville Main Campus Central Plant & Utility Distribution System Plan	$800,000	$800,000
07	RVF	UW-River Falls Main Campus Central Plant & Utility Distribution System Plan	$800,000	$800,000
08	EAU	UW-Eau Claire Main Campus Central Plant & Utility Distribution System Plan	$800,000	$800,000
09	MIL	UW-Milwaukee Main Campus Central Plant & Utility Distribution System Plan	$1,250,000	$1,250,000
10	WTW	UW-Whitewater Main Campus Central Plant & Utility Distribution System Plan	$800,000	$800,000
11	STP	UW-Stevens Point Main Campus Central Plant & Utility Distribution System Plan	$900,000	$900,000
12	STO	UW-Stout Polytechnic Main Campus Central Plant & Utility Distribution System Plan	$900,000	$900,000
13	MSN	UW-Madison Main Campus Central Plant & Utility Distribution System Plan	$1,800,000	$1,800,000
		2027-29 TOTALS	**$12,250,000**	**$12,250,000**

Project Summary

- Systemwide master planning for the central heating and chilling plants along with central utility distribution systems.
- Documents current conditions, capacities and quantities, and develops concepts for business-as-usual repair, renovation, and/or replacements along with identifying alternatives, opportunities, and strategies for long-term maintenance and operation of these critical university assets.
- Deliverables to be presented to the Board of Regents for direction(s)/recommendation(s) on long-term strategies for maintaining and operating these critical assets within context of all known capital budget requests and demands.

Project Description and Scope

This request provides funding to develop long-range, comprehensive central plant and utility distribution system plans for all main campuses. Documentation includes system inventories and site plans; original installation or equipment date and age, condition assessment, and last known capital project replacement or overhaul/refurbishment; estimated time frame and current cost estimates for next required replacement and/or overhaul/refurbishment; and identification, description, current cost estimates, and operational impacts of alternatives to the business-as-usual approach. Each plan will include the central heating and chilling infrastructure, utility distribution systems, and campus energy and fuel strategy. The study will provide a data-driven roadmap for maintaining, modernizing, and optimizing the campus utility network to ensure reliable, resilient, cost-effective, and sustainable operations that support the university's academic, research, student life, and administrative functions for decades to come.

The planning effort includes detailed assessments of central heating and chilling generation plant facilities, electrical power sub-stations including their physical condition, remaining useful life, operating performance, reliability, maintenance history, and ability to meet current and projected campus demands. The evaluation will examine major assets such as boilers, chillers, pumps, cooling towers, heat exchangers, control systems, electrical infrastructure, and ancillary equipment to identify operational risks, deferred maintenance needs, and future capital investment requirements.

In parallel, the study evaluates the campus-wide utility distribution network that conveys utility services to campus facilities. This assessment will include underground and above-ground distribution infrastructure, utility tunnels, piping systems, valves, controls, metering equipment, and associated support systems. The effort will identify existing conditions, deficiencies, and vulnerabilities to determine long-term maintenance, rehabilitation, and replacement priorities.

The plan incorporates current and projected campus growth (both facility additions and demolition), facility renewal initiatives, enrollment trends, research demands, and anticipated changes in building utilization. Analysis will include projected future environmental climate conditions to determine the recommended utility systems required to support long-term institutional needs. Recommendations will consider reliable fuel sources, with multiple approaches or multiple fuel sources where valuable.

A primary focus of the study evaluates alternative approaches for meeting future campus energy needs. This analysis compares a business-as-usual strategy focused on continued repair, maintenance, and replacement of existing utility assets with a range of modernization and energy-transition alternatives. Potential opportunities may include high-efficiency electrification, geothermal systems, heat recovery technologies, thermal energy storage, renewable energy integration, combined heat and power systems, district energy modernization, and other emerging technologies relevant to higher education campuses. Each alternative will be evaluated for technical feasibility, lifecycle costs, operational impacts, carbon reduction potential, regulatory considerations, implementation risks, and long-term alignment with institutional and state sustainability goals. Financial analysis will include grant funding opportunities, utility incentives, governmental incentives, and other financial strategies that could support future capital investments. All planning efforts will be done in accordance with current, or known future changes to, DFD guidelines, adopted WI construction codes, and UW Sustainability Guideline Enhancements.

Special attention will be given to system reliability, redundancy, resiliency, energy losses, deferred maintenance liabilities, and the potential consequences of infrastructure failures on campus operations. The study will further examine opportunities to improve energy efficiency, reduce greenhouse gas emissions, strengthen utility resilience, and lower long-term operating costs. Emphasis will be placed on identifying investments that maximize return on public resources while maintaining the reliability and continuity of critical campus operations. The analysis will consider opportunities for phased and coordinated sequences of implementation that identify facility resiliency and down-time considerations.

The final deliverables will provide prioritized and actionable implementation roadmaps per university, and relevant recommendations that may apply systemwide, outlining short-term, medium-term, and long-term capital improvement recommendations. The plan will identify estimated capital costs, replacement schedules, risk mitigation strategies, funding considerations, and decision points necessary to guide future investments in campus utility infrastructure. The resulting campus utility plan will serve as a strategic decision-making tool for university leadership and state officials, enabling informed capital planning while ensuring that campus utility systems remain reliable, efficient, sustainable, and capable of supporting the institution's mission well into the future.

Background

The Universities of Wisconsin's central heating and chilling plants and the central campus utility distribution systems are all relatively the same age and condition, constructed primarily between 1950 and 1975, with significant capital maintenance and repair investments since original construction. The Universities of Wisconsin Administration continues to work with each university to develop a comprehensive capital plan, including infrastructure maintenance planning. After a thorough review and consideration of Central Plant and Utility Distribution System proposals and capital planning issues submitted, this request represents high-priority Universities of Wisconsin System central plants and utility distribution system needs.

Analysis of Need and Project Justification

This issue requires systemwide direction(s) and solution(s), if not also statewide direction(s) and solution(s). Every University of Wisconsin is facing similar, if not the same, central plant and utility distribution capital budget needs during the next several decades. Capital requests for central plants and utilities funding directly compete against capital requests for core academic and research missions. From the 2015-17 biennium through the 2025-27 biennium, the Universities of Wisconsin Board of Regents have requested $5.7 billion of General Fund Supported Borrowing in their biennial capital budget request to the State of Wisconsin and received $3.7 billion through the biennial budgets. As successful as those biennial budgets have been for the Universities of Wisconsin, the fact remains that more than a third of those requests are not being funded. For the past three biennial planning cycles (2023-25, 2025-27, and 2027-29), the six-year capital plan requests received for consideration have averaged more than $10 billion and almost two-thirds of those requests are seeking General Fund Supported Borrowing. During that same period, capital requests for central plants and utility distribution have averaged under $1 billion. That figure associated with central plants and utility distribution systems is anticipated to rise significantly based on the few preliminary costs estimates and studies that have been completed to date comparing business as usual to alternative solutions.

This request supports developing and documenting existing conditions, capacities and quantities, and concepts for long-range maintenance and operation, repair, and/or replacement of the central plants and utility distribution systems comprehensively across the state. The deliverables will be summarized and presented to the Board of Regents for the recommended approaches, alternatives, and strategies along with the associated cost estimates, operational budget impacts, and sustainability impacts. This information will be used to assist the Regents to make recommendations, set direction, and implement a systemwide, long-range plan for central plants and utility distribution systems for the foreseeable future.

Alternatives

The alternative is to continue the business-as-usual repair, renovation, and/or replacement of components, equipment, and/or complete systems as they fail without consideration of potential and viable alternative approaches and strategies. Without consideration of potential and viable alternative approaches and strategies, universities will continue to maintain and operate assets that are not as reliable, manageable, repairable, efficient, or sustainable. Continuous repair and maintenance of older technologies can require significant staff labor hours, and staff skill sets that are increasingly difficult to find.

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Project Budget

Construction:		$	TBD
Hazardous Materials:		$	TBD
Total Construction:		**$**	**TBD**
Design Fees (Basic):	TBD%	$	TBD
Design Fees (Other):	TBD%	$	TBD
Total Design Fees:		**$**	**TBD**
Contingency:	TBD%	$	TBD
Management Fees:	TBD%	$	TBD
Furnishings/Fixtures/Eqpt:	TBD%	$	TBD
Total Budget Estimate:		**$**	**TBD**

Project Schedule

A/E Selection:	Jul 2027
Design Report (35%):	Jun 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

None.

Funding Source Checklist		**Yes**	**No**
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒
	Not Applicable.		

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

Not Applicable.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-0540	UTILITY TUNNELS & CONDUITS

Project Title	Priority
LINDEN DRIVE UTILITY TUNNEL REPLACEMENT – PLANNING & DESIGN	21

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 1,044,000	$ 2,436,000	$ **3,480,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $3,480,000 ($1,044,000 Cash and $2,436,000 Building Trust Funds) to provide planning services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) and in preparation for seeking enumeration in the 2029-31 biennium at $106,712,000 ($74,698,000 General Fund Supported Borrowing and $32,014,000 Program Revenue Supported Borrowing) to construct central plants and central utility system renovations at UW-Madison be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Provide planning services in anticipation of seeking enumeration in the 2029-31 biennium.
- Resolves the most critical future central heating and cooling plant and utility distribution system repairs and renovations at UW-Madison.
- Required to maintain operation of central plants, critical utilities, and utility distribution systems.
- Repair, renovation, and replacement of these systems is a constant process requiring a substantial and consistent investment.

Project Description and Scope

This request provides planning and design fees to determine design solutions for selected central campus utility distribution system repairs and renovations at UW-Madison. Project work includes planning the replacement of failing central utility tunnel infrastructure along with the associated thermal, electrical, and civil utilities that have exceeded their expected useful lives. The high-pressure steam, pumped condensate return, chilled water supply and return, and compressed air services along Linden Drive from Charter Street to Babcock Hall and along Charter Street from Linden Drive to Lathrop Drive will be replaced. Electrical and telecommunications services will be routed along the Linden Drive corridor to increase electrical capacity between the Microbial Sciences and Radio Hall substations and remove telecommunications cabling from within the utility tunnel.

A new utility tunnel and concrete box conduits will be constructed with high-pressure steam, pumped condensate return, chilled water supply and return, and compressed air services. All branch piping connected to buildings along the utility corridor will also be replaced. Where thermal utility piping sizes are inadequate, they will be replaced with larger capacity pipes to eliminate restrictions along this corridor and increase energy efficiency of the entire system. Domestic water, storm sewer, sanitary sewer, and electrical/signal duct banks will also be replaced to develop new utility corridors between the residence halls to increase the system efficiency and reliability. By replacing this main utility distribution corridor, this project will connect the utility services provided by the South Central Campus Steam Utility Replacement project enumerated in the 2023-25

biennium and complete the long-term plans to resolve redundancy and resiliency issues in this central portion of campus.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will develop plans in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The 2005 and 2015 Utility Master Plans recommended several steam utility replacement projects in this central area of campus, including the scope of work proposed for planning in this request. These utility systems should be replaced due to age, condition, location, and limited capacity in certain sections to support current and future load demand and provide improved system redundancy. Replacement is required to maintain reliable service to research and academic facilities, ensure resiliency of the central utility loop, and mitigate risk of unplanned outages that could disrupt research operations and campus heating and cooling systems.

