

6/4/2026

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, June 4, 2026

8:45 a.m. - 10:00 a.m.

Wisconsin Room, 2nd Floor
UW-Milwaukee Student Union
2200 E. Kenwood Blvd
Milwaukee, Wisconsin
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the April 20, 2026 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
 - 1. UW System: Authority To Construct 2025-27 Classroom Renovation/ Instructional Technology Improvement Program Project
 - 2. UW System: Authority to Construct All Agency Maintenance and Repair Projects
- E. UW-Madison: Authority to Demolish the Biotron Laboratory and the Meat Science and Muscle Biology Building
- F. UW System: Report on Capital Budget Request Facts and Figures
- G. UW System: Status Report on Leasing Transactions December 1, 2025 through May 31, 2026
- H. UW System: Status Report on UW Solely Managed Capital Projects December 1, 2025 through May 31, 2026
- I. UW-Milwaukee: Host Campus Presentation, "Making Waves: Building Enduring Impact Through Our Physical Infrastructure"
- J. Report of the Associate Vice President

June 4, 2026

**AUTHORITY TO CONSTRUCT A 2025-27 CLASSROOM
RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT
PROGRAM PROJECT, UW SYSTEM**

REQUESTED ACTION

Adoption of Resolution D1., authorizing construction of a 2025-27 classroom renovation/ instructional technology improvement program project.

Resolution D1. That, upon the recommendation of the Interim President of the UW System, the UW System Board of Regents approves the allocation of 2025-27 Classroom Renovation/Instructional Technology Improvement Program funds; authorizes construction of the related project at an estimated total cost of \$3,586,000 General Fund Supported Borrowing of the originally enumerated \$48,674,000 General Fund Supported Borrowing; and allows the Division of Facilities Development to transfer balances, adjust an individual project budget, and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within the authorized funding.

SUMMARY

CLASSROOM RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT PROGRAM

UNIVERSITY	PROJ ID	PROJECT TITLE	GFSB	TOTAL
MKE	25H1C	Lapham Hall Active Learning Classroom Renovation	\$3,586,000	\$3,586,000
CLASSROOM RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT PROGRAM SUBTOTAL			\$3,586,000	\$3,586,000

	GFSB	TOTAL
JUNE 2026 AGENDA TOTAL	\$3,586,000	\$3,586,000

Presenter

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

BACKGROUND

UW-Milwaukee – Lapham Hall Active Learning Classroom Renovation:

This project will renovate Room 160 in Lapham Hall at UW-Milwaukee, transforming a tiered lecture hall into a flat-floor, 48-seat active learning classroom. The upgraded space will include flexible furniture, ADA compliant design elements, acoustic ceilings and wall panels, and modern classroom audiovisual technology with lecture capture and distance learning capabilities. A new egress door will maintain code compliant exiting, and the space beneath the new flat floor will be converted into storage.

The renovation will create a modern, adaptable instructional environment aligned with contemporary pedagogical needs. The 48-seat capacity reflects updated space standards for active learning classrooms, accommodating ADA accessibility, increased circulation and egress requirements, and flexible layouts that support current teaching methods. These improvements will enhance instructional delivery while supporting recruitment, retention, and timely degree completion.

Originally constructed in 1989, this lecture hall has not received a major renovation in 35 years. The existing condition of the room limits its effectiveness in supporting current teaching practices. Consistent with trends observed across the UW System and higher education more broadly, demand has shifted from traditional high-capacity lecture halls toward flexible, technology enabled classrooms. Converting this space into an active-learning classroom will better align with instructional needs and support more effective use of the space.

The classroom lacks the technology required to support modern teaching practices and does not meet current instructional and technology standards. Existing audiovisual systems have undergone piecemeal updates, resulting in a system that is unreliable, difficult to use, and inconsistent with campus standards. A complete replacement will improve system reliability, simplify operation through an ADA-accessible lectern-integrated control interface, and expand capabilities for lecture capture, distance learning, and use of current instructional devices. The addition of an interactive display, now standard in most campus lecture halls, will further enhance instructional effectiveness and the student learning experience.

Updates to finishes and furnishings, including modern tablet-arm seating designed for laptop and mobile device use, will align the space with current learning expectations. These improvements will create a functional, reliable, and appealing classroom environment that supports effective instruction and strengthens the university's ability to attract and retain students.

Completion of this project supports access to high-demand instructional spaces, ensures the classroom meets current instructional and technology standards, and sustains the university's capacity to deliver high-quality academic programs.

Budget/Schedule

Construction	\$	2,609,111.99	SBC Approval	Aug 2026
Design	\$	390,046.16	A/E Selection	Oct 2025
DFDM Mgt	\$	120,165.08	Design Report	May 2026
Contingency	\$	391,222.97	Bid Opening	Feb 2027
Equipment	\$	78,453.80	Start Construction	May 2027
Other Fees	\$	-	Substantial Completion	Mar 2028
TOTAL	\$	3,589,000.00		

Previous Action

August 22, 2024
Resolution 12239

Recommended that the UW System Instructional Space Projects Program Funding request for a total \$49,174,000 (\$48,674,000 General Fund Supported Borrowing, and \$500,000 Gifts) be submitted to the Department of Administration and the State Building Commission as part of the UW System 2025-27 Capital Budget Request.

Related Policies

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

June 4, 2026

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

REQUESTED ACTION

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

Resolution D2. That, upon the recommendation of the Interim President of the UW System, the UW System Board of Regents grants authority to construct various maintenance and repair projects at an estimated total cost of \$23,844,300 (\$23,324,500 State of Wisconsin Segregated Revenues and \$519,800 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

UNIV_ID	PROJ ID	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
MSN	25H2O	Engineering Centers Building Chilled Water System Mechanical Joint Replacement	\$2,929,000			\$2,929,000
MSN	25H3L	UW Psychiatric Institute Roof Replacement	\$2,917,000			\$2,917,000
MSN	25G1E	Veterinary Medicine Building at Charmany Farms Chiller Replacement	\$2,831,000			\$2,831,000
MIL	25H1X	Golda Meir Library Roof Replacements	\$2,986,000			\$2,986,000
MIL	25H3H	Mitchell Hall North & South Roof Replacements	\$2,768,200			\$2,768,200
RVF	25H4E	Hunt Arena Electrical Distribution Replacement	\$847,000			\$847,000
RVF	25H1T	North Hall Main Electrical Equipment Replacement	\$2,249,000			\$2,249,000
WTW	25H2G	General Services Building Roof Replacement	\$2,030,000			\$2,030,000
WTW	25H2E	Roseman Hall Roof Replacement	\$2,430,700			\$2,430,700
FACILITY MAINTENANCE AND REPAIR SUBTOTAL			\$21,987,900	\$0	\$0	\$21,987,900

