

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

via Zoom Videoconference

Thursday, September 17, 2026

11:45 a.m. – 12:45 p.m.

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the August 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 Projects
 - 2. UW System: Authority to Construct All Agency Maintenance and Repair Projects
 - 3. UW System: Authority to Construct Minor Facilities Renewal Projects
- E. UW-La Crosse: Authority to Construct the Residence Halls Elevator Tower Additions
- F. UW-Madison: Authority to Demolish the Extension Building
- G. UW-Milwaukee: Authority to Increase the Budget to Accept Bids and Construct the Health Sciences Renovation Project
- H. Report of the Associate Vice President

September 17, 2026

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

REQUESTED ACTION

Adoption of Resolution D1., authorizing construction of the 2025-27 Classroom Renovation/Instructional Technology Improvement Program projects.

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 \$30,114,000 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

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	CASH	TOTAL
MIL	25H4F	Physics Instructional Lab Relocations	\$7,400,000	\$0	\$7,400,000
GBY	25H1B	Studio Arts C-Wing Lab Renovations	\$7,350,000	\$0	\$7,350,000
LAC	25H3Z	Mitchell Hall & Morris Hall Lab Renovations	\$3,488,000	\$0	\$3,488,000
MSN	25I4Y	Van Vleck Lecture Hall Renovations	\$4,521,000	\$0	\$4,521,000
PKS	25H4J	Greenquist Hall Science Lab Renovation	\$7,355,000	\$0	\$7,355,000
CLASSROOM RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT PROGRAM SUBTOTAL			\$30,114,000	\$0	\$30,114,000

SEPTEMBER 2026 AGENDA TOTAL	GFSB	CASH	TOTAL
	\$30,114,000	\$0	\$30,114,000

Presenter

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

BACKGROUND

UW-Milwaukee – Physics Instructional Lab Relocations:

This project relocates seven existing Physics instructional laboratories and support modules from the aging Physics Building into 9,365 GSF of shelled, unfinished space in the lower level of the Kenwood Interdisciplinary Research Complex (KIRC).

Project work includes demolition of temporary slabs; construction of instructional laboratory and support spaces; and build-out of audiovisual, mechanical, plumbing, fire protection, and electrical systems to create a modern instructional environment aligned with interdisciplinary science, technology, engineering, and mathematics (STEM) learning.

The existing Physics Building is beyond its useful life. Past master planning efforts identified renovation within the existing Physics Building as cost-prohibitive and functionally limiting. Relocation of these instructional laboratories utilizes available shelled space in KIRC to consolidate and modernize Physics instructional space, ensure instructional continuity, and locate program spaces in proximity to related faculty offices and research infrastructure.

Budget/Schedule

Construction	\$	5,135,600
Design	\$	492,400
DFD Mgt	\$	244,500
Contingency	\$	974,500
Equipment	\$	550,000
Other Fees	\$	3,000
TOTAL	\$	7,400,000

SBC Approval	Oct 2026
A/E Selection	Oct 2025
Design Report	Jun 2026
Bid Opening	May 2027
Start Construction	Jul 2027
Substantial Completion	Jul 2028
Final Completion	Sep 2028

UW-Green Bay – Studio Arts C-Wing:

This project renovates 15,500 GSF of instructional and laboratory space in the C-Wing of UW-Green Bay's Studio Arts Building by modernizing lighting, HVAC systems, and audiovisual infrastructure. Project work includes upgrades to support wood, metal, ceramics, printmaking, and design laboratories; installation of new equipment and exhaust systems; and provision of Technology Level 3 teaching stations to create healthier and more functional environments for art instruction.

Constructed in 1973, the Physical Arts Labs have not undergone major improvements and no longer adequately support current lighting, ventilation, and instructional technology needs. These deficiencies have been identified through institutional reviews and a National Association of Schools of Art and Design (NASAD) accreditation report. The proposed renovation addresses deferred maintenance and compliance issues while supporting contemporary instructional requirements, improving instructional functionality, and enhancing environmental health and safety within the laboratories.

Budget/Schedule

Construction	\$	5,329,100	SBC Approval	Oct 2026
Design	\$	811,400	A/E Selection	Oct 2025
DFD Mgt	\$	245,100	Design Report	Jul 2026
Contingency	\$	799,400	Bid Opening	Feb 2027
Equipment	\$	165,000	Start Construction	May 2027
Other Fees	\$	0	Substantial Completion	Aug 2028
TOTAL	\$	7,350,000	Final Completion	Oct 2028

UW-La Crosse – Mitchell Hall & Morris Hall Lab Renovations:

This project renovates two instructional spaces at the University of Wisconsin-La Crosse: the Science Education Lab and associated prep/storage room in Morris Hall (Rooms 305 and 315, approximately 1,630 SF total) and the Dance Studio in Mitchell Hall (Room 103, approximately 3,320 SF). Project work in Morris Hall includes installation of new laboratory casework, updated finishes, enhanced instructional technology, and a new fume hood to create a modern science education teaching environment. Existing systems will be reused where feasible, and no new laboratory air or gas services are anticipated. Project work in Mitchell Hall includes installation of a new dance floor system, updated finishes, and acoustical treatments to improve functionality and instructional use of the space. Recently completed HVAC improvements will remain in place, and existing instructional technology systems will be incorporated where practical.

Morris Hall Room 305 serves as a laboratory classroom for the instruction of future science educators. The existing space is dated, and the casework and instructional stations do not reflect contemporary instructional practices. Mitchell Hall contains the only dance studio on campus and is used extensively by the Exercise and Sports Science and Theatre and Dance programs, supporting instruction for a large number of students through regular academic course offerings. Existing flooring and finishes are original to the building's 1965 construction and have reached the end of their useful life. The proposed renovations will modernize both instructional spaces and better support current instructional needs.