Analysis of Need and Project Justification

The steam utilities included in this project range in age from 60 years to more than 90 years old. The current tunnel structures allow an extensive water infiltration, which increases the humidity and degrades the anchors, supports, and piping. The research facilities and academic buildings in the area were constructed in the mid-1950s and 1960s. Several of the condensate return piping systems from those buildings have failed due to corrosion and leaks when in service. The piping requires replacement to avoid the associated thermal and chemical treatment losses that occur when condensate is not returned to the central heating plants. The steam and compressed air piping have exceeded normal life cycles and are in poor condition with significant concrete deterioration, cracking, spalling, exposed rebar, and water infiltration.

Piping failures have already occurred in multiple locations, including condensate return failures and structural deterioration. Continued degradation increases the probability of a catastrophic utility failure that would impact multiple research buildings and require emergency shutdowns. The proposed project reduces long term operational losses associated with unreturned condensate and inefficient chilled water system pumping caused by undersized piping. This proposed scope of work project will increase utility reliability, decrease operational costs, and reconstruct the site utilities to make them viable for the next 50-plus years.

Project Budget

Construction:		$	83,405,000
Hazardous Materials:		$	0
Total Construction:		**$**	**83,405,000**
Design Fees (Basic):	6.34%	$	5,291,000
Design Fees (Other):	2.00%	$	1,668,000
Total Design Fees:	**8.34%**	**$**	**6,959,000**
Contingency:	15.00%	$	12,511,000
Management Fees:	4.00%	$	3,837,000
Furnishings/Fixtures/Eqpt:	0.00%	$	0
Total Budget Estimate:		**$**	**106,712,000**

Project Schedule

A/E Selection:	Apr 2027
Design Report (50%):	Jan 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Capital Budget Request Item
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Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

None.

Impact on Operating Budget

	FTE		Cost	Description
Custodial Staff:	0.00	$	0	*It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.*
Maintenance Staff:	0.00	$	0	
Academic/Program Staff:	0.00	$	0	
Annual Debt Service:	PR	$	0	
Supplies & Expenses:		$	0	*It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.*
Utility Bills:		$	0	
New Annual Costs:	**0.00**	**$**	**0**	
One Time Project Costs:		**$**	**0**	*It is estimated that approximately $1,044,000 (75% of Design Fee estimate for Major Projects) will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.*
Reimbursable Costs:		**$**	**1,044,000**	

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Platteville	285-0H-0010	OTTENSMAN HALL

Project Title	Priority
OTTENSMAN HALL RENOVATION – PLANNING & DESIGN	22

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 2,690,000	$ **2,690,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $2,690,000 Building Trust Funds to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $209,422,000 General Fund Supported Borrowing to demolish a former student residence and relocate the current administrative units into a renovated academic and student services facility at UW-Platteville, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Plans comprehensive renovation of the facility with the highest quantity of student contact hours through more than 40 subjects taught and 60 majors impacted.
- Three quarters of first- and second-year students take at least one class in Ottensman Hall.
- Allows future relocation of academic, administrative, and student services operations from former student residence hall, including current main campus data center.
- Develops plans for new forensic investigation laboratory, biosafety level 2 instructional and research morgue, and campus data center.
- Plans complete renovation of high-bay civil engineering laboratories (fluids, material/highway technology testing) and reconfiguration and renovation of chemistry laboratories.
- Develops comprehensive facility renewal plans, including complete replacement of building infrastructure systems and architectural finishes.

Project Description and Scope

This request provides planning and design funding to completely renovate Ottensman Hall (100,976 ASF/ 168,829 GSF) from a former 1966 engineering building into a flexible, interdisciplinary learning and collaborative facility where future colleges and majors will be envisioned, developed, and implemented. With the exception of the spaces dedicated to chemistry laboratories, high-bay civil engineering laboratories, and the campus data center, the remainder of the facility will be designed to allow rapid deployment and changeover, fostering cross-pollination of new ideas, strategies, and programs. The project will also demolish Gardner Hall (28,663 ASF/ 46,621 GSF), a former 1961 student residence hall and currently the location of the main campus data center, and restore the associated site.

Units, occupants, and operations located in Gardner Hall will be permanently relocated to either Karrmann Library (under the Karrmann Student Access Center project) or to the renovated Ottensman Hall. Preliminary space analysis, blocking, and code analysis indicate the proposed relocations may be accomplished without requiring any new square footage. The proposed planning and design work will determine the final scope of

work to be requested for enumeration next biennium, including coordination of phased implementation under a single project.

A new forensic investigation laboratory, biosafety level 2 instructional and research morgue, and replacement campus computer equipment and data center replacement will be developed. Both high-bay civil engineering laboratories (Fluids and Material Lab/Highway Tech Testing) will be completely renovated. All Chemistry instructional and research laboratories will correct their size, shape, and configuration and provide desired adjacencies to chemical stockroom, instrumentation laboratories, and support spaces. Pedagogical and technology inadequacies in the laboratories will be resolved. The obsolete, inefficient, and poor-condition fume hood and exhaust systems will be completely replaced. New general access classrooms will also be developed. Space use and demand analysis will be required to determine adequate counts and size(s) of the resulting instructional and research spaces.

Project work includes complete replacement of all building infrastructure systems (mechanical, electrical, telecommunications, fire protection, and plumbing) including associated distribution, equipment, components, fixtures, and controls. A new fire suppression system will be retrofitted throughout the facility and the building domestic water service evaluated and augmented or replaced for adequate sizing and water pressure. The exterior envelope concrete and masonry materials will be repaired and restored, all roof sections will be repaired or replaced based on the results of inspections and condition assessments, and new exterior windows will be installed to provide additional daylight. The exterior entrances/egresses will be reconfigured and the north entrance plaza retaining wall will be repaired or replaced. Interior circulation and wayfinding will be improved, and all architectural finishes will be replaced and restored. Exterior stormwater and drainage issues will be resolved, including the northeast and northwest ground floor patios. LEED certification, to at least the basic level, is desired for the completed project. The following summary is the construction cost portion for the proposed scope of work.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will develop plans in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

Ottensman Hall was constructed in 1966 as the UW-Platteville engineering and science building. The building was originally named Centennial Hall in recognition to the university's 1866-1966 centennial anniversary. The building was subsequently renamed in honor of C.W. (Larry) Ottensman, who joined the faculty in 1939, and was chair of what is now the Civil and Environmental Engineering Department. He served as Dean of the School of Engineering from 1963 until his death in 1966. In the decades following, student enrollment grew, new majors were added, and more space was required. In 2009 Busby Hall of Engineering (69,070 ASF/108,500 GSF) was constructed to complement but not replace Ottensman Hall. A portion of the engineering programs were then relocated from Ottensman Hall to Busby Hall of Engineering. The Academic Buildings Feasibility Study, completed in 2015, confirmed that Ottensman Hall does not have adequate structural bay spacing or floor-to-ceiling clearance to house STEM disciplines, but it is viable to reprogram and renovate to house non-engineering programs. The study informed the construction of Sesquicentennial Hall (55,568 ASF/ 99,229 GSF), completed in the Summer of 2022. In Fall of 2022, virtually all engineering programming was housed in Busby Hall for Engineering and Sesquicentennial Hall.

Occupants that remain in Ottensman Hall include the Chemistry Department on the 2nd and 3rd Floors, two high-bay Civil Engineering labs (Room 33 Fluids Lab and Room 49 Materials Lab), 23 classrooms, and a newly

added Forensic Investigation lab in a relic environmental engineering lab. Ottensman Hall remains the university's most heavily utilized instructional facility, teaching more than 40 subjects including Chemistry, Criminal Justice, Mathematics, and Political Science. Campus planning efforts investigating classroom utilization show that while engineering courses have been moved to the new engineering buildings on campus, engineering majors progressing through their academic careers at UW-Platteville still take most of their foundational math and chemistry course work in Ottensman Hall and generally do not start taking classes in Busby or Sesquicentennial Hall until they reach their third and fourth years. Because the facility houses foundational mathematics, chemistry and other introductory coursework required across the curriculum, most students do not enter their major-specific academic facilities until later in their academic careers. As a result, three-quarters of first- and second-year students take at least one course in Ottensman Hall.

Gardner Hall was constructed as a traditional residence hall with double-occupancy rooms and double-loaded corridors, and virtually no ventilation other than operable windows. The facility is named after Bee Gardner who served as the university's librarian for forty-four years and graduated from Platteville Academy and Platteville Normal School in 1881. The building was pressed into service in the 1970s as academic office and student support service space as-is, without any significant renovation or retrofits. The building serves as academic office space to support the College of Liberal Arts and Education including the Dean's Office, the College of Business, Industry, Life Sciences and Agriculture, and the College of Engineering, Mathematics and Science. Its basement houses the campus data center and distributed support space for the Campus's Office of Information Technology. A pre-design study and facilities condition assessment completed in 2021 forms the basis for the scope of work included in this request, including the recommendation to relocate all occupants and operations and then demolish the facility.

Analysis of Need and Project Justification

Ottensman Hall is a critical university building, achieving the most student contact hours (456,000) of any facility in the UW-Platteville portfolio. Three quarters of first-year and second-year students take at least one class in Ottensman Hall. During the 2025 academic year, 43 subjects were taught in Ottensman Hall and supported students with 60 different majors including biology, engineering, and forensic investigation. Since the completion of Busby Hall for Engineering and Sesquicentennial Hall, the majority of space in Ottensman Hall has been vacant. The Chemistry Department remains on the second and third floors, the two high-bay Civil Engineering laboratories remain on the first floor, and a Forensic Investigation laboratory was retrofitted into relic engineering space on the first floor. Civil Engineering is the second largest major at UW-Platteville with 419 students in Fall 2025 and the new Forensic Investigation program is the third largest major with 331 students in Fall 2025. This combination of high instructional demand and available space creates a unique opportunity to repurpose existing square footage to address future academic, research, student service, and administrative needs without constructing significant new facilities.

Both facilities included in this request have failed functional and physical condition assessments. They are two of the three UW-Platteville facilities in the worst condition, poorly suited to their intended functions and current occupants. One of the facilities has been determined to be unsalvageable and not worth further capital investment. The proposed scope of work will resolve all substandard conditions in both facilities, one through comprehensive renovation and the other through demolition.

The Academic Buildings Feasibility Study also recommended that Ottensman Hall be reprogrammed to house the administrative and student services operations located in four 1950-60s era former student residences (Brigham Hall, Gardner Hall, Royce Hall, and Warner Hall). Those buildings provide no mechanical ventilation systems and were pressed into service for administrative space needs in the 1970s without renovation to accommodate the change in use. All four former student residences lasted well beyond their expected useful lives, despite little to no capital investment to date. Despite the poor facility conditions, the operations, activities, and occupants housed in these facilities represent critical student facing functions in desperate need of adequate space and working environments. For approximately 50 years these facilities have ill-served

the student services operations, functions, and activities due to inadequate and poor-quality space for the intended programs and operations. These facilities require replacement with alternative and adequate space.

Alternatives

Demolishing Ottensman Hall and replacing it with a new facility, construction of facility additions, and other new construction alternatives are being evaluated as part of the planning and design process. Preliminary analyses indicate that renovation and adaptive reuse of existing space may provide a cost-effective approach while minimizing the need for new square footage and leveraging existing university assets and infrastructure. The proposed planning and design effort will validate these assumptions and refine the preferred alternative. Based on the scope currently contemplated, it is anticipated that the required building renewal, laboratory modernization, data center relocation, and facility repurposing work would exceed the practical limits and financial thresholds of smaller maintenance and renovation projects and would be more appropriately addressed through a comprehensive capital project.