UTILITY REPAIR AND RENOVATION

UNIV_ D	PROJ ID	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
WTW	25D1V	Parking Lot 21 Reconstruction	\$1,336,600		\$519,800	\$1,856,400
UTILITY REPAIR AND RENOVATION SUBTOTAL			\$1,336,600	\$0	\$519,800	\$1,856,400

	SEG-REV	PRSB	CASH	TOTAL
JUNE 2026 AGENDA TOTAL	\$23,324,500	\$0	\$519,800	\$23,844,300

Presenter

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

BACKGROUND

UW-Madison – Engineering Centers Building Chilled Water System Mechanical Joint Replacement:

Project work includes replacing all chilled water system mechanical pipefitting joints, prefabricating pipe headers supplying the chilled water coils, removing all grooves prior to welding, and installing new 2-inch drains on the bottom of chilled water coil headers to facilitate future coil flushing activity. All chilled water system piping insulation will be removed and disposed of offsite and replaced with a new jacketed system that meets Division of Facilities Development standards and specifications.

The pipe insulation specification at the time of building construction was 1-inch of jacketed fiberglass insulation. The insulation jacketed vapor barrier has been damaged, causing the pipes to sweat. The sweating has caused widespread corrosion on the piping, but more critically on the bolts holding the mechanical pipe fittings together. Recently, a bolt failed on a mechanical fitting in the penthouse causing a flood into valuable research space in the building. The entire building was closed for nearly two weeks, interrupting class schedules and research. Welding of all the chilled water piping fittings, as proposed in this project, will eliminate the risk of future flooding into research space. The pipe insulation replacement will nearly eliminate the condensation on the piping, save pipe thermal energy loss, and greatly reduce the piping corrosion, extending the useful life of the piping system.

UW-Madison – UW Psychiatric Institute Roof Replacement:

This project replaces approximately 51,000 SF of low-slope Ethylene Propylene Diene Monomer (EPDM) roofing and 48,000 SF of steep-slope asphalt shingle roofing on the UW Psychiatric Institute and Clinics (WISPIC). Project work includes removal of the roofing systems, selective reuse of insulation where suitable, installation of new roof assemblies, and replacement of associated flashings, drainage components, and roof accessories. The project also includes coordination at rooftop penetrations and equipment, evaluation of fall protection requirements, and implementation of improvements to restore building envelope performance and reduce long-term maintenance needs.

The WISPIC facility was constructed in 1989; the roofing systems are original to the building and are well beyond their expected useful life. Rubber is pulling at the flashing, becoming brittle and no longer able to be repaired. Roofing has shown signs of deterioration prior to repairs being made. Wall flashings and reinforced termination strips (RTS) were redone and patched due to aged rubber stretching. The rubber will continue to shrink and stretch and needs replacement. The deteriorated roof has caused numerous leaks. Repairs have been made where possible; however, the roofing material is brittle and a large-scale failure is possible.

UW-Madison – Veterinary Medicine Building at Charmany Farms Chiller Replacement:

This project replaces the water-cooled chiller system with a new air-cooled chiller system at the Veterinary Medicine Building at Charmany Farms. A new 140-ton air-cooled chiller already purchased and in the process of installation will be utilized during the 2026 cooling season. The water-cooled chiller system will be completely phased out of operation by the start of the 2028 cooling season. Project work includes demolition of two indoor 200-ton water cooled electric centrifugal chillers; two outdoor cooling towers installed at grade; two indoor primary chilled water pumps; two indoor secondary chilled water pumps; two indoor condenser water pumps; and associated chemical treatment equipment, chilled water and condenser water piping, and temperature controls for the water-cooled system. Thirteen three-way pneumatic control valves for the air handling units will be replaced with new two-way control valves with electronic actuators controlled by the building automation system. Two new 140-ton air-cooled chillers will be piped in parallel with the 140-ton chiller to be used during the 2026 cooling season. Each chiller has on-board dual primary chilled water pumps with variable frequency drives (VFDs). Two new indoor secondary chilled water pumps with VFDs will be installed, where one pump will be fully standby backup. New chilled water piping, insulation, and hydronic specialties will also be installed. All new electrical power wiring and associated controls for the new HVAC system equipment will be installed and integrated with the units mounted on the chiller equipment and the building automation system.

The Veterinary Medicine Building at Charmany Farms was constructed in 1982 and houses research animals. In the event of a failure of the HVAC system, the animals would need to be moved to a different facility, posing a risk to the animals and causing significant interruption to ongoing research. The water-cooled chilled water system is now over 40 years old and has exceeded its useful life expectancy. Both 200-ton centrifugal chillers utilize R11 refrigerant. One of the two chillers has failed catastrophically and has been replaced by a rented chiller set up with temporary piping and hoses. All cooling equipment has reached the end of its useful life and needs replacement.

UW-Milwaukee - Golda Meir Library Roof Replacements:

This project replaces approximately 76,300 SF of low slope roofing and performs select repairs on the clay tile roofing on the Golda Meir Library. The low slope roof replacements include approximately 40,000 SF of asphaltic built-up roof system and related flashings, which will be fully removed down to the structural deck and replaced with a new asphaltic built-up roof system. The remaining 36,300 SF of low slope roof replacements removes ballasted Ethylene Propylene Diene Monomer (EPDM) roofing and related flashings and installs new ballasted EPDM roofing. All affected existing penetrations, curbs, copings, skylights and other roof equipment will be flashed and counter-flashed following industry guidelines and State of Wisconsin specifications to ensure watertight construction.

The Golda Meir Library complex was constructed in three phases. The original building (122,500 ASF/151,475 GSF), now the West Wing, was constructed in 1965. The first addition (77,348 ASF/114,734 GSF), now the East Wing, was constructed in 1972. The East and West wings were joined by pedestrian passageways in the basement and on the second and third floors. The second addition (108,287 ASF/135,137 GSF) was constructed in 1985.

