

## BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

### **Capital Planning and Budget Committee**

Thursday, February 5, 2026

10:45 a.m. – 12:00 p.m.

Varsity Hall II, 2<sup>nd</sup> Floor  
UW-Madison Union South  
1308 W. Dayton Street  
Madison, Wisconsin  
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the December 4, 2025 Meeting of the Capital Planning & Budget Committee
- D. UW System: Authority to Demolish White Hall at UW-Whitewater
- E. UW-Madison: Authority to Increase the Budget of the UW Managed Lakeshore Nature Preserve Frautschi Center
- F. UW-Madison: Authority to Complete Design and Construct the UW Managed Music Hall Phase I
- G. UW-Madison Host Campus Presentation, "Enabling Excellence, Overcoming Challenges: An Update on UW-Madison's Facilities Strategy to Transform the Built Environment"
- H. Report of the Associate Vice President
- I. Closed session for the purpose of considering personal histories, as permitted by s.1985(1)(f), Wis. Stats., related to the naming of a facility at UW-Madison

**AUTHORITY TO DEMOLISH WHITE HALL  
AT UW-WHITewater****REQUESTED ACTION**

- Adoption of Resolution D., authorizing the demolition of White Hall at UW-Whitewater.

**Resolution D.** That, upon the recommendation of the President of the UW System, the UW System Board of Regents authorizes \$1,835,100 State of Wisconsin Segregated Revenue for demolition of White Hall at UW-Whitewater.

**2023-25 MULTI-BUILDING DEMOLITION PROGRAM**

UNIVERSITY	PROJECT ID	PROJECT TITLE	SEG-REV
WTW	24F9Q	White Hall Demolition	<b>\$1,835,100</b>
<b>2023-25 MULTI-BUILDING DEMOLITION PROGRAM TOTALS</b>			<b>\$1,835,100</b>

**Presenter**

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

**SUMMARY****UW-Whitewater – White Hall Demolition:**

This project demolishes the student residence White Hall including basement and foundation removal; backfilling excavated foundations; disconnection, capping, and removal of unused underground utilities; and restoration of the site to green space. White Hall is a 1960s-era dormitory which is no longer used. It has no mechanical ventilation and is beyond its useful life.

**BACKGROUND**

The State of Wisconsin enumerated \$45,400,000 of State of Wisconsin Segregated Revenue funding in the 2023-25 biennium specifically for the demolition of the University of

Wisconsin System buildings and facilities. This project was designed and developed to seek authority to construct using \$46,000 of those funds along with \$29,000 CASH for the pre-design efforts.

### **Budget**

Construction	\$	1,399,000
Design	\$	152,200
DFDM Mgt	\$	64,400
Contingency	\$	210,000
Equipment	\$	0
Other Fees	\$	9,500
<b>TOTAL</b>	<b>\$</b>	<b>1,835,100</b>

### **Previous Action**

None.

### **Related Policies**

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

**AUTHORITY TO INCREASE THE BUDGET OF THE LAKESHORE NATURE  
PRESERVE FRAUTSCHI CENTER, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution E., authorizing an increase to the budget of the Lakeshore Nature Preserve Frautschi Center project.

**Resolution E.** That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes the increase in the budget for the Lakeshore Nature Preserve Frautschi Center project by \$4,700,000 for an estimated total project cost of \$21,500,000 Gift/Grant.

**SUMMARY**

This project constructs the Lakeshore Nature Preserve Frautschi Center. The Frautschi Center (8,000 ASF/11,000 GSF) will provide space for experiential, hands-on learning and expand the research, teaching, and outreach capacity of the Lakeshore Nature Preserve on campus. The project will provide a consolidated location for the preserve staff and their equipment, which is currently located in six places across campus.

The project will incorporate geothermal heating and cooling, green roofs, photovoltaic cells, sustainable materials and other highly sustainable building practices that support the university's commitment to resiliency and the student experience on campus. In addition, it will add restrooms, a water bottle filling station accessible to visitors of the Lakeshore Nature Preserve, and re-route University Bay Drive, the adjacent bike path, Lot 130, and the Physical Plant access drive to increase safety for pedestrians and visitors to the Frautschi Center.

The Frautschi Center will be the first net-positive energy UW-Madison facility.

This project was originally approved with a scope and budget of \$16,800,000. During design development, the budget estimate has increased due to limited construction labor including the availability of geothermal well drillers and the impact of inflation and tariffs on the project materials. To address these pressures, an additional \$4,700,000, supported in part by the donor, is being added to help safeguard the project against further price volatility.

## Presenter

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

## BACKGROUND

The Lakeshore Nature Preserve is a 300-acre natural area situated on the south shore of Lake Mendota. It currently represents approximately one-third of the total acreage of the main campus and includes roughly four miles of Lake Mendota shoreline. The Lakeshore Nature Preserve is located on the ancestral home of the Ho-Chunk Nation. A blessing ceremony was held at the initiation of planning to fully recognize and support how these lands have been used for more than 12,000 years by various peoples.