Project Budget

Construction:		$	149,214,000
Hazardous Materials:		$	2,100,000
Total Construction:		**$**	**151,314,000**
Design Fees (Basic):	6.45%	$	9,757,000
Design Fees (Other):	5.53%	$	8,365,000
Total Design Fees:	**11.98%**	**$**	**18,122,000**
Contingency:	15.00%	$	22,697,000
Management Fees:	4.00%	$	6,960,000
Furnishings/Fixtures/Eqpt:	6.83%	$	10,329,000
Total Budget Estimate:		**$**	**209,422,000**

Project Schedule

A/E Selection:	Apr 2026
Design Report (75%):	Jul 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

August 22, 2024
Resolution 12239

Recommended that the proposed 2025-27 Capital Budget request, including the UW-Platteville Ottensman Hall Addition and Renovation - Planning & Design project at an estimated total project cost of $6,727,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Capital Budget Request Item
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None.

Impact on Operating Budget	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**0**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no university funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that no university funding will be required at a minimum to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Parkside	285-0G-3017	GREENQUIST HALL

Project Title — **Priority**

GREENQUIST HALL ELECTRICAL DISTRIBUTION SYSTEM RENOVATION – PLANNING & DESIGN — 23

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 1,005,000	$ **1,005,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $1,005,000 Building Trust Funds to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $17,309,000 General Fund Supported Borrowing to renovate, replace, and/or relocate the building electrical normal and emergency power distribution equipment in Greenquist Hall at UW-Parkside, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Planning and design effort to explore less intrusive space reallocations required to resolve electrical distribution system capacity and health and safety issues.
- Explores potential to repurpose obsolete, unneeded lecture halls vs. reallocating prime instructional and research laboratory space.
- Assesses potential to significantly reduce project duration, inflationary, and operational impacts.

Project Description and Scope

This request provides planning and design funding to study the feasibility of renovating and/or relocating and replacing the Greenquist Hall (67,700 ASF/140,243 GSF) normal and emergency power distribution equipment; develop multiple schematic design solution alternatives including operations, schedule, and cost estimate implications; and complete a facilities condition assessment of the building electrical distribution system and equipment. It is anticipated that the phasing logistics required to replace the normal and emergency power distribution within the primary science building will directly impact schedule duration and the associated cost estimate. The planning and design effort will document for all alternatives and options the schedule duration and its associated inflation impacts for analysis.

The future capital project will comprehensively modernize the electrical distribution infrastructure by replacing aging and increasingly unreliable systems with a safe, resilient, and code-compliant electrical distribution capable of supporting contemporary instructional, research, and building operations. Most electrical infrastructure has reached the end of its useful life and no longer provides the capacity, reliability, flexibility, or sustainability required for a modern, higher education science facility. The proposed improvements resolve these deficiencies while also creating the required electrical foundation to support future academic, research, and facility needs.

Replacing the current 12.47kV-to-480V and 12.47kV-to-208V substations located within the Level D2 area is the highest priority. Because these substations serve critical building functions, project work will be coordinated to minimize disruptions to ongoing academic operations. The work will be phased to

accommodate academic schedules, allowing instructional and research activities to continue during construction to the greatest extent possible. Special consideration will be given to the procurement and installation of long-lead electrical equipment, including medium-voltage switchgear, transformers, and primary low-voltage switchboards, to ensure continuity of service and successful project delivery.

The modernization effort will establish a new medium-voltage service configuration that improves reliability, maintainability, and operational flexibility. New infrastructure will include a dedicated medium-voltage electrical room housing a 1,000-kVA transformer, medium-voltage loop-switching equipment, and a fused service entrance switch designed to support future campus distribution requirements. A new main, low-voltage electrical room will provide centralized electrical distribution through a modern 480/277-volt switchboard and associated transformers serving both 480-volt and 208/120-volt building loads. These upgrades will significantly improve the building's electrical capacity and distribution efficiency while addressing deficiencies associated with the existing installation.

Building-wide electrical distribution systems will also be renewed through the replacement of aging branch panelboards and distribution panels. The electrical equipment that has exceeded its expected service life will be systematically replaced to improve reliability, reduce maintenance costs, and address concerns associated with obsolete components. Attention will be given to laboratory and classroom electrical systems, where dependable power is essential for instructional technologies, scientific instrumentation, and research activities. The new distribution network will provide increased operational flexibility while ensuring sufficient capacity for future programmatic growth and technological advancement.

To further improve system reliability and maintainability, the project will replace existing bus duct risers and associated electrical distribution pathways with modern electrical risers serving stacked electrical rooms throughout the facility. The project will also modernize electrical service for critical mechanical equipment associated with the building renovation. Emergency and standby power capabilities will be evaluated as part of the overall modernization effort.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will develop plans in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design. It is anticipated the design solution will incorporate a rooftop photovoltaic solar energy system. The installation will provide on-site renewable energy generation, reduce dependence on utility-supplied electricity, and contribute to long-term operating cost savings while supporting the sustainability objectives established for state-owned facilities.

Background

Greenquist Hall was constructed in 1969 as the original UW-Parkside academic facility and was designed by the Hellmuth, Obata, and Kassabaum (HOK) architectural firm. The building was named for Kenneth L. Greenquist, a Racine attorney who served on the Board of Regents during the University's critical founding years. The facility design is a unique, four split-level configuration plus basement where the eastern half of the building is allocated to classrooms and offices, and the western half is allocated to instructional and research laboratories. These opposing halves of the building are not constructed at the same elevation; they are intentionally split by a half level of elevation on each floor. The central circulation, restroom, and services core resides primarily on the western half of the facility and awkwardly joins the eastern half. Although there are only four above-ground levels plus a basement, due to the split-level configuration and elevation change between eastern and western faces, the passenger elevator requires eight stops and doors that open on both eastern and western sides to serve the entire building.

The facility originally housed all academic programs until 1975 when a renovation project converted the facility into the primary science building. Greenquist Hall currently educates UW-Parkside Health Sciences students. Those students have a 91% acceptance rate to medical school in comparison to a 45% national average. While the mechanical, electrical, telecommunications, plumbing, and fire protection systems and equipment have experienced several piecemeal repairs, renovations, and replacements, the electrical system capacity has never been increased since its original construction, and the primary electrical distribution system within the building remains in its original cramped configuration and location. Most of the electrical distribution within the facility is metal conduit encased in the poured, steel reinforced concrete floors which presents obstacles for repair, replacement, and general troubleshooting. This proposed planning and design project explores configuration and location alternatives to resolve this situation and increase capacity and distribution throughout the facility to support the current and anticipated future programmatic demands and loads.

Analysis of Need and Project Justification

Based on a previous feasibility study completed in 2022, the circulation and restroom core is already overcrowded and requires additional space to meet current accessibility and health and safety codes. This would require allocating precious instructional and research laboratory space to building infrastructure, services, and equipment in the most inflexible and cramped quadrant of the facility. Electrical closets are buried within the restroom core, further limiting options for their reconfiguration to meet accessibility standards. Modern science, technology, engineering, and mathematical (STEM) laboratories require considerably more assignable square feet per student station to allow for computers, equipment, and instrumentation compared to the standards and expectations of the late 1960s and early 1970s when Greenquist Hall was designed. The desire to avoid allocating prime academic space to building infrastructure and services has prompted this request to explore potential alternatives and options while also needing to resolve the capacity and reliability issues plaguing the facility. Since the western half, also known as the upper levels, is the only section of the building with structural bays large enough to support medium sized classrooms and/or instructional laboratories, reserving all of that space for those purposes and their original intents are the primary drivers for this proposed scope of work.

Both Greenquist Hall lecture halls (L101 and L103) have been identified as potential candidates for selective space demolition in a future capital project. Both lecture halls are somewhat independent structures that attach to the concourse level and lower level D1 and exist mostly separate in terms of building infrastructure integration compared to other building areas. Before that other capital project is initiated for planning and design efforts, this project will explore whether either or both of those lecture halls can feasibly be repurposed as building infrastructure service rooms, in particular as the primary normal and emergency power distribution centers. It is anticipated that reallocating one or both lecture halls for building services equipment and distribution centers would significantly reduce the amount of space within the building circulation and restroom core required if that infrastructure was renovated or replaced in situ, if not avoid reallocating that precious academic space altogether. It is also anticipated that reallocating one or both lecture halls for building infrastructure will significantly reduce the overall project duration and phasing logistics required, thus reducing the overall inflationary and operational impacts of an extended construction period. But it is also anticipated, due to the attached nature of the lecture halls and their lack of building infrastructure integration, that the intended reallocation to building infrastructure may not be entirely feasible, or not without significant detriment to the historical fabric that Greenquist Hall currently represents.

The normal and emergency electrical power distribution infrastructure is still primarily from the original 1968 construction or the 1975 conversion to the primary science facility. Current and future renovation projects within Greenquist Hall are restricted in terms of how much of the electrical infrastructure can be touched before it triggers a building-wide electrical system upgrade. The feasibility study completed in 2022 determined a complete replacement and reconfiguration is required to meet current building and health and safety codes, current and anticipated future demand loads, and to adequately meet academic and research programmatic requirements.

Alternatives

The planning efforts will develop design and phasing alternatives for consideration and implementation. It is anticipated that the following potential scopes of work will be investigated for logistical and financial feasibility: (a) Lecture Hall 101 conversion, (b) Lecture Hall 103 conversion, (c) west side building infrastructure and services addition, and (d) renovation and replacement in situ.

Project Budget

Construction:		$	12,692,000
Hazardous Materials:		$	100,000
Total Construction:		**$**	**12,792,000**
Design Fees (Basic):	8.74%	$	1,118,000
Design Fees (Other):	6.97%	$	892,000
Total Design Fees:	**15.71%**	**$**	**2,010,000**
Contingency:	15.00%	$	1,919,000
Management Fees:	4.00%	$	588,000
Furnishings/Fixtures/Eqpt:	0.00%	$	0
Total Budget Estimate:		**$**	**17,309,000**

Project Schedule

A/E Selection:	Apr 2027
Design Report (50%):	Jan 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**502,500**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that $502,500 Cash, in addition to the Building Trust Funds requested here, and $1,507,500 total funding (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Madison	285-0A-9950	MULTI-BUILDING

Project Title
SLICHTER RESIDENCE HALL & AGRICULTURAL DEAN'S RESIDENCE RENOVATIONS – PLANNING & DESIGN

Priority
24

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 1,166,000	$ 0	$ **1,166,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $1,166,000 Cash to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $34,937,000 Program Revenue Supported Borrowing to renovate the Slichter Residence Hall by developing new resident rooms and relocate the Housing administrative office functions into a converted and historic Agricultural Dean's Residence at UW-Madison, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Converts historic Agricultural Dean's Residence to accept the University Housing administrative offices and operations.
- Develops 20 new resident rooms in the basement of Slichter Residence Hall to partially mitigate the on-campus housing shortage.