Budget/Schedule

Construction	\$	2,239,000	SBC Approval	Oct 2026
Design	\$	210,000	A/E Selection	Oct 2025
DFD Mgt	\$	103,000	Design Report	Jul 2026
Contingency	\$	336,000	Bid Opening	Feb 2027
Equipment	\$	600,000	Start Construction	May 2027
Other Fees	\$	0	Substantial Completion	Jul 2028
TOTAL	\$	3,488,000	Final Completion	Sep 2028

UW-Madison – Van Vleck Lecture Hall Rooms B102 & B130 Renovations:

This project renovates Van Vleck Hall lecture rooms B102 and B130 at UW-Madison by modernizing two heavily utilized lecture halls through upgrades to mechanical, electrical, and plumbing systems; installation of LED lighting and audiovisual infrastructure; improvements to ADA accessibility; and replacement of outdated finishes and furnishings. Project work includes ceiling replacement, acoustic treatments, plaster repair, new seating and writing surfaces, abatement of asbestos-containing materials, and installation of a sprinkler system.

The renovation addresses deficiencies in instructional spaces that currently fall below campus standards. Room B102 has not undergone significant renovation since the 1960s, while the most recent improvements to Room B130 occurred more than two decades ago and have exceeded their expected service life. The existing lecture halls have accessibility limitations and are served by aging building systems. The proposed renovation will improve accessibility, replace outdated infrastructure, address deferred maintenance needs, and modernize both lecture halls to provide upgraded instructional environments that better support current teaching and learning needs.

Budget/Schedule

Construction	\$	3,404,800
Design	\$	358,700
DFD Mgt	\$	156,700
Contingency	\$	510,800
Equipment	\$	90,000
Other Fees	\$	0
TOTAL	\$	4,521,000

SBC Approval	Aug 2026
A/E Selection	Oct 2025
Design Report	Jul 2026
Bid Opening	Feb 2027
Start Construction	Apr 2027
Substantial Completion	Dec 2027
Final Completion	Feb 2028

UW-Parkside – Science Lab Renovations:

The proposed project involves the renovation of Instructional Laboratories 363 and 365 within Greenquist Hall at UW-Parkside. The goal is to improve functionality, instructional capacity, and enhance infrastructure performance. Lab 363 will be reconfigured to support general science instruction and preparation, with flexible lab arrangements conducive to collaborative and active learning. The space will also be adaptable to accommodate organic chemistry instruction and potential interdisciplinary use. The existing Chem Prep & Balance Room functions will be incorporated into the new Lab 363 design. The existing Lab 365 will be converted to a research laboratory. A new hallway will be created between the two new labs to provide access to the mechanical shafts & penthouse from the existing Corridor. Upgrades to room mechanicals, plumbing, electrical, lighting & telecommunications/data will be included in project scope.

Laboratory spaces 363 and 365 in Greenquist Hall were originally constructed in 1969 and have not undergone substantial renovation since installation. These areas present limitations for current instructional and research needs, including failing casework, outdated bench tops, antiquated constant volume fume hoods, and utilities that no longer align with modern instrumentation requirements. The layout also lacks support for instructional safety, collaborative learning, and interdisciplinary flexibility, which are increasingly important to UW-Parkside's science curriculum. UW-Parkside has no immediate plans for a new science facility. This renovation represents a timely and strategic opportunity to extend the useful life of the labs. The upgrades are intended to align with institutional academic priorities and support long-term planning. Modernized science laboratories designed for collaborative learning will positively influence student retention and engagement. Institutions also benefit from improved energy efficiency, reduced operational costs, and greater long-term sustainability when upgrading legacy infrastructure.

Budget/Schedule

Construction	\$	3,292,400
Design	\$	510,000
DFD Mgt	\$	152,800
Contingency	\$	524,800
Equipment	\$	2,875,000
Other Fees	\$	0
TOTAL	\$	7,355,000

SBC Approval	Oct 2026
A/E Selection	Oct 2025
Design Report	Jul 2026
Bid Opening	Mar 2027
Start Construction	May 2027
Substantial Completion	Oct 2028
Final Completion	Dec 2028

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](#)"

Capital Planning and Budget Committee

September 17, 2026

Item D2.

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 \$41,621,200 (\$26,260,500 State of Wisconsin Segregated Revenues; \$12,315,700 Program Revenue Supported Borrowing; and \$3,045,000 Cash).

SUMMARY

FACILITY MAINTENANCE AND REPAIR

UNIV.	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	CASH	TOTAL
GBY	25K1A	Laboratory Sciences Fume Hood Controls Replacement	\$1,330,000	\$0	\$0	\$1,330,000
PKS	23J5X	Heating & Chilling Plant Building Piping Repairs	\$1,957,500	\$0	\$0	\$1,957,500
RVF	26A1V	Stadium Grandstand & Bleacher Code Compliance Renovations	\$0	\$0	\$1,413,000	\$1,413,000
STO	25H2I	Bowman Hall Roof Replacement	\$2,255,500	\$0	\$0	\$2,255,500
FACILITY MAINTENANCE AND REPAIR SUBTOTAL			\$5,543,000	\$0	\$1,413,000	\$6,956,000

UTILITY REPAIR AND RENOVATION

UNIV.	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	CASH	TOTAL
EAU	25I5K	Heating Plant Boiler Renovations	\$2,947,400	\$2,048,000	\$0	\$4,995,400

EAU	25G1K	McPhee Physical Education Exterior Wooden Stairs Replacement	\$3,520,200	\$0	\$0	\$3,520,200
LAX	25H4A	Central Chilled Water Main Renovation	\$2,880,900	\$2,086,200	\$0	\$4,967,100
MIL	25H1W	Golda Meir Library Concrete Plaza & Tunnel Membrane Repairs	\$2,113,100	\$596,000	\$0	\$2,709,100
MSN	25H4D	Hospital/Clinical Science Center Electrical Utility Renovation	\$3,277,500	\$1,472,500	\$0	\$4,750,000
MSN	25K1B	Steam Pit 26-11 Reconstruction	\$2,724,700	\$0	\$0	\$2,724,700
RVF	26A1U	Ramer Field Exterior Track & Infield Turf Replacement	\$0	\$2,955,000	\$1,632,000	\$4,587,000
RVF	25I5V	Wyman Education Building Chilled Water Utility Connection	\$731,700	\$0	\$0	\$731,700
UTILITY REPAIR AND RENOVATION SUBTOTAL			\$18,195,500	\$9,157,700	\$1,632,000	\$28,985,200

HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION

UNIV.	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	CASH	TOTAL
MSN	25J1R	Wisconsin Alumni Research Foundation Fire Pump & Electrical Infrastructure Renovation	\$2,522,000	\$0	\$0	\$2,522,000
HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION SUBTOTAL			\$2,522,000	\$0	\$0	\$2,522,000

ENERGY CONSERVATION

UNIV.	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	CASH	TOTAL
RVF	26H1Q	Multi-Building Energy Conservation	\$0	\$3,158,000	\$0	\$3,158,000
ENERGY CONSERVATION SUBTOTAL			\$0	\$3,158,000	\$0	\$3,158,000

SEG REV	PRSB	CASH	TOTAL
\$26,260,500	\$12,315,700	\$3,045,000	\$41,621,200

OCTOBER 2026 TOTAL

Presenter

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

BACKGROUND

UW-Green Bay – Laboratory Sciences Fume Hood Controls Replacement:

This project replaces all fume hood controls in the Laboratory Sciences building. Project work includes removing and replacing all pneumatic controls on the valves that serve the fume hoods, supply air, and general exhaust air in each lab space. New fume hood displays, zone presence sensors, vertical sash sensors, and room level temperature sensors will be installed throughout the lab spaces.

The pneumatic fume hood controls are not monitored by the campus building automation system. This project will replace the original controls and upgrade to direct digital controls to provide improved monitoring of the fume hood exhaust systems, indoor air quality, and virtual representation of the exhaust system.

UW-Parkside – Heating & Chilling Plant Building Piping Repairs:

This project repairs and replaces the cast iron sanitary sewer piping located below the structurally reinforced concrete basement floor. This project will determine the scope of work necessary to resolve failed and suspect piping sections including repair and/or replacement; and replacing the engineered structural basement flooring removed to facilitate piping repair and replacement work.

The cast iron sanitary sewer piping located underneath the central Heating & Chilling Plant basement floor has been partially evaluated through water-jetting and televising activities. The evaluation revealed multiple piping failures and issues, including select piping sections completely corroded through, piping blockages with determined and undetermined causes, and broken cleanout connectors within unit substation containment areas.

UW-River Falls – Stadium Grandstand & Bleacher Code Compliance Renovations:

This project renovates the home team side grandstand seating (approximately 1,918 SF and 2,974 seating capacity) to improve accessibility features through additional accessible seating capacity, new handrails, and new vomitory rail openings. The metal structure will have all wood benches and foot boards removed and disposed offsite and new aluminum benches, footboards, row risers, and guard rail systems will be installed as replacements. The bleacher benches will have a UW-River Falls Falcons red finish. Four sections of the metal structure will be modified to provide four additional accessible seating spaces and four associated companion seats adjacent to them. A new landing and modified stair will be installed at the north end of this structure to provide a turning radius for wheelchair access. The front railing on the home grandstand will have a stainless-steel wire railing system for better visibility than the standard chain link fence system. This project also

replaces the visitors' team side bleachers (approximately 1,530 SF and 900 seating capacity) with a new, anodized aluminum finish bleacher array with a capacity of 750 seats constructed and installed in the same location. Additional concrete pads will be added to the current location for better support.

A feasibility study completed in 2019 assessed the seating facilities condition and functionality, developed a proposed scope of work with associated cost estimates, and determined constructability issues associated with modifying or replacing the seating facilities. The grandstand seating is in fair condition, although the design is outdated and does not provide adequate accessibility nor adequate accessible seating. There are no aisle handrails and new handrails cannot be retrofitted into the grandstand seating areas to meet current code requirements due to insufficient aisle widths. The front, side, and vomitory rail openings and opening at the top riser are also deficient. The press box was replaced in 2015 with concessions on the ground level under a separate project (11A1E). The visitors' side bleachers were removed in 2025 due to safety concerns and code compliance issues. Rental bleachers have been in use for the past year as a temporary solution until a permanent solution can be constructed and installed.

UW-Stout Polytechnic – Bowman Hall Roof Replacement:

The project removes the existing asphalt shingle roofing system with a historically accurate, copper standing-seam metal roofing system. Research has confirmed the original steep-slope roofing systems were a metal standing-seam roofing system. A structural engineering assessment has been completed and has identified a minor structural deficiency which will be addressed by the installation of new plywood sheathing over the existing wood roof decking. In addition to addressing this structural concern, the new sheathing will provide additional withdrawal resistance for new roofing fasteners and attachments clips and improve overall rigidity of the roof structure. New roofing snow rails will be installed to prevent snow and ice from falling onto entrances and surfaces around the building.

Bowman Hall was constructed in 1897 to replace the original wood framed Stout Manual Training School. It was listed on the National Register of Historic Places under the Historic Downtown Menomonie District in 1986 (Ref # 86001667) and on the State Register of Historic Places in 1989 (Ref # 21654). In 1985, prior to induction to the registry, the roof was finished in fiberglass shingles. The roof was subsequently replaced with similar shingles under project 02L1Q showing a pattern of replacement needs every 20-25 years using materials not in accordance with the building's vintage. With proper maintenance, a metal roof can exceed three times this life expectancy, reducing overall replacement costs. Bowman Hall needs a low maintenance roof constructed of historically accurate materials with high durability to withstand the region's weather conditions. The building also needs a means of access to ensure inspection and damage can be repaired safely and economically.

Inspection and repair of the roof is extremely costly, requiring a specialized lift to reach the entire roof. Shingles have begun to delaminate from the roof and have repeatedly been found on the ground. Shingles falling five stories are a potential safety hazard and without economical means of inspection or repair, the roof is becoming a large source of deferred maintenance with increased potential for internal damage or deterioration due to a failing roof. Replacing with metal reduces the number of failure points, mitigating safety concerns and protecting both this historic building and the contents within.