The roof sections on the East and West wings are more than 45 years old, well past the generally accepted 30-year useful life for built-up roofing systems. Several leaks have developed during the past decade with more intensity in the past five years. The number and frequency of repairs have increased, leading to interior damage to ceilings, wall surfaces, and furnishings as a result. During recent façade work, a limited amount of existing roofing system was exposed and the insulation was found to be saturated with water. Subsequent testing by a roofing contractor found that there is trapped water within the insulation over a large area of the roof. That water is a clear indication that the roofing system is breaking down, though it is nearly impossible to pin-point and repair all the leaks as pathways through the gravel and layers of tar are not easy to spot from above. The multiple layers of mat and asphalt simply wear and crack over decades of weather, temperature, and ultraviolet light exposure. There are multiple library areas that house valuable collections and materials that would not fare well if exposed to water. There has also been a history of musty smells and some evidence of mold due to both roofing system water leakage and some coping/façade vapor barrier issues that are being addressed by another project.

UW-Milwaukee – Mitchell Hall North & South Roof Replacements:

This project replaces approximately 50,000 SF of 35-year-old roof systems and related flashings. These roofs are predominantly single-ply membrane roof systems with one small 100 SF of built-up roof area. All roof systems will be removed down to the deck with new insulation and a new, fully adhered Ethylene Propylene Diene Monomer (EPDM) roof system installed. Deteriorated portions of the wood deck will be replaced. All existing penetrations, curbs, copings, skylights and other roof equipment shall be flashed and counter-flashed following industry guidelines and State of Wisconsin specifications to ensure watertight construction. Deteriorated roof ladders and hatches will be replaced. All proposed project work will be reviewed, coordinated, and approved by the State of Wisconsin Historical Society and the UW System Administration historical preservation officer.

The Mitchell Hall roofing systems consists of nine distinct areas. Three small areas have been previously repaired with newer EPDM roofing systems, but the remaining six areas included in this project have not been repaired nor replaced since their installation in 1991. These areas have deteriorated significantly during the past several years, causing dozens of leaks which disrupted classroom, office, and art studio spaces and damaged internal building materials, leading to concerns for mold and exposure to asbestos containing materials (ACM) as encapsulated materials become frayed or displaced. The roofing membranes to be replaced are believed to be a poly-rubber reinforced sheet product, similar to thermoplastic polyolefin (TPO), which is no longer permitted on State of Wisconsin owned buildings. The decking materials appear to vary based on location.

A licensed roofing contractor was hired to inspect and survey the roof systems while performing recent repairs at Mitchell Hall and they have suggested that comprehensive failure can be expected within the next couple of years. Recent failures include deteriorated pitch pockets, roof “softness” where decking failure was imminent and patched, holes/punctures/tears in the weakened/dried/cracked membrane, damaged/open/cracked/blistered and deteriorated flashing systems due to age-related weakening/thinning, etcetera. To determine specific scope of effort and extent of ACM, a more detailed field examination that builds on the referenced contractor survey, including roof coring and testing in several areas, is suggested as the first step in the design process.

UW-River Falls – Hunt Arena Electrical Distribution Replacement:

This project replaces the main electrical service and distribution equipment in Hunt Arena to provide a flexible, energy efficient building electrical distribution system. Project work includes replacing the building motor control center, main electrical power panel and subpanels, power distribution wiring, and building lighting controls. The motor control center will be replaced by variable frequency drives to improve controls for the

compressors and pumps located in the mechanical room. All new electrical equipment and controls will be integrated and connected to building systems as appropriate and required.

The Hunt Arena (28,460 ASF/39,197 GSF) electrical equipment is original to the building, constructed in 1973. The electrical breakers are no longer reliable, which creates a safety issue. The elimination of the motor control center allows for better control of pumps and compressors while also lowering the costs of the projects. The building electrical infrastructure is original to the building and has significantly outlived its intended service life. Due to the age and obsolescence of this equipment, replacement parts are no longer manufactured or commercially available, creating serious challenges for maintenance and repairs. Most critically, the electrical breakers have become increasingly unreliable, presenting a substantial safety hazard to personnel and facilities. To resolve these issues, the proposed scope of work replaces the obsolete building electrical distribution equipment with modern, code-compliant equipment that meets all current safety and operational standards and specifications. The removal of the obsolete motor control center (MCC) is a key component of this upgrade. By eliminating the aging MCC, the facility will gain improved, decentralized control of pumps and compressors, enhancing operational efficiency and reliability. This modernization not only mitigates current safety risks associated with failing breakers and inaccessible parts but also contributes to long-term cost savings by reducing maintenance burdens and energy inefficiencies. The simplified control system architecture also reduces complexity, allowing for easier diagnostics and future scalability. This project represents a critical investment in the facility's safety, performance, and operational continuity.

UW-River Falls – North Hall Main Electrical Equipment Replacement:

This project replaces the main electrical equipment located in North Hall. Project work includes replacing the pad mounted switch and branch panelboards, converting a storage room to a new electrical equipment room to allow code compliant clearances between equipment, and installing a new electrical service. The building will remain occupied throughout the project. The old electrical service will remain in operation until the new service is completely installed to reduce the number and duration of required power outages in the building during construction.

The main electrical equipment located in North Hall is outdated, unsafe, and well past its expected useful life. The primary electrical room has exposed 4,160-volt conductors and open terminals, making it unsafe to enter the room when building power is engaged. Maintenance work in this room can only happen in coordination with campus power outages. Since this is a main campus administrative building, coordinating maintenance work is difficult. The building main breaker and distribution switchboard is obsolete, and replacement parts are unavailable. Making any modifications to this equipment is impossible. Panelboards are full throughout the building, and the majority are too old to replace any breakers safely.

UW-Whitewater – General Services Building Roof Replacement:

This project replaces approximately 32,776 SF of smooth surfaced built-up roofing system with a new, fully adhered, Ethylene Propylene Diene Monomer (EPDM) roof assembly. Project work includes selective repair or replacement of the roof deck and associated components as needed, installation of new R-30 insulation with flat and tapered material to improve drainage, and replacement of the pre-finished sheet metal flashings at roof area perimeters and roof various penetrations. The project also installs new fall protection components to improve accessibility to the areas and existing rooftop equipment.

The roofing system consists of a built-up roof with an aluminum coating over a concrete and metal deck. The roof was coated in 2014 to extend the life of the built-up roof and that coating has reached the end of its useful life. Multiple leaks occur every spring in the area over shipping and receiving. The leaks require annual operational maintenance.