Project Description and Scope

This university-funded request develops plans and designs to convert the historic Agricultural Dean's Residence (3,252 ASF/8,965 GSF) into the new home for the UW-Madison Housing administrative office operations, currently located in the basement of the Slichter Residence Hall (39,403 ASF/63,180 GSF). The basement of Slichter Hall will then be renovated to develop 20 additional double-occupancy resident rooms to partially mitigate the shortage of on-campus housing available to first year students. The basement renovation will also develop new study rooms, common space, restrooms, laundry room, and storage areas. The steam convector units will be replaced with four-pipe fan coil units and new makeup air units with direct exhaust will be installed in resident rooms to improve humidity levels and building-wide air quality. The passenger elevator will be replaced and relocated. The fire alarm and smoke detection system will also be replaced and a new fire suppression system retrofitted throughout the facility. The building entrance will be modified to reconnect the basement space, which was previously separated and disconnected when the basement housed the Housing administrative offices and operations.

The Agricultural Dean's Residence conversion includes installing a new elevator in the existing shaft, developing accessible restrooms and office suites, extending the main staircase to the third floor, renovating the third floor, and installing all new building infrastructure systems and equipment (mechanical, electrical, telecommunications, plumbing, fire protection). Exterior windows will be historically restored and new storm windows installed. The exterior envelope will be repaired and made weathertight.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

UW-Madison is committed to finding ways to foster a vibrant university community that effectively meets the educational and social needs of students and improves the overall quality of the first-year experience. Research shows that students who live on campus during their first-year fare better academically and are more likely to attain a college degree than students who live off campus. On-campus housing promotes student retention and recruitment as well. The university's ability to house first-year students is critical to its vision for enrollment. On-campus housing unquestionably supports the University's educational mission.

University Housing does not have sufficient capacity (beds) to satisfy the demand of first-year students who want to live on campus in university-operated residence halls. UW-Madison consistently maintains a goal of guaranteeing all first-year students housing at reasonable rates with the highest level of services. This goal was first achieved in 2013. As undergraduate demand has grown, and the freshman class grew by more than 2,000 students, University Housing has increased the use of temporary spaces and reduced contract offers to non-first-year students (transfers, exchanges, and returners). The next Facilities Long-Range Plan will consider current and future increases in enrollment and related impacts on operations. As a self-funded division, the financial stability of University Housing relies on filling all possible on-campus resident spaces.

Analysis of Need and Project Justification

UW-Madison is in process of a transformational change to resolve critical dining and housing shortages across campus. This proposed scope of work is a key component to realizing that transformation. University Housing occupancy rate is over capacity at 114%, achieved through the conversion of lounges to resident rooms and utilizing more than 700 double-occupancy rooms into triple-occupancy rooms. More than a quarter of students living in the residence halls are in expanded spaces. Low vacancy rates in the rental housing market and rising costs continue to create challenges for students. This is a concern as the campus continues to prioritize access and affordability for students and the broader Madison community. Student housing issues, if not addressed, constrain future enrollment, impact student academic success and retention, and hinder UW-Madison's ability to produce graduates ready to join the region and state workforce.

An expansion of on-campus housing capacity aligns with UW-Madison's commitment to provide affordable, high-quality options that enhance student life and support academic success. The development timeline includes an early occupancy target of July 2031 and underscores the urgency and planning required for a successful project. A significant investment in the campus infrastructure, the project highlights the university's dedication to meeting its evolving needs, student population, and successful learning environments.

These projects also align with campus sustainability initiatives, which prioritize the reuse and improvement of existing facilities over new construction. By investing in strategic renovations, UW-Madison can extend the life of its housing stock, enhance the student experience, and reduce deferred maintenance in a fiscally and environmentally responsible manner.

Alternatives

One alternative would be to do nothing. That alternative would suggest the university is not interested in providing a high-quality experience for students or their academic success, as evidenced in higher retention and graduation rates. Although many areas within a university setting offer educational opportunities for students, none have the potential to influence as many students as the residence halls. Research continues to reveal that students who live in residence halls consistently persist and graduate at higher rates than students who have not had this experience. Living on campus maximizes opportunities for social, cultural, and extracurricular involvement, impacting student development.

Project Budget

Construction:		$	25,755,000
Hazardous Materials:		$	0
Total Construction:		**$**	**25,755,000**
Design Fees (Basic):	7.80%	$	2,009,000
Design Fees (Other):	1.25%	$	322,000
Total Design Fees:	**9.05%**	**$**	**2,331,000**
Contingency:	15.00%	$	3,863,000
Management Fees:	4.00%	$	1,185,000
Furnishings/Fixtures/Eqpt:	7.00%	$	1,803,000
Total Budget Estimate:		**$**	**34,937,000**

Project Schedule

A/E Selection:	Jan 2027
Design Report (50%):	Jan 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

This project is funded with Program Supported Borrowing (PRSB) without any associated, pending approvals for segregated fee increases that would impact the funding source.

Fee and Rate Impact(s)

Historically, University Housing requests annual increases for residence halls of two-to-four percent. It is anticipated that annual increases will not exceed historical requests to account for this project.

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**1,748,250**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately $50,000 will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $1,748,250 (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	La Crosse	285-0E-0010	MITCHELL HALL

Project Title — **Priority**

MITCHELL HALL RENOVATION – PLANNING & DESIGN — 25

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 1,188,000	$ 3,044,000	$ **4,232,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $4,232,000 ($1,188,000 Cash and $3,044,000 Building Trust Funds) to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $141,956,000 ($102,123,000 General Fund Supported Borrowing; $22,833,000 Program Revenue Supported Borrowing; $15,000,000 Cash; and $2,000,000 Gifts) to comprehensively renovate Mitchell Hall for building infrastructure systems and services and programmatic space conversion at UW-La Crosse, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Planning and design efforts for future renovation will develop plans for the following items anticipated to be included in the final design solution:
  - Expanded instructional and research space for the Exercise and Sports Science programs.
  - New permanent home for the gymnastics and wrestling programs.
  - Relocated strength and conditioning center in proximity and adjacency to other Exercise and Sports Science program spaces.
  - Accessibility renovations for building restrooms and the natatorium.
  - Safety improvements for the natatorium spectator seating area.
  - Comprehensive building infrastructure systems, equipment, and distribution replacements.
  - Capacity increases for normal and emergency electrical power.

Project Description and Scope

This project provides planning and design to renovate the Mitchell Hall (135,839 ASF/212,840 GSF) facility complex into a new practice facility for gymnastics and wrestling, relocate the strength and conditioning center into the fieldhouse, and replace building infrastructure systems and services. The proposed renovations will support academic, research, and athletic programs for the Exercise and Sports Science (ESS) Department in the College of Science and Health. The following describes the anticipated design solution outcomes for the future capital project.

The fieldhouse will be converted into a new practice facility for gymnastics and wrestling, a new home for the strength and conditioning center, and new instructional and research space for classrooms, Biomechanics Laboratory, and Human Motor Laboratory. These will be purpose-built program spaces that will have close connections to the program spaces directly above on the second floor and adjacent to other ESS program spaces on the first floor. The confluence of these renovated and relocated spaces creates a dynamic

collaboration hub for students, faculty, staff, coaches, and visitors. This new hub will feature flexible seating arrangements to accommodate various group sizes and needs, along with expanded concessions and ticketing areas to enhance the visitor experience.

The gymnasium will be completely renovated replacing the bleachers, athletic performance surfaces and equipment, folding panel partition walls, and all architectural finishes. The natatorium will be improved with acoustical wall treatments and ceiling finishes, all lighting replaced, and improved access to the pool and spectator areas provided to resolve safety and accessibility issues. Due to access issues in the space, it will be necessary to create a new entrance into the pool area from the outside. The pool basin will receive new lining to provide watertightness. The locker rooms on the lower level will be converted to provide dedicated facilities for each sports team, all gender locker rooms, and locker rooms for referees, coaching, and staff. Newly renovated general-use locker rooms will also be available for visiting teams and students during school hours.

This project renovates and replaces building infrastructure systems and services. The two undersized electrical services will be replaced with increased capacity by either a single or dual service that supports the entire facility complex. New emergency generators will be installed and the electrical distribution replaced. The fire alarm and smoke detection system will be evaluated for augmentation or replacement to meet current fire protection standards. The heating, ventilating, and air conditioning systems (HVAC), equipment, and distribution will also be completely replaced throughout the facility complex. The planning and design effort will determine if a fire suppression system retrofit will be required, along with a resized domestic water supply into the building and any fire suppression system pumping equipment that may be required. Building restrooms will be renovated to replace fixtures and finishes and meet current accessibility standards. A new elevator tower will be constructed in the northeast section of the building, ensuring all areas of the building are fully accessible.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will develop plans in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

Mitchell Hall is a two-story athletic field house originally constructed in 1964 with a major facility addition constructed in 1970 expanding the total floor area to its current size. Mitchell Hall, named for Rexford Mitchell, a longtime president of the institution, was constructed to serve the College of Health, Physical Education and Recreation. The building has not received significant reinvestment in capital since the addition. It still serves the physical education, recreation and human performance programs, but they are now under the College of Science and Health. Because most of the building systems and equipment are more than 50 years old, a comprehensive study is required to recommend potential mechanical and electrical systems upgrades to enable Mitchell Hall to remain a vibrant facility serving students for decades to come.

Analysis of Need and Project Justification

Mitchell Hall's core building systems are largely original to their associated facility construction and no longer meet current efficiency, safety, or building code standards. The HVAC system is outdated and inefficient. The electrical services are undersized, lack adequate emergency power capacity, and are beyond their expected useful life. The building lacks a fire suppression system. The pool requires major upgrades to lighting, ventilation, humidity control, safety rails, and the basin waterproofing to remain functional long term. Public restrooms are significantly undersized and outdated compared to current code requirements.

Academic and athletic spaces are also inadequate. Gymnastics and wrestling have relied on temporary facilities since 2017, the strength center is undersized and poorly located, and the gymnasium floor and bleachers are aging and functionally limited. The Exercise and Sports Science Department, one of the largest on campus, lacks sufficient instructional and research space. The locker rooms do not meet modern standards for team-specific use, privacy, all-gender access, or officials and community programs. A comprehensive renovation will resolve these deficiencies, improve safety and energy efficiency, support student-athletes and academics, and align Mitchell Hall with current campus standards.

Alternatives

The configuration of the HVAC system in Mitchell Hall would potentially lend itself to smaller, phased projects to upgrade it. Lesser projects could make small improvements to the system, but a larger, more comprehensive project would see the best result, cost less overall, and reduce the disruption and impact to building occupants. The electrical portion of the project could be a separate project, but due to the level of integration of the mechanical and electrical systems, completing the work as one project would be most efficient.

Project Budget

Construction:		$	109,744,000
Hazardous Materials:		$	200,000
Total Construction:		**$**	**109,944,000**
Design Fees (Basic):	6.45%	$	7,089,000
Design Fees (Other):	1.25%	$	1,374,000
Total Design Fees:	**7.70%**	**$**	**8,463,000**
Contingency:	15.00%	$	16,492,000
Management Fees:	4.00%	$	5,057,000
Furnishings/Fixtures/Eqpt:	1.82%	$	2,000,000
Total Budget Estimate:		**$**	**141,956,000**

Project Schedule

A/E Selection:	Apr 2027
Design Report (50%):	Jan 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A
	N/A

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

None.