UW-Eau Claire – Heating Plant Boiler Renovations:

This project replaces Boiler No.'s 1 and 2 natural gas and fuel oil burners, mounts the burners at optimal locations in the boiler, and will be sized to restore firm central plant capacity. Project work also includes replacing the associated fuel systems (natural gas and oil for capacity), boiler refractory and casing, oxygen analyzers and combustion control, and related equipment to accommodate the change in burner types and locations; modifications to the boiler management system (BMS); structural support changes; and maintenance and work accessibility updates. Physical onsite work to the boilers will be limited to late Spring, Summer, and early Fall months when the boiler demand is at its lowest.

The coal handling equipment was previously removed in 2020, resulting in the primary fuel becoming natural gas with fuel oil as a backup. This change, where the burners were mounted high on the boilers, significantly reduced overall boiler capacity in comparison to coal. The plant does not have enough redundant capacity during peak loads to satisfy all the campus heating demands. If a large boiler were to breakdown, especially when operating on fuel oil, there is significant risk of having insufficient steam to protect campus buildings from freezing and to provide heat to the 4,000 student residents on campus. The natural gas supply to the central campus heating plant could be constrained and/or curtailed due to inclement weather conditions and by order of the utility provider. This project ensures adequate plant capacity to protect students, employees, and building assets on both remaining fuel source options available to campus.

UW-Eau Claire – McPhee Physical Education Exterior Wooden Stairs Replacement:

This project replaces the exterior stairs connecting the upper and lower campus of University of Wisconsin-Eau Claire main campus, beginning at the east side of McPhee Physical Education Center and extending to Putnam Drive at the base of the ridge that separates upper and lower campus. The stairs include approximately 163 steps along with 11 intermediate landings. Improvements to the crosswalk at the Phillips Lot are also included in the project to add Rectangular Rapid Flashing Beacons (RRFBs). Project work includes demolition of the timber stairs and landings; construction of new foundations, steel stairs, landing framing, and railings; and installation of fiber-reinforced plastic treads,

decking, timber canopy framing, standing seam metal roofing, lighting, wireless networking, RRFB, paving, concrete flatwork, landscaping, and erosion control.

The exterior wooden stairs were constructed in 1967 as part of the McPhee Physical Education Center (State Project No. 6603-10). They consist of concrete pier foundations, treated wood and steel structure, and wooden stair treads, landings, railings, seating, and shelter. There are 163 stair risers. The treads and some of the structural components have been replaced and resurfaced several times in the past 50 years due to deteriorated conditions. Several of the stair components are once again in poor condition and require repair or replacement. Pedestrian traffic between upper and lower campuses is almost entirely along the exterior stair pathway. The university has a responsibility to provide a safe and secure pedestrian pathway between the upper and lower campus. The physical wear to the wood materials from pedestrian traffic is accelerated due to its exposure to the elements, de-icing agents, and handheld debris and snow removal equipment. Due to the high use of chemicals and the many years of extreme weather conditions, the concrete pier foundations and other structural elements are deteriorating and are no longer plumb. The structure has shifted and it no longer meets its structural design intent. No formal structural engineering analysis has been done. The existing structure is at the end of its useful life and needs to be upgraded to modern standards.

UW-La Crosse – Central Chilled Water Main Renovation:

This project replaces approximately 1,400 LF of chilled water main and upsizes the pipe from 18-inch to 24-inch diameter pipe. The replacement lines will be installed parallel to the existing lines, which will be abandoned in place to minimize site restoration and potential conflicts with building foundations. Site concrete and landscaping will be restored to new conditions after work is completed.

Project 21K2G replaced Chiller No. 1 in the East Chilled Water Plant by installing a new chiller in the West Chilled Water Plant, which was originally designed for a third chiller. Analysis of the current and projected loads for the chilled water system indicated that campus will eventually need a sixth chiller, which will be addressed by a separate enumerated project. The analysis further showed that there are chilled water flow issues projected for a section of chilled water main through the middle of campus. These flow issues will impact the functionality of the chilled water system by restricting flow and thereby causing the chillers and pumps to work harder and use more electricity. Upsizing these mains will provide for a more balanced system with water flow rates that are in line with mechanical design best practices.

UW-Milwaukee – Golda Meir Library Concrete Plaza & Tunnel Membrane Repairs:

This project replaces various concrete areas adjacent to the Golda Meir Library, including the deteriorated sidewalk and plaza; repairs the leaking membrane above the subgrade

tunnel that connects the east and west wings of the library; and repairs or replaces masonry brick pavers and concrete stairs. The concrete plaza areas, subgrade connecting tunnel, brick pavers, and concrete stairs represent high-priority physical condition deficiencies to be resolved. The concrete plaza will be modernized to improve functionality and meet current ADA code requirements.

The Golda Meir Library (GML) west wing was constructed in 1965 and the east wing and tunnel-service spaces were constructed in 1971. GML is at the center of the main campus, providing critical resources and services to approximately 24,000 students, more than 700 faculty, and the surrounding community. GML provides information literacy instruction, one-on-one research consultations with expert librarians, and spaces that support teaching and learning. GML also houses valuable archives, artifacts and demonstrative-interactive system learning lab spaces. GML welcomes the use of information resources by the general community.

Much of the exterior site hardscape including concrete flatwork, step systems, and waterproofing above the east-west service and connector passage space is original and well beyond its service life. Aside from library users, a steady volume of students, staff, and community members traverse the GML plaza area daily between the library wings as it serves as a pathway, gathering, visiting and rest area to-and-from the center of the campus. The deteriorating concrete flatwork is a concern due to potholes, large cracks, uneven-surface tripping hazards, and slips as loose sections can move underfoot. University maintenance staff cannot keep up with the accelerating level of degradation, especially in flatwork areas and stairs where the exposed aggregate surfaces break into small pieces and dislodge on a regular basis. Unfortunately, much of the plaza area has exposed aggregate and some tinted concrete areas that are failing badly and can't be repaired to match.