UW-Whitewater – Roseman Hall Roof Replacement:

This project replaces approximately 34,300 square feet of four-ply, gravel-surfaced, built-up roofing (BUR) on Roseman Hall with a new, fully adhered, Ethylene Propylene Diene Monomer (EPDM) single-ply membrane roofing system, including associated flashings and metal edge terminations. The BUR and gravel will be removed and disposed of off-site. Project work includes inspection and, where required, replacement of the vapor retarder. All skylight assemblies and curbs will be removed and replaced with new insulated curbs and more thermally efficient skylight glazing assemblies. All roof drain assemblies will be removed and replaced with new units. New polyisocyanurate insulation will be installed with an average R-value of 25.2 and will be tapered to provide positive drainage to the roof drains. All flashings, penetration boots, expansion joints, counterflashings, and metal edge profiles will be removed and replaced in accordance with the new roof assembly.

The current roofing system consists of four-ply, gravel surfaced, built-up roof over either a concrete or Tectum deck. A 2017 Nuclear Moisture Meter Scan found that the roof had some wet areas and should be replaced in the next 3-5 years. Since 2012, the university has continued to patch the roof, but now it has reached the end of its useful life. This building roof is now getting the most service calls. Recent roofing companies called for service have informed campus that they can no longer patch the roof. It is beyond repair and needs replacement.

UW-Whitewater – Parking Lot 21 Reconstruction:

This project reconstructs Parking Lot 21, accessed from Fremont Street, and serving as the main campus parking lot for the General Service Building and campus central receiving. Project work includes reconstructing the lot with 6-inches of asphalt pavement over 12-

inches of dense base aggregate. A geotechnical investigation will be completed to determine if excavation below subgrade will be required for portions of the parking lot, as determined by proof rolling the subgrade prior to base aggregate placement. In these locations, excavation below subgrade will be performed and breaker run and/or geogrid will be used to stabilize the grade. The new asphalt surface pavement will include at least a 1% slope to provide positive drainage throughout the parking lot. Spot curb and sidewalk replacements will be in-kind based on areas that are damaged or to help facilitate positive drainage to existing and proposed drainage infrastructure.

There is significant alligator and thermal cracking throughout the parking lot as well as potholes, pavement patches, and settlement along the curb and gutter. There are several areas of flat slopes that cause the runoff to sit on the pavement and accelerate the deterioration. There is a low point in the northern curb line that has no positive drainage outlet. The storm water must accumulate and pond until it can flow over the top of the curb and continue drainage east towards Fremont Street due to the lack of a designed drainage outlet. Based on the existing asphalt conditions and the poor drainage patterns in the parking lot, the base course is also likely in poor condition. Overall, the parking lot has deteriorated to a point that total reconstruction is needed.

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”](#)

June 4, 2026

AUTHORITY TO DEMOLISH THE BIOTRON LABORATORY AND THE MEAT SCIENCE AND MUSCLE BIOLOGY BUILDING, UW-MADISON

REQUESTED ACTION

Adoption of Resolution E., authorizing the demolition of the Biotron Laboratory and the Meat Science and Muscle Biology Building at UW-Madison.

Resolution E. That, upon the recommendation of the Chancellor of UW-Madison and the Interim President of the UW System, the UW System Board of Regents authorizes \$9,665,800 State of Wisconsin Segregated Revenue for demolition of the Biotron Laboratory and the Meat Science and Muscle Biology Building at UW-Madison.

2023-25 MULTI-BUILDING DEMOLITION PROGRAM

UNIVERSITY	PROJECT ID	PROJECT TITLE	SEG-REV
MSN	24H1G	Biotron Laboratory/Meat Science & Muscle Biology Building Demolition	\$9,665,800
2023-25 MULTI-BUILDING DEMOLITION PROGRAM TOTALS			\$9,665,800

Presenter

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

SUMMARY

UW-Madison – Biotron Laboratory and Meat Science and Muscle Biology Building Demolition:

This project demolishes two laboratory buildings (Biotron Laboratory and Meat Science and Muscle Biology Building) including basement and foundation removal; backfilling excavated foundations; disconnection, capping, and removal of unused underground utilities; replacing the lift station electrical feed; and restoration of the site to green space. The Biotron Laboratory (2115 Observatory Drive) offered controlled environments and greenhouses for academic and commercial clients in plant, animal, and materials research

and testing and included a vivarium under standard environmental conditions. The Meat Science and Muscle Biology Building (1805 Linden Drive) constructed in 1930 was replaced in 2016 with the new Meat Science and Animal Biologics Discovery Center (1933 Observatory Drive). Both facilities, the Biotron Laboratory and the Meat Science and Muscle Biology Building, have been vacated since 2023 and their sites will be defined by future campus planning and physical development efforts. Removal of these buildings is estimated to save approximately \$250,000 annually in operating budget expenses.

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 University of Wisconsin System buildings and facilities. This project was designed and developed to seek authority to construct using \$286,000 of those funds along with \$410,000 CASH for the pre-design efforts.

The Biotron facility was previously occupied by the College of Agriculture and Life Sciences (CAL S) and the School of Veterinary Medicine (SVM). The building is beyond its useful life, and its removal will save approximately \$100,000 in annual operating expenses. The Biotron site has confirmed soil and groundwater contamination, along with vapor intrusion concerns within the building. Excavated soils will require disposal at a Subtitle D landfill, and groundwater will be discharged to the sanitary sewer under approved permits. The site will be remediated and restored.

The Meat Science and Muscle Laboratory facility was previously occupied by the CAL S Animal and Dairy Science department, which moved to the Meat Science and Animal Discovery building in 2020-21. It temporarily housed the Physical Plant Finish Shop until early 2023 during the Morgridge Hall project, before relocating to the Environment Health and Safety Building in 2023.