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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**3,303,250**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that approximately no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that approximately $3,303,000 Cash, in addition to the Building Trust Funds requested here, and $6,347,250 funding total (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Oshkosh	285-0F-0012	KOLF PHYSICAL EDUCATION CENTER

Project Title	Priority
KOLF PHYSICAL EDUCATION CENTER REPLACEMENT – PLANNING & DESIGN	26

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 5,061,000	$ **5,061,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $5,061,000 Building Trust Funds to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $199,347,000 General Fund Supported Borrowing to renovate, partially demolish and replace, or demolish and replace the original physical education center at UW-Oshkosh, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Planning and design request to determine feasibility to reuse and renovate the original Kolf Physical Education Center.
- Recommendations to either replace the original facility in part, or in its entirety, to provide a facility that is required to continue serving an array of academic program, teams sports, and community engagement.
- UW-Oshkosh is the only comprehensive UW location to never renovate, construct an addition, or replace the original physical education facility.

Project Description and Scope

This planning and design request provides funding to investigate the feasibility of reusing and renovating the Kolf Physical Education Center (115,476 ASF/145,570 GSF), either in part or in its entirety, and then to replace the portions of the original facility that were determined not worthy of further capital investment. Through either a combination of demolition, renovation, and replacement or demolition and replacement, the resulting facility will be designed to meet current National Collegiate Athletic Association (NCAA) Division III standards, support evolving academic programs, and provide flexible space for campus and community events. The new facility will create a modern, safe, and accessible environment that serves students, faculty, staff, alumni, and regional partners while addressing significant facility deficiencies that have accumulated over decades of use.

The resulting facility will continue to support an array of academic programs (i.e. Kinesiology, Physical Education, Exercise Science, and Army Reserve Officers' Training Corps (ROTC) and athletic team sports (i.e. baseball and softball, basketball, tennis, football, soccer, swimming and diving, track & field and cross-country track, and volleyball). The facility will also serve as a comprehensive hub for academics, athletics, and community engagement. Purpose-built instructional spaces will include technology-enabled classrooms, applied learning laboratories, movement and performance analysis areas, instructional studios, and flexible observation and academic support spaces. These environments will support experiential learning opportunities and provide students with access to facilities that reflect current professional and industry practices. Athletic facilities will include NCAA-compliant competition venues, multi-purpose practice courts capable of supporting simultaneous team activities, modern strength and conditioning spaces, sports

medicine and athletic training facilities, student-athlete locker rooms, and appropriately designed equipment, laundry, and support areas. These spaces will provide student-athletes with facilities that meet contemporary standards for training, competition, performance, and wellness.

University and community events will also be accommodated through the incorporation of welcoming public gathering spaces, including a central lobby, concourse areas, pre-function spaces, concessions, restrooms, ticketing functions, hospitality areas, and administrative offices. Flexible space configurations will allow the building to support athletic competitions, academic events, campus programming, and community activities, maximizing year-round utilization and strengthening the university's role as a regional destination. Accessibility and site improvements will ensure the facility is welcoming and usable for all visitors. The project will provide accessible entrances, circulation routes, and vertical transportation systems while also improving overall site drainage, pedestrian connectivity, and service access.

For any portions of the original Kolf Physical Education Center to remain and be renovated for continued use and capital investment, all building infrastructure systems, equipment, controls, and distribution will be replaced and augmented as required to meet current building codes and applicable NCAA standards. The project will further advance institutional and state sustainability goals through the incorporation of energy-efficient building systems, water-conserving plumbing fixtures, and infrastructure capable of supporting future renewable energy technologies. Together, these investments will reduce operating costs, improve building performance, and support responsible stewardship of public resources.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Kolf Physical Education Center is named after Robert M. Kolf, who served as a member of the faculty and as an athletics coach from 1923 to 1967. A multipurpose facility, Kolf Sports Center hosts the majority of UW Oshkosh's indoor athletic events, such as basketball, wrestling, gymnastics and track, as well as intramural sports, concerts, commencement and classes in military science, physical education and dance. In addition, Kolf is home to the offices of the athletic director, intramural athletics, men's sports coaches and the departments of health education, physical education, recreation and military science. Kolf Sports Arena has served UW–Oshkosh for more than five decades and has been a cornerstone facility for academic instruction, athletics, student engagement, and community events since its opening in 1971. While the facility has provided significant value to the university and the region, it has exceeded its expected useful life of many of its primary building systems and no longer meets functional and operational needs and safety requirements. The cumulative effects of failing infrastructure, deferred capital renewal needs, evolving academic and athletic program requirements, and increasing maintenance costs have created conditions that can no longer be effectively addressed through incremental repairs and renovations.

Analysis of Need and Project Justification

Kolf Physical Education Center's condition has substantially deteriorated with major building components (i.e. athletic flooring, building envelope, mechanical systems, and vertical transportation systems) exceeding their typical useful life. Structural deterioration is evident throughout the facility, particularly in the concrete exterior where cracking, spalling, and separation of façade elements continue to worsen. These conditions accelerate building deterioration and create ongoing safety concerns for students, employees, and visitors. Deficiencies

related to moisture penetration and exterior envelope integrity have contributed to escalating maintenance requirements and declining facility performance.

The building infrastructure systems, equipment, and furnishings present significant challenges for operations and maintenance. The competition floor deteriorated to the degree that outright replacement is required. There are no opportunities to continue past maintenance and repair procedures. The existing heating, ventilation, and air-conditioning systems are obsolete and increasingly unreliable. Multiple air handling units have reached the end of their useful lives and require replacement. The condition of these units has further burdened operational maintenance costs and inefficiencies. Plumbing, electrical, and life-safety infrastructure similarly suffer from age-related deterioration and lack the capacity, efficiency, and reliability expected of a contemporary public facility. The freight elevator is in poor condition and does not meet modern accessibility standards, further limiting the building functionality and usability. Space constraints and inadequate storage areas also hinder daily operations and reduce the effectiveness of athletic, instructional, and event programming.

The original physical education center no longer aligns with the educational, athletic, and community needs it is intended to serve. Academic programs housed within the facility increasingly rely on specialized instructional environments that support movement science, human performance analysis, experiential learning, and technology-enhanced instruction. Modern curricula require dedicated laboratory spaces, observation areas, performance training environments, and integrated technologies that the existing facility cannot accommodate. As a result, students and faculty are limited in their ability to engage in the types of teaching, learning, and applied research activities that are now commonplace within similar programs at peer institutions.

The facility also presents significant challenges for intercollegiate athletics. Student-athletes increasingly expect training and competition environments that meet current NCAA standards and reflect contemporary best practices. The limitations of the existing facility negatively impact recruitment and retention efforts, reduce the university's ability to host regional competitions and special events, and place UW–Oshkosh at a competitive disadvantage relative to peer institutions that have invested in modern athletic facilities.

Continued investment in the existing facility may not be warranted. This proposed scope of work aims to determine that fact through comprehensive facility condition assessments, space utilization studies and analysis, and programming review for the activities and restrictions that are facility related. It is anticipated that several individual capital projects would be required simply to maintain basic functionality and address ongoing deficiencies, including replacement of the athletic floor and track, exterior ramps, mechanical systems, doors, bleachers, structural elements, storage facilities, specialized instructional spaces, and other building components. While these projects would require significant investment, they would not resolve the underlying structural, functional, accessibility, operational, and programmatic shortcomings of the facility. The university would continue to operate an aging building that remains fundamentally misaligned with current institutional needs and future strategic objectives.

Alternatives

The planning efforts will develop design and phasing alternatives for consideration and implementation. It is unclear if the original facilities can meet the academic and athletic needs for UW-Oshkosh, either in part or entirely. Prior to proposing a significant capital investment of any type, the Universities of Wisconsin recommend further investigation and analysis to determine the most feasible solution.

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Project Budget

Construction:		$	148,620,000
Hazardous Materials:		$	1,456,000
Total Construction:		**$**	**150,076,000**
Design Fees (Basic):	6.10%	$	9,155,000
Design Fees (Other):	1.36%	$	2,047,000
Total Design Fees:	**7.46%**	**$**	**11,202,000**
Contingency:	15.00%	$	22,511,000
Management Fees:	4.00%	$	6,904,000
Furnishings/Fixtures/Eqpt:	5.77%	$	8,654,000
Total Budget Estimate:		**$**	**199,347,000**

Project Schedule

A/E Selection:	Jun 2027
Design Report (50%):	Jan 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

Not Applicable.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**3,341,000**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that $3,341,000 university funding, in addition to the Building Trust Funds requested here, and $8,401,000 funding total (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	River Falls	285-0J-0015	AGRICULTURAL SCIENCE BUILDING

Project Title	Priority
AGRICULTURAL SCIENCE FACILITY COMPLEX RENEWAL & REPLACEMENT – PLANNING & DESIGN	27

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 8,465,000	$ **8,465,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $8,465,000 Building Trust Funds to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $278,238,000 ($277,238,000 General Fund Supported Borrowing and $1,000,000 Gifts) to renovate and/or replace portions of the Agricultural Science facility complex at UW-River Falls, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Further studies instructional and research needs for the College of Agriculture, Food and Environmental Sciences programs.
- Determines feasibility of renovation only, renovation with some replacement space, and full replacement of space to meet those needs.
- Defines programmatic facility requirements for floor-to-floor height, structural floor and roof loading, structural bay spacing, and building infrastructure systems and services features and performance capabilities.

Project Description and Scope

This planning and design request provides funding to further study the instructional and research needs for the Agricultural Engineering, Agricultural Science, and Food Science programs at UW-River Falls and also studies the feasibility of renovating the Agricultural Science facility complex (95,346 ASF/143,464 GSF), replacing selected space or replacing all space to meet those needs. The resulting design solution will provide sufficient space allocations to support modern, state-of-the-art, science pedagogical and research needs; appropriate building specifications such as floor-to-floor heights, structural floor and roof loading capacities, structural bay spacing, and efficient and effective building infrastructure systems; and resolve critical adjacencies to enable and enhance partnerships between the College of Agriculture, Food and Environmental Sciences (CAFES) and industry partners. The anticipated scope of work summary is shown below with associated construction costs.

Demolition:	56,436	ASF	88,444	GSF	$	5,712,000
Renovation:	17,900	ASF	27,466	GSF	$	28,592,000
New Construction:	63,330	ASF	110,000	GSF	$	165,008,000
Project Total:	**137,666**	**ASF**	**225,910**	**GSF**	**$**	**199,312,000**

Depending on the recommended scope of work, the resulting design solution may include replacing two 500-ton chillers at the central chilled water plant with new 800-ton units; replacing the 5-kilovolt electrical power

feeder cables in between the campus electrical substation and the project site; relocation and reconfiguration of the underground domestic water, sanitary sewer, and storm sewer utilities serving the project site; and sitework, storm water management and mitigation, and extending Wild Rose Avenue to connect to Spruce Street. Temporary space may also be required to house and continue operations for the Companion Animals Program, instructional and research spaces, and departmental offices while the renovation work is active.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will develop plans in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

UW-River Falls began as a Normal School preparing rural schoolteachers in 1874. In 1912, the program was expanded to include teacher education in vocational agriculture in secondary schools. North Hall was constructed to facilitate this program's expansion, and a small campus farm was constructed on the site of the existing Agricultural Science building. The Campus Lab Farm was constructed in the late 1950's adjacent to the main campus, approximately one-half mile southeast. Between 1912 and 1965, when the Agricultural Science building was constructed, River Falls State Normal School evolved into the University of Wisconsin-River Falls, a regional comprehensive university with a diverse array of academic programs in the sciences, liberal arts, and teacher education. Through the years, known for its high-quality agriculture programs, the university has had nicknames such as "Moo-U", "Holstein Harvard", and "Silo Tech". The College of Agriculture, Food and Environmental Sciences (CAFES) enjoys a global reputation as an institution of quality undergraduate instruction and for its service to the agriculture, food and land stewardship industries, as well as its partnerships in undergraduate research.