The concrete above the sub-grade service spaces and passage tunnel between the east and west wings is in decent shape, but unfortunately, the membrane beneath the deck has failed. The membrane leaks, allowing water infiltration into the spaces below, causing steel thermal utility piping failures, steel utility hanger issues, ceiling light/power raceway concerns, structural beam degradation, mold concerns, and other water penetration problems. Replacing the membrane and concrete flatwork will lengthen the life of the tunnel/service space systems.

UW-Madison – Hospital/Clinical Science Center Electrical Utility Renovation:

This project replaces the two feeders serving the hospital and Clinical Science Center facilities from the Walnut Street Substation. The new feeders will match the existing size, each containing two sets of 15kV parallel 500 kilo-circular mils sized-cables. The two feeders currently share a common route to the hospital. With the new feeders, the routes

will be separated where possible. This will include installing a new duct bank on the southwest corner of the roundabout at the Observatory and Walnut intersection.

One feeder will use the route being used today, which runs from Walnut Substation, west on Gifford Pinchot, wraps around the southwest side of the Wisconsin Alumni Research Foundation, and continues on the south side of Observatory to the hospital. The new route, which will contain one of the feeders, will leave Walnut Street Substation to the west, go north on Walnut to the new duct bank being installed, where it will cross and route on the north side of Observatory. At the Highland and Observatory intersection, the two cables will come together in the current pathways to enter the hospital. All areas disturbed by the project will be fully restored to the as is conditions.

UW-Madison – Steam Pit 26-11 Reconstruction:

This project reconstructs Steam Pit 26-11 located on the south side of Capitol Court. The new utility pit will include a raised access structure that allows access into the pit and prevents de-icing agents and water infiltration, which corrode and damage piping infrastructure located below the roadway. All areas disturbed by the project will be fully restored, including roadways and gutters, pedestrian walkways, terraces, landscaping features, and site structures. Temporary high-pressure steam, pumped condensate return, and compressed air services will be required to supply connected loads while the steam pit is being constructed. A new steam isolation valve will be installed in the next steam pit to the east. Project work also includes traffic controls phasing drawings and asbestos abatement of piping insulation as required.

This central utility pit is at the end of its useful life. The utility pit was originally constructed in 1964 and is located underneath the roadway. De-icing agents and water runoff from the roadway has infiltrated the pit, corroding its piping and support infrastructure. During a recent inspection, it was discovered and determined that the concrete structure has severely deteriorated and risked complete failure.

UW-River Falls – Ramer Field Exterior Track & Infield Turf Replacement:

This project replaces the exterior track surface and interior artificial turf. Project work includes removal of the exterior track surface materials; disposal offsite; underground electrical, telecommunications, and storm water utility system improvements and augmentation; site preparation including grading for proper drainage; and changing the track slope from the outside lane to the inside lane. The replacement track layout will be a sandwich running track to comply with current NCAA standards. A domestic water source will be installed for the steeplechase. The infield artificial turf will be replaced with a new synthetic turf surface and include field markings for football, lacrosse, and soccer. Project work includes removal of the artificial turf materials and disposal offsite. New concrete

pedestrian walkways will be constructed to access the field areas. New landscaping will be installed and consistent with the surrounding area grounds.

The exterior track was constructed prior to 1981, was last reconstructed (asphalt and rubberized wear surface) in 1998, and last resurfaced (structural spray and restriping) in 2005. The track surface has significantly deteriorated with surface defects, deformations, and cracks exceeding one-half inch width. The track design no longer meets current NCAA standards. UW-River Falls cannot currently host track meets due to the significant deterioration of the track surface and safety hazards that it presents to the student athletes. The exterior track surface has exceeded its expected useful life and requires replacement. The infield artificial turf surface was installed in 2015 and has also reached the end of its expected useful life. Fiber loss from normal use is becoming excessive and the surface needs to be replaced for safety reasons.

UW-River Falls – Wyman Education Building Chilled Water Utility Connection:

This project connects the Wyman Education Building to the central campus chilled water service. Project work includes removal of the chiller, cooling tower and cooling tower pumps at the Wyman building. The central chilled water underground utility will be extended from a designated connection point into the Wyman building and connected to existing piping and pumps serving the lone air handling unit. Direct digital controls modifications associated with chiller equipment removal and addition of a thermal meter will be included.

The Wyman Education Building has one of the most troublesome chillers on campus. It dates to the original construction of the building in 1999. During a recent repair technician site visit, the recommendation was made to replace the chiller rather than continued service since the unit was at the end of its serviceable life and due for another rebuild in approximately two years. Despite continuous repair work, the unit still does not run reliably and will require removal and distillation of all 1,100 pounds of refrigerant again to remove air infiltration.

UW-Madison – Wisconsin Alumni Research Foundation Fire Pump & Electrical Infrastructure Renovation:

This project installs a new fire pump to support the recently installed sprinkler system and provides the required flow and pressure. Project work includes replacing the fire pump and fire pump controller and constructing a room for the fire pump. Electrical equipment will be replaced to create two campus loop sources within the building and remove the utility provider source currently in the building. New electrical distribution equipment will be installed in the electrical area to supply the existing building infrastructure.

Project 20J1J installed a new sprinkler system throughout the 14-story building. The 60HP building fire pump is not adequate to supply the required flow and pressure. The 20J1J project team, in consultation with Department of Safety and Professional Services (DSPS) and the City of Madison Fire Department, agreed to complete the sprinkler system retrofit and initiate a second project request to address the fire pump and building electrical service. DSPS imposed a deadline to replace the fire pump by July 13, 2025, which is the date that the 20J1J plan approval expires.

UW-River Falls – Multi-Building Energy Conservation:

The project installs new light emitting diode (LED) lighting systems, improved lighting controls, and enhances building envelope integrity. Fluorescent light fixtures will be replaced with retrofit kits that include occupancy and daylight sensors in Davee Library, Facilities Maintenance Building, Food Science Center, Kleinpell Fine Arts, North Hall, South Hall, and Wyman Education Building. Those same facilities, along with David Smith Stadium, Falcon Center, May Residence Hall, and Parker Residence Hall, will have fluorescent lamps replaced with direct-wire LED lamps. Parking lot pole fixtures will have the 400-watt high pressure sodium lights replaced with equivalent LED fixtures. Project work also includes replacing metal halide lighting fixtures at Ramer Sports Field with equivalent LED fixtures. Building envelope improvements will be implemented at 10 buildings.