Budget

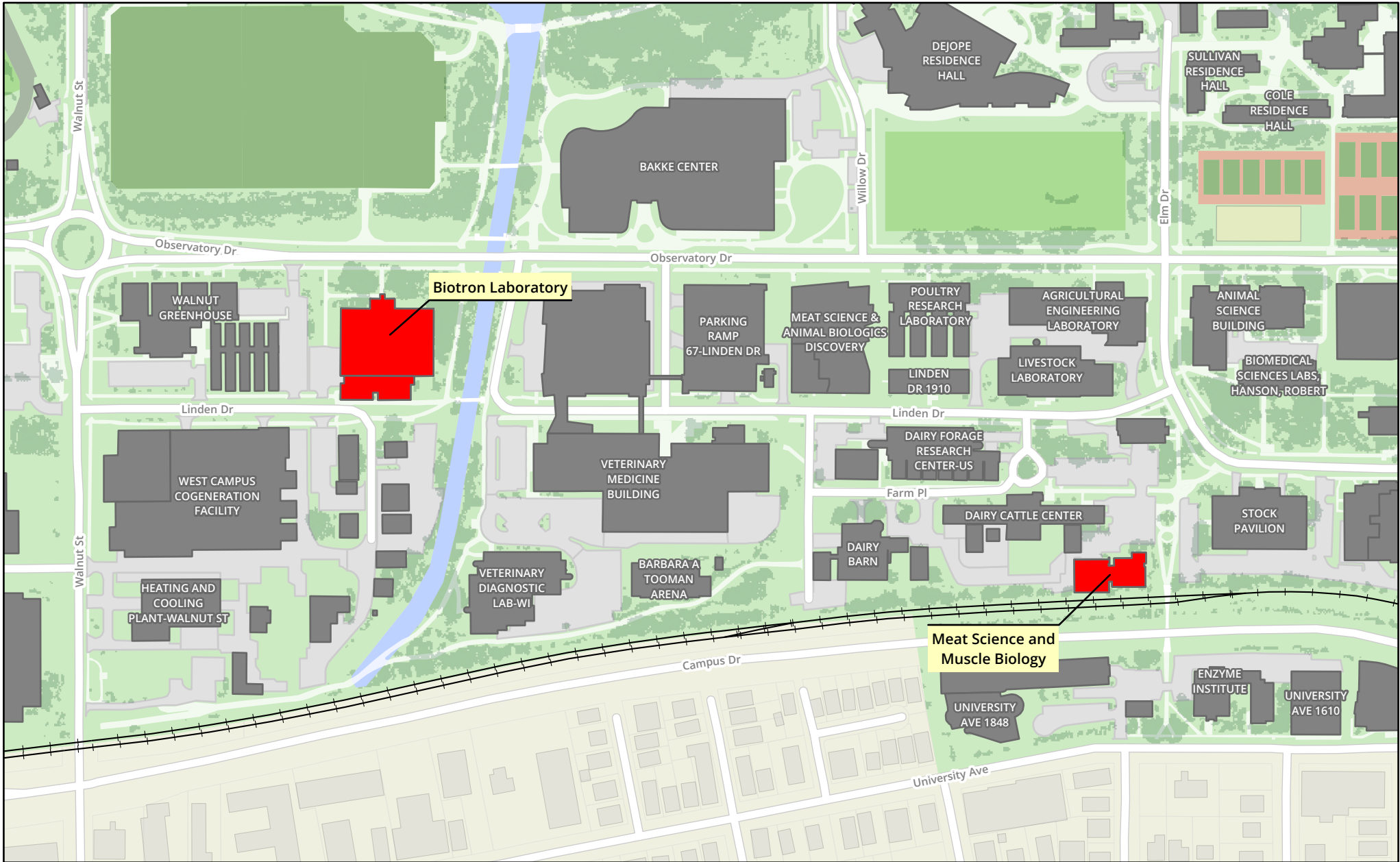
Construction	\$	7,451,400
Design	\$	753,800
DFDM Mgt	\$	342,800
Contingency	\$	1,117,800
Equipment	\$	0
Other Fees	\$	0
TOTAL	\$	9,665,800

Related Policies

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

ATTACHMENT

- A) UW-Madison: Multi-building Demolition Map



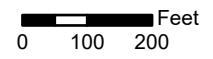
Sources: Universities of Wisconsin, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Madison: Multi-building Demolition

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

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\MSN\Biotron_MM_Demolitions\MSN_Biotron_MM_Demolition_2026.aprx



Capital Planning & Budget Committee

June 4, 2026

Item F.

2027-2033 CAPITAL PLAN REQUESTS SUMMARY, UW SYSTEM

REQUESTED ACTION

For information only.

SUMMARY

UW System's Office of Capital Planning and Budget will provide an overview of the biennial capital budget and planning process, including a process overview, fact and figures from requests received, and a summary of select supporting materials.

Presenter

- Thomas Bittner, Capital Planning and Budget Director

**STATUS REPORT ON LEASING TRANSACTIONS
DECEMBER 1, 2025, THROUGH MAY 31, 2026**

REQUESTED ACTION

For information only.

SUMMARY

Attached is a summary report of all leases and amendments executed for the University of Wisconsin System from December 1, 2025, through May 31, 2026. Two leases for new space were executed in the last six months: both for UW-Madison. Only one new lease required Board approval. Ten leases were either amended or renewed and five leases were terminated.

New Leases

- UW-Madison – Advising and Student Affairs, Madison, 10-year term, 14,141 SF
- UW-Madison – School of Medicine and Public Health, Milwaukee. Partnership is now co-located at UW-Milwaukee, 2-year term, 3,799 SF

Terminated, Renewed, or Amended Leases

- UW-Eau Claire – Eau Claire; Material Science & Biomedical Engineering moved back onto campus after Mayo terminated their agreement with landlord, early termination negotiated; 2,870 SF
- UW-Madison – School of Medicine and Public Health, Madison
 - Lease terminated; 370 SF
 - Lease renewed for one year; 4,494 SF
 - Lease renewed for one year; 1,251 SF
- UW-Madison – Waisman Center, Madison, renewed for one year; 2,248 SF
- UW-Madison – Women’s Health Institute and Center for Women’s Health and Research, Madison, lease terminated; 3,603 SF
- UW-Madison – University Relations and Continuing Studies & Law Clinic, Madison, renewed for one year; 12,902 SF
- UW-Madison – Center for Health Disparities, renewed for one year; 15,239 SF
- UW-Madison – Facilities Planning & Management, lease terminated; 36,850 SF

- UW-Madison – Tower for Wisconsin Public Radio, Janesville, renewed for five years
- UW-Madison – Television Tower for local media broadcast stations, Verona, renewed for five years
- UW-Madison – Center for Limnology, Woodruff, renewed for one year; 200 SF
- UW-Oshkosh –Head Start, Appleton; renewed for one year; 9,414 SF
- UW-Stevens Point –library materials moved into new learning center on campus, lease terminated; 30,000 SF
- UW-Superior –Ballast water testing facility, Superior, renewed for five years

Presenter

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

BACKGROUND

Regent Policy Document 13-2: Real Property Contracts: Approval, Signature Authority, and Reporting, requires that the Office of Capital Planning and Budget provide a regular report to the Board on all leases not subject to Regent approval. The attached report is intended to meet that requirement.