The Agricultural Science Building was constructed in 1966, the Agricultural Engineering building addition in 1979, and the Food Science building addition in 1982. A horticultural greenhouse was constructed in three phases from 1973 to 1989. Science facilities in the complex are complemented by the Campus Lab Farm adjacent to the main campus and the Mann Valley Lab Farm, located two miles northwest of the City of River Falls. These farms provide facilities for large animals that cannot be accommodated on the main campus. This project deals solely with the Agricultural Science Complex. Comprehensive remodeling hasn't taken place in these buildings since their original construction. The building infrastructure systems and equipment are beyond or near the end of their useful life and must be replaced.

Analysis of Need and Project Justification

The Agricultural Science Complex houses the following departments: Agricultural Economics, Agricultural Education, Agricultural Engineering Technology, Animal & Food Science, and Plant & Earth Science. The instructional and research spaces within the Agricultural Science complex support all CAFES programs and their enrollment grew by 52% between 2007 and 2019. After a temporary decrease in enrollment following COVID, renewed interest in these programs has been steady. Enrollment projections are targeting approximately 1,500 students in the next few years. In alignment with the Universities of Wisconsin Strategic Plan goal to expand who we serve, the college is expanding programming to serve more than traditional undergraduate students. At the request of the state's dairy industry, CAFES now annually hosts a residential Farm and Industry Short Course that could expand to other agricultural areas beyond dairy in the future. In partnership with Department of Agriculture, Trade and Consumer Protection (DATCP) and with the support of other state industry groups, the university’s Humane Handling Institute is serving increasing numbers of workers in the meat industry through workshops and other training.

The 2011 Campus Long Range Plan recommended total modernization of the Agricultural Science, Agricultural Engineering Annex, and Greenhouse facilities. Academic instruction, research, and laboratory spaces have not received modernization and do not adequately support current instructional pedagogy and the level of research and collaboration conducted by CAFES students and faculty. The Science Facilities Feasibility Study completed in 2017 came to the same conclusion.

A Space Program Study and Report was completed in November 2023. It includes a space program and tabulation for each academic unit served in the complex; and conceptual level space allocation plans for programmed space, sub-project sequencing information, site work analysis and suggested site/utility improvements. It also includes concept level cost estimates by a professional commercial construction cost estimating firm.

The building infrastructure systems in Agricultural Science and half of Agricultural Engineering Annex are now 60 years old and beyond their service life. Fire protection and telecommunications systems have been modernized at least once during that same period. The primary electrical power feeder was installed in 1987 and is well beyond its useful life. It serves eight facilities: Agricultural Engineering, Agricultural Science, Food Science, Greenhouse/Headhouse, and four student residences (Johnson Hall, May Hall, Prucha Hall, and Stratton Hall). Depending on the design solution and location of potential new facility addition(s) or a replacement facility, the electrical feeder may have to be relocated. However, this primary electrical feeder cannot be relocated and reused, it must be replaced due to its age and condition. There are also tap rails that should be removed from the feeder to eliminate common failure points in the system. This can only be done by replacing the cable.

Alternatives

The planning efforts will develop design and phasing alternatives for consideration and implementation. It is unclear if the original facilities can meet the instructional and research needs for the Agricultural Engineering, Agricultural Science, and Food Science programs at UW-River Falls, either in part or at all. Prior to proposing a significant capital investment of any type, the Universities of Wisconsin recommend further investigation and analysis is required to determine the most feasible solution.

Project Budget

Construction:		$	198,612,000
Hazardous Materials:		$	700,000
Total Construction:		**$**	**199,312,000**
Design Fees (Basic):	6.34%	$	12,644,000
Design Fees (Other):	2.15%	$	4,286,000
Total Design Fees:	**8.49%**	**$**	**16,930,000**
Contingency:	15.00%	$	29,897,000
Management Fees:	4.00%	$	9,168,000
Furnishings/Fixtures/Eqpt:	11.51%	$	22,931,000
Total Budget Estimate:		**$**	**278,238,000**

Project Schedule

A/E Selection:	Jun 2027
Design Report (50%):	Jan 2028
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

None.

Capital Budget Request Item
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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**4,233,000**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that $4,233,000 university funding, in addition to the Building Trust Funds requested here, and $12,698,000 total funding (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
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Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Stout Polytechnic	285-0L-0012	SWANSON LIBRARY & LEARNING CENTER

Project Title
LIBRARY LEARNING CENTER POLYTECHNIC KNOWLEDGE & INNOVATION CENTER – PLANNING & DESIGN

Priority
28

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 4,457,000	$ **4,457,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $4,457,000 ($1,600,000 Gifts and $2,857,000 Building Trust Funds) to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $86,235,000 General Fund Supported Borrowing to convert the library and learning center facility into a technology-rich academic hub for applied learning, interdisciplinary collaboration, and student success at UW-Stout Polytechnic, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Planning and design funding to convert an original library and learning center into an applied learning, interdisciplinary collaboration facility capable of supporting the polytechnic university academic and research model.
- Develops and provides plans for ubiquitous, technology-rich instructional and collaborative environments.
- Supports Focus 2030 goals and statewide workforce development goals by preparing graduates for high-demand careers in digital media, engineering, and manufacturing.
- Assesses critical building deficiencies for programmatic spaces and technology, building infrastructure systems and equipment, accessibility, and environmental quality.

Project Description and Scope

This request provides planning and design funding for the comprehensive conversion of the Robert S. Swanson Library & Learning Center (87,416 ASF/125,261 GSF) into a facility geared towards polytechnic applied learning, interdisciplinary collaboration, and student success by providing technology-rich academic environments. Dispersed academic support services will be consolidated and advanced learning environments integrated into the final design solution, positioning UW-Stout Polytechnic as an applied education leader aligned with Focus 2030 and Wisconsin workforce development goals. Above and beyond the comprehensive renovation of the library and learning commons, space will be reconfigured for future academic partners including a Financial Wellness Center, a Learning & Information Technology, and a Veterans Services Center. Virtual reality and augmented reality technology infrastructure will be integrated into instructional and collaboration spaces; digital content creation suites; high-bay makerspaces and workspaces; high-intensity instructional laboratories; collaborative, cross disciplinary, applied instruction and learning laboratories; and podcast studios. Seating capacity for the collaboration areas will be expanded throughout flexible study areas, quiet rooms, and group study spaces. The planning and design efforts include comprehensive campus space demand and utilization analysis to determine the final space program needs, the space needs that can be

adequately accommodated within the Library Learning Center through adaptive reuse, and which may require building additions.

Critical building deficiencies will be resolved through complete replacement and modernization of the building infrastructure systems, equipment, and distribution. Electrical normal and emergency power and telecommunications systems will provide increased capacity and ubiquitous installations throughout the facility. A new fire suppression system retrofit will be installed and the fire alarm and smoke detection system will be evaluated for augmentation or outright replacement to meet current fire protection codes. Daylighting throughout the facility will be improved through new glazed openings on the north and west façades and removal of obstructions at the south entryway. Restrooms will be renovated and upgraded to meet current accessibility and ventilation standards. Accessibility and wayfinding will be improved through new stair connections between Levels 1 and 2 and consistent corridor layouts across all floors.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will develop plans in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design. New sustainability measures will be incorporated into the final design solution, including installation of new rooftop solar photovoltaic panels, and high-efficiency mechanical systems.

Background

The Robert S. Swanson Library & Learning Center was constructed in 1981 and was named after the former Chancellor in 2007. It received unfavorable physical and functional condition assessments during the 2024 university long-range development plan assessment. The building suffers from poor daylight access, outdated mechanical systems, and underutilized space types. Circulation of physical collections has declined by 42 percent since 2016, while digital resource use remains steady, underscoring the need for a technology-forward learning environment. Recent campus planning efforts identified the library as a priority candidate for renovation to support the university's polytechnic identity and improve student engagement. This future project aligns with the university vision to create a flexible, resilient academic hub that fosters collaboration, innovation, and career readiness.

This proposed facility conversion is the first step in a series of capital renovations to achieve the recommendations and priorities of the University's long-range physical development plan. To enable a future renovation project to develop Sorenson Hall as the new front door for UW-Stout Polytechnic, the original library and learning center must be converted first.

The completion of this proposed facility conversion will launch a series of moves that help realize the capabilities and impact of the Polytechnic Learning Center and prepare Sorensen Hall to become the fully-committed front door of the University, complete with a full suite of student services that support students from their first day on campus to their final day as a graduate of UW-Stout Polytechnic.

Analysis of Need and Project Justification

The original library and learning center facility cannot meet the applied learning nor interdisciplinary collaborative environments required by a polytechnic university. Deficiencies include undersized and inadequate normal and emergency electrical power and telecommunications services and distribution, lack of immersive learning environments, student services scattered across campus in multiple facilities, and below average instructional technology levels and distribution. Beyond the programmatic deficiencies are gaps in building infrastructure systems and equipment illustrated by the lack of a fire suppression system, inadequate

environmental quality (thermal comfort, daylighting), and outdated ingress/egress configurations. In short, the facility as currently configured and equipped is incapable of fostering innovation or inspiration, supporting applied learning for the current array of academic programs, and facilitating the natural interdisciplinary collaboration required for student success.

Student services (including Learning & Information Technology, Tutoring, and Archives) will be consolidated within the renovated learning center, improving operational efficiency and reducing redundant space allocations. The completed facility conversion will support Focus 2030 goals and advance strategic statewide priorities for workforce development. Graduates of UW-Stout Polytechnic will be fully prepared and trained for high-demand fields in digital media, engineering, and manufacturing. Modernizing the building infrastructure systems and equipment will eliminate current capital maintenance demands in this facility and reduce near-term operational maintenance due to reliability issues. Sustainability targets will be achieved through energy-efficient systems and by leveraging sustainability incentives.

Exterior envelope deficiencies are being resolved through another capital project enumerated in the 2023-25 biennium as part of the Minor Facilities Renewal Projects Program. That project commenced construction in May 2026 and is planned for completion in December 2027. That same project provides some reliability upgrades for the main building electrical equipment but does not address the capacity and technology demands outlined in this request.

Alternatives

Three design concepts were evaluated. The traditional model consolidated library-only functions on lower levels but was rejected due to limited collaboration and inefficient space use. The service model organized public-facing programs to the south and back-of-house functions to the north, improving visibility but lacking flexibility for future growth. The cross-synergy model created thematic clusters across floors (explore, iterate, and refine) and integrated shared-use spaces for library and academic partners. This option was selected for its ability to maximize collaboration, adaptability, and alignment with polytechnic pedagogy.