This project will assist UW–River Falls in complying with energy reduction goals. The implementation of the energy conservation measures (ECMs) identified in this request will reduce the annual energy consumption by 1,514,948 kWh and 16,161 Therms per year and result in an anticipated annual energy cost savings of approximately \$196,683. This meets the state energy fund simple payback requirement of 16 years or 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

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"

Capital Planning and Budget Committee

September 17, 2026

Item D3.

AUTHORITY TO CONSTRUCT MINOR FACILITIES RENEWAL PROJECTS, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D3., authorizing construction of various minor facilities renewal projects.

Resolution D3. That, upon the recommendation of the Interim President of the UW System, the UW System Board of Regents grants authority to construct various minor facilities renewal projects at an estimated total cost of \$23,439,000 (\$19,244,000 General Fund Supported Borrowing and \$4,195,000 Program Revenue Supported Borrowing).

SUMMARY

2025-27 MINOR FACILITIES RENEWAL, GROUP 1

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
GBY	25K2H	Multi-Building Roof Replacements	\$7,301,000	\$0	\$7,301,000
MINOR FACILITIES RENEWAL, GROUP 1 SUBTOTAL			\$7,301,000	\$0	\$7,301,000

2025-27 MINOR FACILITIES RENEWAL, GROUP 2

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
LAX	25J2T	Heating Plant Boiler Burner Replacements	\$4,545,000	\$4,195,000	\$8,740,000
WTW	26A1A	Williams Center Roof Replacement	\$7,398,000	\$0	\$7,398,000
MINOR FACILITIES RENEWAL, GROUP 2 SUBTOTAL			\$11,943,000	\$4,195,000	\$16,138,000

	GFSB	PRSB	TOTAL
SEPTEMBER 2026 TOTAL	\$19,244,000	\$4,195,000	\$23,439,000

Presenter

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

BACKGROUND

UW-Green Bay – Multi-Building Roof Replacements:

This project replaces roofing systems on Rose Hall, Studio Arts, and Wood Hall. Additional contingency has been included in the budget to allow for cost escalation caused by multiple construction seasons. Project work includes removing roofing systems down to the structural deck and installing a thermal barrier appropriate to each deck type, self-adhering vapor retarder, polyisocyanurate insulation to create positive drainage, and new fully adhered 60-mil Ethylene Propylene Diene Monomer (EPDM) single ply membrane. Pre-finished sheet metal flashings will be installed, modifications or alterations to the damaged drain components and rooftop equipment will be completed as necessary, and new non-penetrating fall protection guard rails will also be installed.

Rose Hall, Studio Arts C-Wing, and Wood Hall roof sections are more than 30 years old and all sections are well out of warranty. Recent site inspections by the University determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The Studio Arts A-Wing and B-Wing spray foam roofing system is 16 years old. There is moisture trapped between the spray foam roofing application and the underlying built-up roofing system. The foam insulation associated with the built-up roofing system has been saturated. The spray foam roof insulation has been cracking and allowing water to get under the foam and into the original board insulation. Large bubbles of pocketed water are trapped within the system and cannot be removed.

UW-La Crosse – Heating Plant Boiler Burner Replacements:

The project will include the installation of new gas and oil burners on the existing field erected boilers. Work includes updates to the existing plant equipment to support the new gas and oil burners at the Heating Plant.

The coal handling equipment was removed with project 18111, resulting in the primary fuel being natural gas and fuel oil as backup, and significantly lower overall capacity in comparison to coal. The plant does not have enough redundant capacity during peak loads to satisfy all the campus heating demands. If a large boiler were to breakdown, especially when operating on fuel oil, there is significant risk of having insufficient steam to protect campus buildings from freezing and to provide heat to the 3,200 student residents on campus. The natural gas supply to the central campus heating plant could be constrained and/or curtailed due to inclement weather conditions and by order of the utility provider. This project ensures adequate plant capacity to protect students, employees, and building assets on both remaining fuel source options available to campus.

UW-Whitewater – Williams Center Roof Replacement:

This project replaces approximately 106,000 SF of gravel surfaced, built-up roofing systems with a new fully adhered 60-mil Ethylene Propylene Diene Monomer (EPDM) roofing system. Project work includes removal and disposal of the built-up roofing system down to the structural deck and abandoned rooftop equipment and penetrations. All damaged internal roof drain components will be repaired. A new gypsum thermal barrier and fully adhered vapor retarder will be installed along with tapered and flat stock polyisocyanurate insulation systems to create a positive drain slope. Pre-finished sheet metal flashings will be installed, modifications or alterations to the damaged drain components and rooftop equipment will be completed as necessary, and new free-standing fall protection guard rails and wall-mounted access ladders will also be installed. Concrete paver walkways will be established across the roof surface to connect access points.

The roof sections are more than 20 years old. Recent site inspections by the university staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The current built-up roofing system is installed over a concrete deck. The roof has been patched since 2013 for leaks and has reached the end of its useful life.

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 CONSTRUCT THE RESIDENCE HALLS ELEVATOR
TOWER ADDITIONS, UW-LA CROSSE**

REQUESTED ACTION

Adoption of Resolution E., authorizing the construction of the Residence Halls Elevator Tower Additions project.

Resolution E. That, upon the recommendation of the Chancellor of UW-La Crosse and the Interim President of the UW System, the UW System Board of Regents authorizes the construction of the Residence Halls Elevator Tower Addition project for an estimated total project cost of \$9,642,000 (\$9,642,000 PRSB).

SUMMARY

The UW-La Crosse Residence Halls Elevator Accessibility Improvements project will enhance accessibility and extend the service life of Sanford Hall, White Hall, and Wentz Hall through the construction of new elevator tower additions at Sanford and White Halls and modernization of the existing elevator at Wentz Hall. The project includes installation of new ADA-accessible, stretcher-compliant elevators; entrance and circulation improvements; associated structural, architectural, mechanical, electrical, plumbing, and site modifications; and replacement of the existing Sanford Hall emergency generator to provide reliable emergency power to Sanford, White, and Laux Halls.