The policy further directs that the Board of Regents approve a proposed lease when the initial terms of a lease exceed either \$1,000,000 in total cost or five years in length, or the renewal options included in the lease exceed \$1,000,000 in total or five years in length. In addition, a lease that will permit a facility to be privately owned or operated on state-owned land, a lease that would affect agricultural lands, or the lease of a state-owned residence hall to another state agency or nonstate nonprofit agency for the purposes of alternate use, will also require Board of Regents approval prior to execution.

Related Policies

- Regent Policy Document 13-2, [“Real Property Contracts: Approval, Signature Authority, and Reporting.”](#)

ATTACHMENT

- A) UW System: Status Report on Leasing Activity

**University of Wisconsin System Administration
Status Report on Lease Activity**

New Leases								
Executed between December 1, 2025 through May 31, 2026								
Institution	Program or User	Location	Total Square Feet	Term in Years	Total Annual Gross Rent	Use	Funding Source	Lease Start Date
* Madison	Advising and Student Affairs	Madison	14,141	10	\$4,943,940	Student support	GPR	Apr-26
Madison	School of Medicine and Public Health	Milwaukee	3,799	2	\$115,344	Public health research	Grant	Feb-26

Other Transactions					
Executed between December 1, 2025 through May 31, 2026					
Institution	Program or User	Location	Total Square Feet	Type of Transaction	
Eau Claire	Material Science & Biomedical Engineering	Eau Claire	2,870	Early termination - lease buyout	
Madison	School of Medicine and Public Health	Madison	370	Terminated	
Madison	School of Medicine and Public Health	Madison	4,494	Renewed for one year	
Madison	Waisman Center	Madison	2,248	Renewed for one year	
Madison	School of Medicine and Public Health	Madison	1,251	Renewed for one year	
Madison	Women's Health Institute and Center for Women's Health and Research	Madison	3,603	Terminated	
Madison	University Relations and Continuing Studies & Law Clinic	Madison	12,902	Renewed for one year	
Madison	Center for Health Disparities and Research	Madison	15,239	Renewed for one year	
Madison	Physical Plant	Madison	36,850	Terminated	
Madison	Radio tower for Wisconsin Public Radio	Janesville	1	Renewed for five years	
Madison	Television tower lease with University Research Park	Verona	1	Renewed for five years	
Madison	Center for Limnology	Woodruff	200	Renewed for one year	
Oshkosh	Head Start	Appleton	9,414	Renewed for one year	
Stevens Point	Library	Plover	30,000	Terminated	
Superior	Ballast Water Testing Facility	Superior	Pier	Renewed for five years	

*Board of Regents approval

**University of Wisconsin System Administration
Status Report on Lease Activity**

Leased Space by Use - System-wide (except Madison)

As of May 31, 2026

Type of Space	2022	2023	2024	2025	2026	Change 2022 to 2026	Percent of Total
Office	95,916	95,916	94,681	92,616	92,616	-3,300	7.0%
Lab	89,501	74,394	64,394	67,809	64,219	-25,282	4.9%
Radio Station	21,085	21,085	21,085	21,085	21,085	0	1.6%
Daycare	35,694	39,946	39,946	46,879	46,879	11,185	3.6%
Clinic	23,479	20,213	21,411	21,411	21,411	2,068	1.6%
Classroom	17,356	7,737	7,737	7,737	7,737	-9,619	0.6%
Storage	2,613	32,613	32,613	32,613	2,613	0	0.2%
Retail	2,116	2,116	2,116	2,116	2,116	0	0.2%
Recreation	0		180,000	180,000	180,000	180,000	13.6%
Performance Space	74,803	74,803	74,803	74,803	74,803	0	5.7%
Housing	<u>804,065</u>	<u>806,665</u>	<u>806,665</u>	<u>804,065</u>	<u>804,065</u>	0	<u>60.9%</u>
Total	1,168,650	1,177,511	1,347,475	1,353,159	1,319,570	155,052	100.0%

Leased Space by Use - Madison

As of May 31, 2026

Type of Space	2022	2023	2024	2025	2026	Change 2022 to 2026	Percent of Total
Office	279,133	273,797	125,581	98,866	101,991	-177,142	18.5%
Research/Outreach			166,851	166,851	163,061	-3,790	29.5%
Lab	101,202	106,032	171,652	184,305	184,305	83,103	33.3%
Clinic	5,800	5,800	5,800	5,800	5,800	0	1.0%
Greenhouse	60,000	60,000	60,000	60,000	60,000	0	10.9%
Storage	<u>37,847</u>	<u>36,247</u>	<u>36,247</u>	<u>73,097</u>	<u>37,525</u>	-322	6.8%
Total	483,982	481,876	566,131	588,919	552,682	68,700	100.0%

June 4, 2026

**STATUS REPORT ON UW SOLELY MANAGED CAPITAL PROJECTS
DECEMBER 1, 2025 THROUGH MAY 31, 2026**

REQUESTED ACTION

For information only.

SUMMARY

Attached is a status report of gift and grant funded projects managed solely by the University of Wisconsin System from December 1, 2025, through May 31, 2026. Since its inception in July 2015, the program has included a total of 203 projects.

The total value of the projects that are or have been part of the program has increased from \$959,865,640 in December to \$966,931,654 by May 31, 2026.

Due to a recent enumeration, the Science Hall project will soon transition to the State Building Program. This action will impact the program and be reflected on the next report.

Program Statistics:

- 57 active projects valued at \$736 million
- 16 projects, \$32 million, are completed and working on close-out activities

Presenter

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

BACKGROUND

Regent Policy Document 13-5, "Capital Projects Solely Managed by the UW System: Approval and Signature Authority" requires that the Board of Regents receive regular reports on the program. These projects are solely funded through gifts and grants and authorized through Wisconsin State Statute Section 16.855 (12m). This report is intended to meet the regular reporting requirement.

The policy further directs that projects that exceed \$5,000,000 require formal approval by the Board of Regents prior to 25% design completion.