Project Budget

Construction:		$	61,855,000
Hazardous Materials:		$	0
Total Construction:		**$**	**61,855,000**
Design Fees (Basic):	7.38%	$	4,567,000
Design Fees (Other):	7.03%	$	4,347,000
Total Design Fees:	**14.41%**	**$**	**8,914,000**
Contingency:	15.00%	$	9,278,000
Management Fees:	4.00%	$	2,845,000
Furnishings/Fixtures/Eqpt:	5.40%	$	3,343,000
Total Budget Estimate:		**$**	**86,235,000**

Project Schedule

A/E Selection:	Apr 2027
Design Report (50%):	Jan 2029
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

None.

Capital Budget Request Item
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Funding Source Checklist		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

None.

Fee and Rate Impact(s)

None.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**2,228,500**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that $2,228,500 university funds, in addition to the Gifts and Building Trust Funds included in this request, and $6,685,500 funding total will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
2027 - 29 Biennium

1Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Stevens Point	285-0K-0041	ALLEN CENTER

Project Title	Priority
ALLEN CENTER RENOVATION – PLANNING & DESIGN	29

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 427,000	$ 432,000	$ **859,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $859,000 ($427,000 Cash and $432,000 Building Trust Funds) to provide planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $25,361,000 General Fund Supported Borrowing to renovate and convert a former student dining center facility for the childcare center, university police, risk management, and residence life administration at UW-Stevens Point, be included in the proposed 2027-29 Capital Budget request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Plans conversion from former student dining center to new home for Childcare Center, University Police, Risk Management, and Residence Life Administration.
- Anticipated space efficiencies to be gained through relocation to facility with larger floor plate, and co-location and sharing of similar administrative common spaces.
- Includes comprehensive facility condition assessment to determine adaptive reuse feasibility and requirements.
- Includes space programming and allocation study to determine best floor plan fits and alternatives.
- Special attention to the design requirements for common facility areas and amenities to co-locate childcare center and administrative units.

Project Description and Scope

This request provides planning and design funding to convert the vacant Allen Center (17,201 ASF/24,955 GSF) into a new home for the Childcare Center, University Police, Risk Management, and Residence Life Administrative operations through a comprehensive renovation. This project will complete a comprehensive facilities condition assessment for the interior and exterior of the facility to determine adaptability and change of use, building code compliance for the intended occupancies, and determine the recommended scope of work for the proposed future renovation. This project will also complete a comprehensive space programming and allocation study to assure the proposed occupants have adequate and efficient space within the constraints of the current facility floor plates. Anticipated work includes exterior envelope repairs and restoration; exterior windows replacement; ingress/egress improvements for accessibility, childcare operations, and energy efficiency; reconfiguring floor plan layouts to accommodate the four occupant types and operations; replacing architectural finishes throughout the facility; building infrastructure systems and equipment replacement and reconfiguration to match the new floor plan layouts, occupancy types, and locations; and constructing a new outdoor play area for the Childcare Center operation. No sitework is anticipated beyond the creation of the new outdoor play area.

It is anticipated that some overall space efficiencies will be realized by relocating and reconfiguring these operations from facilities with small floor plates to a facility with larger floor plates. Common facility amenities such as circulation, ingress/egress, kitchenettes, work rooms, office equipment rooms, and restrooms will require thorough consideration and review to assure they meet current standards for both the childcare operation and multiple administrative operations.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Allen Center was constructed in 1963 as a residential dining facility, later renovated in 1972, and again in 1996 when it was converted into the campus aerobic and dance center with a convenience store. The facility is named after Bessie Mae Allen, former Director of the Home Economics Division. Improvements for facility accessibility were included in the 1996 facility conversion. Additional fitness center studio and programming space, along with administrative offices, were developed in 2003 under a previous state project. The roof was replaced in 2022 and the facility was vacated in 2025 when the occupants (and their associated furnishings and equipment) relocated to the new Health and Wellness Addition to Champions Hall. The most recent condition assessment was completed in 2017 which indicated the facility had moderate maintenance and repair needs and the anticipated renovation costs would be approximately 30 percent of the facilities replacement cost. It should be noted that the last condition assessment was based on its continued use as a fitness center and did not account for the proposed change of use envisioned in this request.

The Childcare Center operation will be relocated from Delzell Hall and Residence Life Administration will be relocated from Park Student Services Center. Both facilities are intended for future demolition once the remaining occupants have been relocated into alternate facilities. Risk Management will be relocated from Old Main and University Police will be relocated from the central Heating Plant Annex. Completion of this facility conversion would allow UW-Stevens Point to realize the following long-term and long-planned goals: demolition of Delzell Hall and Park Student Services, relocating campus Custodial Services from Nelson Hall into the central Heating Plant Annex, and vacating Nelson Hall for either private redevelopment, sale, or future demolition.

Analysis of Need and Project Justification

Since the completion of the Champions Hall Health and Wellness Addition in 2025, the Allen Center has been vacant. It is anticipated that the facility has a high adaptive reuse feasibility and university planning efforts have identified adequate space needs and potential occupants. Completing the proposed facility conversion will allow the university to demolish two obsolete facilities (Delzell Hall and Park Student Services) and renew a more than 60-year old facility for continued service as opposed to constructing new space. Until this project is completed, three university facilities will remain vacant or largely vacant: Allen Center, Delzell Hall, and Park Student Services Center.

The exterior windows are failing, energy inefficient, and have exceeded their expected useful life since they are original to the facility. The heating, ventilating, and air conditioning system equipment and controls are also original to the facility and becoming unreliable. The steam reducing station has experienced frequent interruptions and failures. The normal electrical power equipment and distribution is also original to the facility and will be evaluated for capacity to meet the proposed occupants and space types. The primary electrical transformer type has been identified as presenting an unsafe condition for maintenance and repair staff. The

automatic transfer switch for emergency power is obsolete and failing. The passenger elevator is more than 30 years old and will be renewed or replaced to meet current safety and accessibility standards.

Alternatives

The planning efforts will develop design and phasing alternatives for consideration and implementation. The feasibility of adapting the former student center to the proposed change in use remains unclear. The proposed adaptive reuse requires further study and analysis to determine building code implications, accessibility and program standards, building infrastructure capacity assessment, and environmental controls capabilities. Prior to proposing a significant capital investment of any type, the Universities of Wisconsin recommend further investigation and analysis is required to determine the most feasible solution.

Project Budget

Construction:		$	18,976,000
Hazardous Materials:		$	0
Total Construction:		**$**	**18,976,000**
Design Fees (Basic):	7.80%	$	1,480,000
Design Fees (Other):	1.25%	$	237,000
Total Design Fees:	**9.05%**	**$**	**1,717,000**
Contingency:	15.00%	$	2,846,000
Management Fees:	4.00%	$	873,000
Furnishings/Fixtures/Eqpt:	5.00%	$	949,000
Total Budget Estimate:		**$**	**25,361,000**

Project Schedule

A/E Selection:	Jan 2027
Design Report (50%):	Dec 2028
Approval:	N/A
Bid Opening:	N/A
Start Project:	N/A
Substantial Completion:	N/A
Project Close Out:	N/A

Previous Action

None.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.**	☐	☒

Not Applicable.

Fee and Rate Impact(s)

None.

Capital Budget Request Item
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Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**855,750**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project.

It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work.

It is estimated that $855,750 university funds, in addition to the Building Trust Funds included in this request and $1,287,750 total funds (75% of Design Fee estimate for Major Projects) will be required to fund planning and design efforts prior to seeking BOR and SBC construction authority.

Capital Budget Request Item
2027 - 29 Biennium

Agency	University	Facility ID	Facility Name
Universities of Wisconsin	Milwaukee	285-0B-9950	MULTI-BUILDING

Project Title	Priority
NEUROSCIENCE BUILDING & PHYSICS BUILDING DEMOLITION – PLANNING & DESIGN	30

Project Funding

GFSB	PRSB	UW CASH	NON-UW CASH	TOTAL
$ 0	$ 0	$ 0	$ 12,279,000	$ **12,279,000**

Project Request

The University of Wisconsin System Administration requests that the Board of Regents recommend this project of $12,279,000 Building Trust Funds to continue planning and design services (scoping, a feasibility study, phasing options, schematic design alternatives, operational budget impact estimates, energy conservation opportunities, energy cost estimates, and national benchmark/standards or peer space analysis) in preparation for seeking enumeration in the 2029-31 biennium at $293,571,000 ($282,571,000 General Fund Supported Borrowing and $11,000,000 Gifts/Grants) to relocate the Neuroscience programs and demolish the Physics Building at UW-Milwaukee be included in the proposed 2027-29 Capital Budget Request that will be submitted to the Department of Administration and the State Building Commission.

Project Summary

- Completes phasing alternatives, constructability analysis and recommendations, identifies energy conservation and sustainability opportunities.
- Provides campuswide space demand and utilization analysis to identify potential space reallocations and adaptive reuse scenarios.
- Comprehensively assesses potential adaptive reuse locations, facility condition, building code compliance, energy modeling, constructability logistics, and operational budget impacts.
- Plans relocation of the remaining occupants of the Physics Building and its subsequent demolition.

Project Description and Scope

This project completes planning and design efforts towards a proposed sequence and scopes of work in multiple buildings to (1) relocate the remaining occupants of the Physics Building to the Kenwood Interdisciplinary Research Building and Engelmann Hall; (2) demolish the Physics Building; (3) repurpose and redevelop the Physics Building site for a replacement academic and research science, technology, engineering, and mathematics (STEM) facility; and (4) relocate neuroscience and psychology programs into the new facility. Once the sequence has been completed, a new Neuroscience building will be available, the dilapidated Physics Building will be demolished, and the substandard former psychology and neuroscience space in Garland Hall and Pearse Hall will be available to repurpose for suitable future occupancy and activities. Efforts will include comprehensive space demand and utilization analysis, identify potential adaptive reuse space reallocations, and building code and constructability analysis for any potential adaptive reuse locations identified. These efforts will assure the existing main campus facilities portfolio utilization will be maximized prior to any new space being constructed. The following summary is the construction cost portion for the proposed scope of work.

Demolition:	67,628	ASF	108,329	GSF	$	12,396,000
Renovation:	4,622	ASF	8,550	GSF	$	8,496,000
New Construction:	95,152	ASF	179,143	GSF	$	187,993,000
Project Total:	**167,402**	**ASF**	**296,022**	**GSF**	**$**	**208,885,000**

The remaining Physics Building instructional laboratories will be relocated to shell space available in the Kenwood Interdisciplinary Research Center and the planetarium and associated observation deck will be relocated to the Engelmann Hall auditorium. The Physics Building will then be demolished and the site redeveloped for the proposed Neuroscience Building. The proposed new facility will house the relocated Department of Psychology, including Neuroscience, and provide these programs with appropriate spaces for instruction, clinical research, human neuroscience research, and animal neuroscience and behavioral research. It will also increase capacity for the College of Engineering and Applied Science by providing an expanded variety of computing, instructional, and research laboratories; active learning classrooms; collaboration and informal learning space; and interdisciplinary learning environments. Elevated and underground pedestrian walkways will connect the new facility to the Engineering & Mathematical Sciences building on multiple floor levels.

The new Neuroscience Building will house Department of Psychological and Brain Sciences (approximately 50% of the space), provide additional space for College of Engineering and Applied Science (approximately 30% of the space), and include interdisciplinary science, technology, engineering, and mathematics (STEM) spaces and General Assignment classrooms (approximately 20% of the space). The Department of Psychological and Brain Sciences will gain modern teaching labs, clinical research spaces for cognitive neuroscience (human) and behavioral neuroscience (animal), an animal facility (vivarium), clinics, offices, student-focused advising space, and informal student-focused collaboration spaces. The College of Engineering and Applied Science will gain expanded teaching labs, research labs (wet, damp, dry), and student-focused collaboration spaces. The building will also include interdisciplinary components such as general access active-learning classrooms, teaching labs, and informal student collaboration spaces. These new environments will support modern, interdisciplinary educational experiences not currently possible in the Engineering & Mathematical Sciences Building, Garland Hall, or Pearse Hall.