Designed to meet current code and accessibility requirements while minimizing impacts to existing building operations and student housing, the project supports UW-La Crosse's commitment to equitable access, campus modernization, and long-term stewardship of its residence hall facilities.

Presenter

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

BACKGROUND

A campus-wide residence hall renovation plan completed in 2015 provided a comprehensive assessment of the condition of UW-La Crosse's residence hall portfolio and identified renovation and modernization priorities. Sanford Hall, White Hall, Wentz Hall, and Laux Hall were subsequently renovated through the All-Agency Projects Program; however, those projects did not include construction of new accessible vertical circulation. Electrical system upgrades completed as part of those renovations were specifically designed to accommodate future elevator tower additions.

Continued demand for campus housing and changing student expectations have increased the importance of providing accessible residential facilities. While prior renovations improved building systems and overall facility conditions, Sanford Hall and White Hall remain without elevators, limiting access to residential spaces and amenities. In addition, the existing elevator at Wentz Hall has reached the end of its useful life and requires modernization to maintain reliable service.

This project will improve accessibility and inclusivity by providing ADA-accessible, stretcher-compliant elevators, enhanced building entrances and circulation routes, and supporting infrastructure upgrades. These improvements will allow UW-La Crosse to better accommodate students and visitors with mobility limitations while advancing the university's long-term goal of providing accessible residence hall accommodations throughout its housing portfolio.

The project also extends the useful life of these residence hall facilities through strategic infrastructure investments that improve reliability, resiliency, and functionality while supporting the continued operation of critical student housing assets.

Budget

Construction	\$	7,428,200
Design	\$	642,000
DFD Mgmt	\$	346,200
Contingency	\$	1,225,600
Equipment	\$	0
Other Fees	\$	0
TOTAL	\$	9,642,000

Related Policies

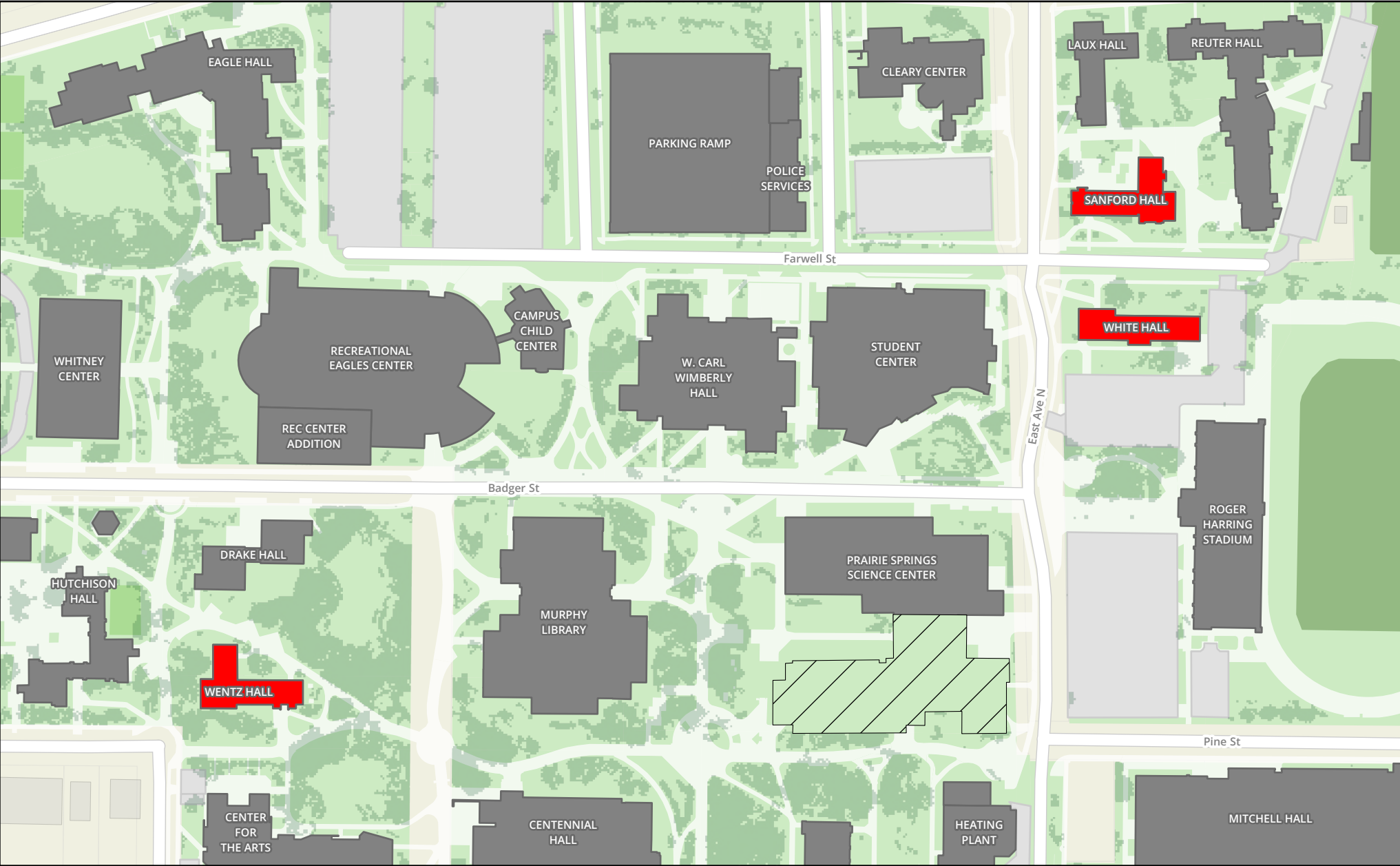
- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

Previous Action

None.