Related Policies

- Regent Policy Document 13-5, [“Capital Projects Solely Managed by the UW System: Approval and Signature Authority”](#)

ATTACHMENT

- A) UW System: Status Report on UW Solely Managed Capital Projects

Universities of Wisconsin
 Status Report on UW Solely Managed Capital Projects
 June 2026

Project Phase	Project Name	Campus	Project ID	Project Budget	BOR	A/E	GC	Construction	Complete	
					Approved	Selection	Bid Date	Start		
Initiating Project	Chemistry Building MAQ Renovation	MSN	A-26-002	\$5,176,000		6/15/2026	7/15/2027	8/15/2027	7/15/2028	
	Engineering Hall CoE Floor B Lab Renovation	MSN	A-25-013	\$150,000		4/15/2026	TBD	TBD	TBD	
	Grainger Hawk Center Renovation	MSN	A-25-014	\$1,483,000		4/15/2026	10/15/2026	11/15/2026	2/15/2027	
	KRC-SRC Rowe Electrical Upgrade	MSN	A-26-001	\$100,000		6/15/2026	TBD	TBD	TBD	
	Mechanical Engineering Engine Lab Renovation	MSN	A-26-003	\$150,000		7/15/2026	TBD	TBD	TBD	
	Memorial Union Swim Pier	MSN	A-25-009	\$1,998,000		4/15/2026	9/1/2026	10/15/2026	5/15/2027	
	Sterling Hall L&S Basement Quantum Physics Lab Renovation	MSN	A-25-012	\$150,000		4/15/2026	TBD	TBD	TBD	
	UW-Oshkosh Soccer Field Study	OSH	F-26-001	\$50,000		4/15/2026			8/15/2026	
Design	WIMR West Wedge BNCT Addition Pre-Design	MSN	A-26-004	\$200,000		7/15/2026			5/15/2027	
	333 East Campus Mall Renovation Pre-Design	MSN	A-25-011	\$342,000		7/28/2025			9/1/2026	
	Agricultural Hall Undergraduate Student Home Pre-Design Plan	MSN	A-24-008	\$250,000		3/19/2025			6/30/2026	
	Animal Science DoIT Supernode Expansion	MSN	A-25-015	\$1,400,000		1/27/2026	9/15/2027	10/15/2027	5/15/2028	
	Biochemistry CALS Lab Buildings Assessment	MSN	A-24-002	\$300,000		2/26/2024			8/15/2026	
	Birge L&S 2nd & 3rd Floor Botany Lab Renovation	MSN	A-25-006	\$300,000		8/1/2025	TBD	TBD	TBD	
	Birge L&S 4th Floor Biology RISE Lab Renovation	MSN	A-25-004	\$2,150,000		4/29/2025	TBD	TBD	TBD	
	Chemistry L&S Multi-Floor Lab Renovation	MSN	A-24-011	\$150,000		11/5/2024	TBD	TBD	6/15/2026	
	Daniels L&S SB Floor RISE Laser Lab Renovation	MSN	A-25-008	\$1,900,000		8/1/2025	5/15/2026	6/15/2026	4/15/2027	
	Integrative Biology 2nd Floor Neurology Lab Renovation	MSN	A-25-007	\$125,000		7/1/2025	2/1/2027	3/1/2027	7/1/2027	
	Lakeshore Nature Preserve Frautschi Center	MSN	A-22-007	\$19,800,000	BOR	6/1/2022	5/15/2026	6/15/2026	3/1/2028	
	Music Hall Renovation and Addition Phase 1	MSN	A-24-012	\$50,000,000	BOR	3/21/2025	12/16/2026	1/16/2027	4/16/2029	
	Nancy Nicholas Hall 2nd Floor SoHE RISE Hub	MSN	A-25-003	\$155,250		5/9/2025			8/20/2027	
	School of Veterinary Medicine Education and Research Building Pre-Design	MSN	A-25-002	\$400,000		5/8/2025			8/1/2026	
	Supernode Relocation	MSN	A-25-001	\$300,000		4/30/2025			7/17/2026	
	UWO Baseball Field Improvements	OSH	F-25-001	\$50,000		10/10/2025			6/15/2026	
	Vilas Hall Floor 2 and 3 Renovation	MSN	A-23-010	\$2,203,000		5/13/2024	3/18/2026	4/30/2026	10/13/2027	
	Vilas Hall SoE Theatre Modernization Pre-Design	MSN	A-25-010	\$165,600		9/17/2025			7/1/2026	
	Weeks L&S 4th Floor Geoscience RISE Lab Renovation	MSN	A-25-005	\$100,000		5/9/2025	2/1/2027	3/15/2027	7/30/2027	
	WIMR East Wedge Cyclotron and Expansion	MSN	A-23-011	\$62,000,000	BOR	11/1/2023	8/15/2026	9/30/2026	11/30/2027	
	Wisconsin Union Shoreline Improvements	MSN	A-24-009	\$80,000		1/15/2025	TBD	TBD	TBD	
	Hold	CALS Greenhouse Facility Pre-Design Study	MSN	A-24-007	\$300,000		1/2/2025			
		Libraries Collections Preservation Facility	MSN	A-22-012	\$38,404,876	BOR	9/7/2022			
Science Hall Renovation		MSN	A-24-010	\$163,200,000		9/13/2024			1/1/2026	
UW-PLT Baseball Field Dugout Replacement		PLT	H-23-001	\$5,000		9/18/2023				
Van Vleck Hall Mathematics Learning Center Renovation		MSN	A-23-019	\$2,068,000		3/20/2025	5/29/2026	6/30/2026	6/15/2027	
Bidding	Whitewater Athletic Service Building Mechanical Upgrades	WTW	N-24-002	\$125,000		9/24/2024				
	Pioneer Farm Beef Buildings Replacement	PLT	H-24-001	\$460,000		1/13/2026	1/13/2026	2/15/2026	9/15/2026	
Construction	Babcock Hall Center For Dairy Research Plant Upgrades	MSN	A-23-001	\$1,417,644		6/13/2023	11/20/2025	3/23/2026	10/7/2026	
	Campus Wide Access Controls Installation	MSN	A-24-005	\$8,900,000	BOR	6/18/2024	4/29/2026	5/15/2026	5/1/2027	
	Chemistry 2nd and 4th Floor Lab Renovation	MSN	A-22-015	\$13,157,608	BOR	8/5/2022	10/12/2023	12/27/2023	7/17/2026	
	Cofrin Memorial Arboretum Bridge and Boardwalk	GBY	D-24-001	\$310,000		10/14/2024	7/1/2025	12/1/2025	6/4/2026	
	Elvehjem Building Envelope Renovation	MSN	A-22-001	\$13,249,000	BOR	3/3/2022	2/15/2023	3/27/2023	7/31/2026	
	Engineering Hall Sprinkler and Gas Piping - Phase 2	MSN	A-23-003	\$7,272,000	BOR	3/15/2023	5/16/2024	8/14/2024	5/22/2026	
	Grainger Hall Dining Expansion and Renovation	MSN	A-24-004	\$27,140,000	BOR	3/1/2024	9/4/2025	10/20/2025	1/14/2027	
	Helium Recovery System Improvement Project	MSN	A-23-014	\$2,400,000		1/3/2024	3/18/2026	4/15/2026	2/15/2027	
	Lake Superior NERR Administrative Addition	SUP	M-22-001	\$883,381		5/2/2023	3/31/2026	6/15/2026	2/15/2027	