## Budget

Construction	\$14,412,000
Design	\$2,732,400
Contingency	\$3,170,800
Equipment	\$630,000
Management Fees	\$554,800
TOTAL	21,500,000

A/E Selection	June 2022
BOR Approval	December 2024 and February 2026
Bid Opening	July 2026
Start Construction	September 2026
Substantial Completion	December 2027
Final Completion	December 2028

## Previous Action

Dec 2024                      Authority to Complete Design and Construct the UW Managed  
Resolution 12269              Lakeshore Nature Preserve Frautschi Center, UW-Madison

Feb 2024                      Authorizes that the new Lakeshore Nature Preserve Outreach Center  
Resolution 12133              be named the "Lakeshore Nature Preserve Frautschi Center".

## Related Policies

- Regent Policy Document 13-5, "[Capital Projects Solely Managed by the UW System: Approval, Signature Authority, and Reporting](#)"
- Regent Policy Document 19-1, "[University Facilities, Space, and Physical Development Capital Funding and Costs](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

**AUTHORITY TO CONSTRUCT THE MUSIC HALL RENOVATION AND  
ADDITION PHASE 1, UW-MADISON**

**REQUESTED ACTION**

Adoption of Resolution F., authorizing the construction of the Music Hall Renovation and Addition Phase 1 project.

**Resolution F.** That, upon the recommendation of the Chancellor of UW-Madison and the President of the UW System, the UW System Board of Regents authorizes the completion of design and construction of the Music Hall Renovation and Addition Phase 1 project for an estimated total project cost of \$57,000,000.

**SUMMARY**

The project addresses the historic significance of Music Hall through a renovation and restoration of the existing building to support the program requirements of the LaFollette School of Public Affairs. This project has been envisioned and planned to be delivered in two phases. This approval of Phase 1 includes site work, exterior envelope repairs, roof repair/replacement, building systems, interior reconfiguration, and building rehabilitation. The future addition, which will support the entire LaFollette School of Public Affairs, will be a future phase of the project.

**Presenter**

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

**BACKGROUND**

Assembly Hall (15,933 ASF/38,131 GSF) was constructed in 1880 to meet the university's need for a building in which all its 481 students could assemble. It also housed library facilities. The building's name was officially changed to Music Hall in 1910. It is a contributing building in the Bascom Hill Historic District, designated in 1974, which is

generally bounded by Observatory Drive, University Avenue, and North Park, Langdon, and State Streets.

Music Hall is currently home to the School of Music's Voice and Opera program, which resides there today. 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 exterior stone veneer is in various stages of deterioration, ranging from intact solid stone to irreparable stone. Loss of stone face more than two inches in depth is substantial and will require replacement. There is also some significant structural deterioration, which has required some temporary external supports to ensure no additional collapse or movement of the façade. The mechanical systems are 33 years old and past their life expectancy. The building also lacks sprinklers, ADA compliance, and a host of other deficiencies.

The LaFollette School of Public Affairs (LFS) program will move into the completed Music Hall project as they are currently spread across seven campus buildings, including its primary location in a former single-family residence built in 1854. Enrollment increases and new undergraduate major increase demand for a space where students, staff, and faculty can connect, collaborate, and interact, something not currently afforded by the dispersed physical locations of LFS.

## Budget

Construction	\$38,000,000	A/E Selection	Mar 2025
Design	\$7,500,000	BOR Approval	Feb 2026
Contingency	\$7,550,000	Bid Opening	Dec 2026
Equipment	\$2,350,000	Start Construction	Feb 2027
Management Fees	\$1,600,000	Substantial Completion	Apr 2029
TOTAL	\$57,000,000	Final Completion	Dec 2029

## Related Policies

- Regent Policy Document 13-5, "[Capital Projects Solely Managed by the UW System: Approval, Signature Authority, and Reporting](#)"
- Regent Policy Document 19-1, "[University Facilities, Space, and Physical Development Capital Funding and Costs](#)"
- Regent Policy Document 19-15, "[Physical Development Principles](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

**UW-MADISON HOST CAMPUS PRESENTATION:  
“ENABLING EXCELLENCE, OVERCOMING CHALLENGES:  
AN UPDATE ON UW-MADISON’S FACILITIES STRATEGY TO  
TRANSFORM THE BUILT ENVIRONMENT”**

**REQUESTED ACTION**

For information and discussion.

**SUMMARY**

UW-Madison has embarked on a multi-year effort to transform its built environment to support its mission of research, education, and outreach. Although faced with operational constraints, the university has continued to address aging facilities and increased deferred maintenance, while innovating to meet the needs of campus, the State of Wisconsin, and beyond.

This update will illustrate how UW-Madison is managing its extensive and diverse built environment, by using a combination of approaches including data-driven decision-making, adaptive reuse and modernization, and targeted demolition and redevelopment to enable UW-Madison’s full potential not only for today, but for the future. UW-Madison’s success in pursuing and achieving excellence requires strong collaboration with its valued partners at the Universities of Wisconsin and the State.

**Presenter**

- **Cindy Torstviet**, Associate Vice Chancellor for Facilities, Planning, & Management