Exterior site improvements will revitalize the outdoor space between the new facility and Engineering & Mathematical Sciences Building. It will complete the pedestrian network established through the construction of the Kenwood Interdisciplinary Research Center, the Lubar Entrepreneurship Center and UW-Milwaukee Welcome Center, the new Chemistry Building, and the ongoing demolition of the old Chemistry Building.

In addition to State of Wisconsin Division of Facilities Development Sustainability Guidelines, this project will be designed in accordance with the Universities of Wisconsin Sustainable Building Guidelines, which require high levels of resource efficiency, actions to ensure healthy indoor air, and planning for changing energy systems and climate. These guidelines support Executive Order 38 and the State of Wisconsin Clean Energy Plan (2022), which call for state agencies to lead by example by deploying and implementing energy efficiency, renewable energy, building resilience, and reducing emissions of facilities. The UW Sustainable Building Guidelines support a healthy building with reduced utility costs and a built environment for university students and communities that is grounded in forward-thinking resilient and sustainable design.

Background

The Physics Building (67,628 ASF/108,329 GSF) was constructed in 1964 and occupies the site now designated for the proposed new Engineering & Neuroscience Building. This facility had a comprehensive condition analysis completed and it was assessed for reuse during the 2010 campus master planning efforts and again in 2014 during the Southwest Quadrant Redevelopment planning efforts. It was determined that the cost to renovate the facility would not only exceed 75 percent of the cost estimate to construct replacement space, but still result in compromised and ineffective program spaces. The majority of the Physics program relocated to the new Kenwood Interdisciplinary Research Center in 2015.

The Kenwood Interdisciplinary Research Center (54,455 ASF/131,643 GSF) was constructed in 2015 and houses Chemistry, Environmental Health Sciences, and Physics. The original building included shell space on the lower level for future development, expansion, and allocation. Engelmann Hall (55,337 ASF/102,374 GSF)

was constructed in 1926 and houses Business and Financial Services, Human Resources, and University Safety and Assurances. The facility contains a large, underutilized auditorium which has been identified as a prime relocation venue for the planetarium currently located in the Physics Building.

Garland Hall (27,096 ASF/46,312 GSF) and Pearse Hall (21,247 ASF/31,200 GSF) were both constructed in 1909 and acquired in 1964 as part of the Milwaukee-Downer College Campus. A building connector was constructed in 1982 and the facilities were last renovated in 2013. These facilities house the Department of Psychology, the College of Letters and Science Honors Program, and Centers for International Studies and Latin America programs. Comprehensive condition assessment and adaptive reuse studies have concluded these facilities are grossly inadequate for the Department of Psychology, unable to meet the code requirements and standards for the programs, particularly the demands for research space. Future uses will be evaluated in the upcoming UW-Milwaukee Long Range Campus Plan, which began in 2026. The Centers for International Studies and Latin America is expected to remain in Garland and Pearse Halls.

The Southwest Quadrant Redevelopment Plan determined that the central heating and chilling plant has adequate steam and chilled water generating capacity to serve the proposed new facility. Central utility connections will be extended to this project site from the same service corridor constructed under the New Chemistry Building project. The central utility lines that pass through the Engineering & Mathematical Sciences building to serve the Physics Building will be utilized to form a local service loop.

Analysis of Need and Project Justification

The University of Wisconsin–Milwaukee plays a central role in meeting Wisconsin's workforce and research needs in engineering, mental health, and the broader STEM fields. The Department of Psychological & Brain Sciences and the College of Engineering & Applied Science are two of the university's largest and most active research units, together educating thousands of students annually and supporting significant externally funded research. To sustain and expand this impact, UW-Milwaukee requires modern, functional, and appropriately sized academic and research spaces that align with contemporary instructional practices, accreditation expectations, and workforce demand.

The new facility will establish a permanent home for the Department of Psychological and Brain Sciences, including Neuroscience. Replacing outdated facilities with modern, competitive environments in the STEM-focused Southwest Quadrant (SWQ) of the main campus, this project strengthens recruitment and retention of students, faculty, and staff across the affected units.

The Psychology Department is the largest academic department with enrollments of 3,834 students in Psychology courses and more than 1,700 Psychology and Neuroscience majors and minors, including 1,483 Wisconsin residents. Enrollment has increased by more than 30% in the past decade. The programs encompass 156 Neuroscience students, 132 Psychology minors, 1,219 Psychology Bachelor of Arts students, 184 Psychology Bachelor of Science students, and 64 graduate students. The department generates over $6 million in annual research expenditures and is UW-Milwaukee's top department for placing undergraduate students in research experiences.

Garland Hall and Pearse Hall do not provide sufficient instructional, research, office, or collaborative space. There are no dedicated group workspaces, student gathering spaces, or teaching assistant meeting spaces. Undergraduate and Neuroscience teaching spaces are antiquated and limited. There is no ability to expand research because the lack of space in general is one of the primary issues inherent to these former housing facilities. The attic-level research laboratories are prone to vast temperature fluctuations. The HVAC and animal care systems are at the end of their useful lives. Sensitive research equipment, like the cryostat for analyzing brain tissue, requires stable environmental conditions that the current facilities cannot maintain, and portable heating and cooling units are routinely used to mitigate temperature fluctuations.

As a result of these facility constraints, the Department of Psychological and Brain Sciences instruction happens across campus, leaving the department without a sense of community or department center, which impacts student experience. The lack of dedicated instructional space results in courses being offered across multiple buildings and limiting opportunities for departmental cohesion. The department plays a critical role in addressing statewide workforce needs. Wisconsin faces a significant shortage of mental health professionals, and 78% of psychology graduates remain in the state while 84% of neuroscience graduates remain. The department also conducts cutting-edge research in areas of growing public health importance, including Alzheimer's disease and women's health. Despite the potential to increase enrollment, the department cannot grow the student base because the space needed to expand supporting faculty is not available. Space and facility constraints also prevent the addition of new faculty, which subsequently restricts course availability and contributes to delays in student progression to graduation.

UW-Milwaukee is an R1 research institution with $60 million in annual research expenditures and more than 1,000 undergraduate researchers, underscoring its critical role in Wisconsin's innovation and talent pipeline. To sustain this status and continue advancing the state's economic and workforce priorities, the university must provide facilities that support high-quality instruction, competitive research activity, and the recruitment and retention of top faculty and students. The proposed Neuroscience Building creates a new home for the Department of Psychological and Brain Sciences, expands space for the College of Engineering & Applied Science, and adds interdisciplinary and general assignment classrooms that serve the main campus. These modern, purpose-built STEM facilities will enhance student and faculty recruitment and retention, bolster the university's competitive position, expand its capacity to develop high demand talent that Wisconsin needs, and ensure that more of that talent is educated in Wisconsin and stays in the state.

Alternatives

The option to comprehensively remodel the Physics Building was investigated and determined to be cost ineffective, as the budget estimate to renovate would have resulted in a significantly compromised facility that was almost the same cost as construction of a new facility with no compromises. The planning and pre-design efforts already completed concluded that the facility could not be effectively renovated for modern science laboratories due to inadequate structural capacity for floor loading, an inability to meet current firestopping/fireproofing requirements, and low floor-to-floor heights. The Physics Building exterior envelope and below-grade foundation walls were determined to be irreparable. The recently completed Southwest Quadrant Master Plan also confirmed that Garland Hall and Pearse Hall cannot be renovated to meet the code requirements for neuroscience laboratories. Renovations to the existing Engineering & Mathematical Sciences Building and a new, shared STEM facility for Engineering and Neuroscience/Psychology is the most responsible, cost-effective path to meet the program needs.

Project Budget

Construction:		$	206,851,000
Hazardous Materials:		$	2,034,000
Total Construction:		**$**	**208,885,000**
Design Fees (Basic):	7.95%	$	16,603,000
Design Fees (Other):	3.81%	$	7,954,000
Total Design Fees:	**11.76%**	**$**	**24,557,000**
Contingency:	15.00%	$	31,333,000
Management Fees:	4.00%	$	9,609,000
Furnishings/Fixtures/Eqpt:	9.19%	$	19,187,000
Total Budget Estimate:		**$**	**293,571,000**

Project Schedule

A/E Selection:	Jul 2020
Design Report (75%):	Jun 2029
Approval:	Dec 2029
Bid Opening:	May 2030
Start Project:	Jul 2030
Substantial Completion:	Aug 2033
Project Close Out:	Jun 2034

Capital Budget Request Item
2027 - 29 Biennium

Previous Action

08/18/2022 Resolution 11906	The Board of Regents approved that the proposed 2023-25 Capital Budget request, including the UW-Milwaukee Physics & Planetarium Relocations/Physics Building Demolition project at an estimated total project cost of $45,697,000 ($39,570,000 General Fund Supported Borrowing and $6,127,000 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.
08/20/2020 Resolution 11493	The Board of Regents approved that the proposed 2021-23 Capital Budget request, including the UW-Milwaukee Engineering Building Replacement – Planning & Design project at an estimated total project cost of $8,191,000 Building Trust Funds be submitted to the Department of Administration and State Building Commission.
08/24/2018 Resolution 11079	The Board of Regents approved that the proposed 2019-21 Capital Budget request, including the UW-Milwaukee Engineering Building/Central Utilities Extension project at an estimated total project cost of $103,258,500 ($95,417,000 General Fund Supported Borrowing and $7,841,500 Building Trust Funds), be submitted to the Department of Administration and State Building Commission.

Funding Source Checklist

		Yes	No
A.	**If this project includes Gifts and/or Grants funding sources, are there any conditions, limitations, requirements, or restrictions on that funding in terms of schedule, budget, or program?**	☐	☒
B.	**If this project includes Program Supported Borrowing (PRSB) or Program Revenue Cash funding sources, are there any pending approvals required for segregated fee increases that impact the proposed funding sources for this project request? If so, please detail those pending approvals here.** Not Applicable.	☐	☒

Fee and Rate Impact(s)

Not Applicable.

Impact on Operating Budget

	FTE		Cost
Custodial Staff:	0.00	$	0
Maintenance Staff:	0.00	$	0
Academic/Program Staff:	0.00	$	0
Annual Debt Service:	PR	$	0
Supplies & Expenses:		$	0
Utility Bills:		$	0
New Annual Costs:	**0.00**	**$**	**0**
One Time Project Costs:		**$**	**0**
Reimbursable Costs:		**$**	**0**

Description

It is estimated that no additional funding will be required annually to support the completion of this project for staffing, supplies and expenses, and energy bills. Adequate and appropriate operational budget sources have been identified and internally allocated/committed to support this proposed project. It is estimated that no additional funding will be required for temporary relocation costs (faculty/staff moves, trailers, off-site storage, temporary facilities and/or utilities, etc.) associated with the proposed scope and duration of work. It is estimated that no university funding (75% of Design Fee estimate for Major Projects) will be required for planning and design efforts prior to seeking BOR and SBC construction authority.