Universities of Wisconsin
 Status Report on UW Solely Managed Capital Projects
 June 2026

Project Phase	Project Name	Campus	Project ID	Project Budget	BOR Approved	A/E Selection	GC Bid Date	Construction Start	Complete
Punch List	MSC Kinesiology HVAC Improvement Project	MSN	A-23-009	\$654,646		9/25/2023	5/29/2025	8/18/2025	9/2/2026
	SoE Education Sciences 12th Floor WIDA Renovations	MSN	A-23-017	\$4,400,000		3/8/2024	12/18/2025	2/18/2026	9/16/2026
	UW-WTW Baseball Press Box	WTW	N-24-001	\$250,000		12/23/2025		6/15/2026	9/15/2026
	WIMR Gas Storage and Distribution Renovation	MSN	A-22-018	\$900,000		8/17/2022	8/26/2025	11/3/2025	6/19/2026
	Biochemistry CALS NMRFAM Lab Renovation	MSN	A-22-023	\$2,300,000		11/23/2022	9/10/2024	1/6/2025	11/25/2025
	Computer, Data & Information Sciences Building	MSN	A-21-007	\$267,200,000	BOR	6/28/2021	11/17/2022	1/23/2023	8/1/2025
	Deluca Biochemistry CALS Cryo EM Lab Renovation	MSN	A-23-007	\$3,550,000		5/26/2023	12/10/2024	1/27/2025	11/20/2025
	Esports Arena Relocation	STO	L-24-001	\$787,000		7/16/2024	4/3/2025	5/5/2025	9/5/2025
	Grainger Hall 2nd and 5th Floor Renovation	MSN	A-22-021	\$8,800,000	BOR	9/15/2022	4/2/2024	5/13/2024	4/11/2025
	Near East Play Fields Reconstruction	MSN	A-22-011	\$12,118,255	BOR	8/3/2022	11/29/2023	5/29/2024	8/24/2025
	Primate Center Back-up Generator	MSN	A-17-033	\$3,332,000	BOR	1/24/2018	9/5/2024	6/2/2025	3/31/2026
	Sewell Social Sciences L&S 5th Floor Anthropology Lab Renovation	MSN	A-23-013	\$1,200,000		10/11/2023	2/13/2025	5/19/2025	11/14/2025
	In Process Total:				\$736,412,260				
Complete	Camp Randall Stadium East Bowl Recoating	MSN	A-22-020	\$2,360,000		9/22/2022	8/30/2023	5/13/2024	8/11/2024
	Chamberlin L&S Song Physics Lab Renovation	MSN	A-23-012	\$1,852,109		9/13/2023	10/3/2024	11/11/2024	5/22/2025
	Computer, Data & Information Sciences Building Advanced Planning	MSN	A-20-013	\$510,000		10/14/2020			6/11/2021
	Engineering Centers 2nd Floor MOCVD Lab Renovation	MSN	A-22-004	\$1,655,000	BOR	3/18/2022	3/22/2023	5/1/2023	11/27/2024
	Golda Meir Lubar Conference and Study Room	MKE	B-23-001	\$679,419		11/9/2023	7/9/2024	8/26/2024	5/16/2025
	KRC-SRC Rowe WHAM Plasma Physics Lab Electrical and Cooling Upgrade	MSN	A-21-011	\$3,199,210	BOR	10/7/2021	12/14/2022	9/12/2023	10/31/2024
	Kress Center Athletic Study	GBY	D-25-001	\$50,000		3/31/2025			8/20/2025
	Materials Science Engineering Building 1974 and 1995 Additions Removal	MSN	A-22-016	\$2,441,374	BOR	8/4/2022	9/21/2023	10/20/2023	10/31/2024
	Memorial Union Additions and Repairs	MSN	A-20-018	\$5,000,000	BOR	9/14/2020	9/15/2022	11/14/2022	12/1/2023
	Microbial Sciences Building 2nd Floor Research Lab Renovation	MSN	A-22-010	\$1,554,000	BOR	5/4/2022	4/12/2023	6/9/2023	5/15/2024
	School of Education Kinesiology New Building Pre-Design Plan	MSN	A-23-008	\$207,000		6/22/2023			8/30/2024
	School of Education Multi-Building Classroom Renovation	MSN	A-22-013	\$3,000,000		7/18/2022	1/17/2024	3/4/2024	8/26/2024
	Treehaven Forestry Advancement Center	STP	K-23-001	\$1,240,000		3/29/2023	11/16/2023	3/11/2024	10/11/2024
	Trout Lake Research Outbuilding	MSN	A-22-009	\$998,320		5/4/2022	3/14/2024	4/29/2024	12/20/2024
	WARF - SMPH Floors 4, 5 & 7 Renovation	MSN	A-21-010	\$6,288,957	BOR	7/14/2021	5/9/2023	6/28/2023	2/16/2024
	Weeks Hall Letters & Science 3rd Floor Lab Renovation	MSN	A-22-024	\$1,020,000		12/9/2022	8/24/2023	10/30/2023	11/1/2024
	Complete Total:				\$32,055,389				
Total:				\$768,467,649					

June 4, 2026

**UW-MILWAUKEE HOST CAMPUS PRESENTATION:
“MAKING WAVES: BUILDING ENDURING IMPACT THROUGH OUR
PHYSICAL INFRASTRUCTURE”**

REQUESTED ACTION

For information and discussion.

SUMMARY

UW-Milwaukee will provide an update on its capital planning efforts, grounded in UW-Milwaukee’s mission and strategic priorities. First, UW-Milwaukee will share its plans to begin, this summer, a Long-Range Campus Planning engagement that will shape UW-Milwaukee’s facilities development philosophy and strategies for years to come. Next, UW-Milwaukee will share updates on important capital projects that are currently underway to address UW-Milwaukee’s core campus infrastructure and strategic priorities, including anticipated construction on the Health Sciences Renovation project that was enumerated in the 2025-2027 Capital Budget. Finally, UW-Milwaukee will provide an update on its planning and design for its next major project priority: the Engineering and Neurosciences project.

Presenters

- Robin Van Harpen, Senior Vice Chancellor for Finance & Administrative Affairs
- Melissa Spadanuda, Associate Vice Chancellor for Facilities, Planning & Management
- Jen Francis, Director of Campus Planning