ATTACHMENT

- A) UW-La Crosse: Residence Halls Elevator Tower Additions Map



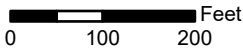
Sources: Universities of Wisconsin, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-La Crosse: Residence Hall Elevators

- Proposed Additions/Renovations
- Campus Building

- UW Property
- Campus Parking Area



**AUTHORITY TO DEMOLISH THE EXTENSION BUILDING
AT UW-MADISON**

REQUESTED ACTION

Adoption of Resolution F., authorizing the demolition of the Extension Building at UW-Madison.

Resolution F. 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 \$4,773,500 State of Wisconsin Segregated Revenues for the demolition of the Extension Building at UW-Madison.

2023-25 MULTI-BUILDING DEMOLITION PROGRAM

UNIVERSITY	PROJ. NO.	PROJECT TITLE	SEG-REV
MSN	24L3B	Extension Building Demolition	\$4,773,500
2023-2025 MULTI-BUILDING DEMOLITION PROGRAM TOTALS			\$4,773,500

Presenter

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

SUMMARY

UW-Madison – Extension Building Demolition:

This project abates hazardous materials and demolishes the Extension Building at 432 N Lake Street (76,318 GSF), including all below-grade systems that currently serve the building. Once the site is fully cleared, it will be filled with suitable material and graded to provide proper drainage. The site will be restored and prepared to accept a future building development project. The building demolition includes removal of all subsurface systems, including building foundations and all public and private utility systems and connections. Utilities will be removed and capped at appropriate locations within the property lines.

The Extension Building has been completely vacant since August 2025. Previous occupants included the Division of Extension and Wisconsin Public Media auction group (relocated in

February 2025 to 3500 University Avenue, an owned facility), Wisconsin Public Media canvassers (relocated in February 2025 to 445 Henry Mall, an owned facility), and Facilities Planning & Management plan room (relocated August 2025 to 2906 Commerce Park Drive, a leased facility).

Budget

Construction	\$	3,791,500
Design	\$	238,500
DFD Mgmt	\$	174,500
Contingency	\$	569,000
Equipment	\$	0
Other Fees	\$	0
TOTAL	\$	4,773,500

Related Policies

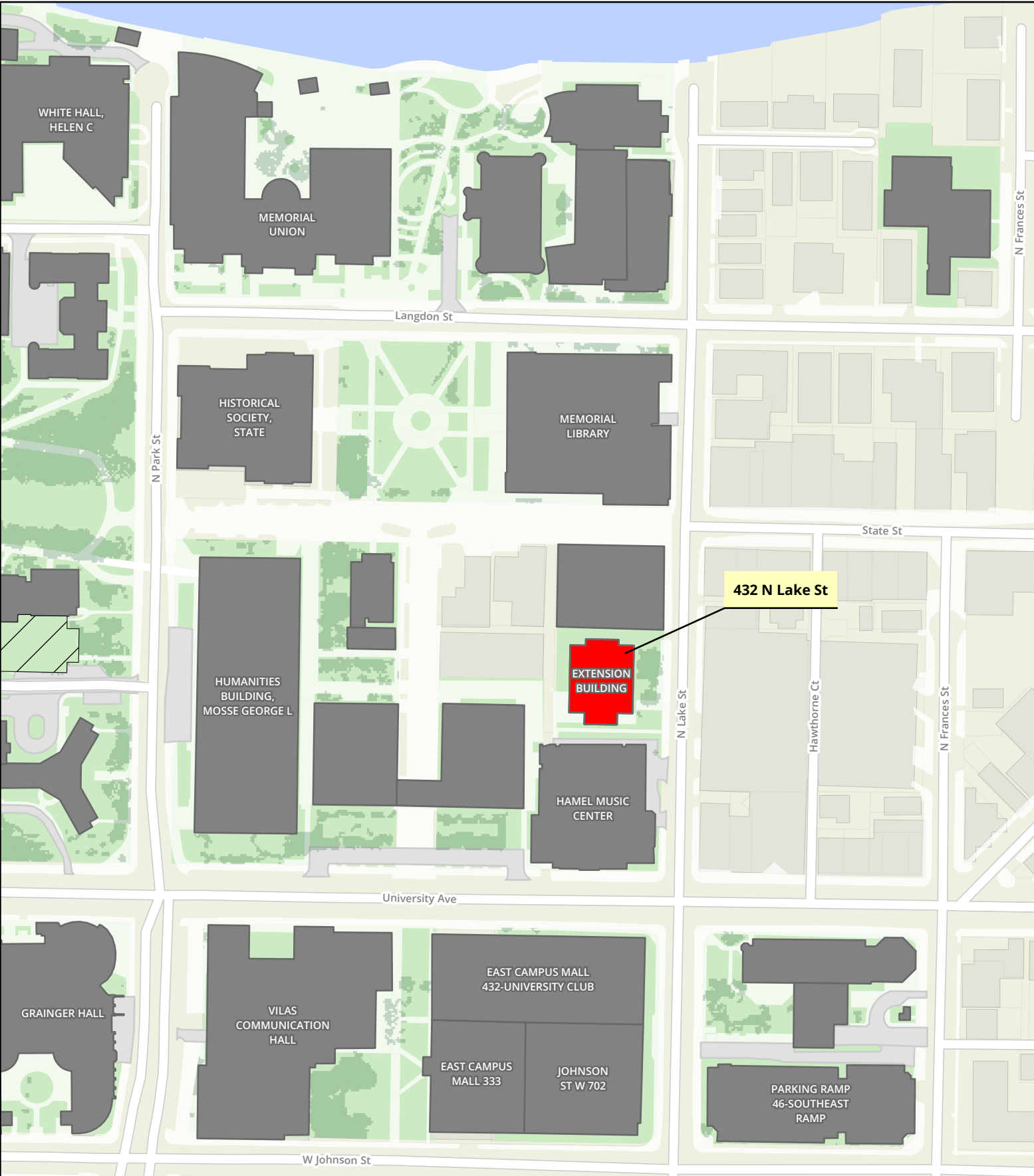
- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-15, "Physical Development Principles"
- Regent Policy Document 19-16, "Building Program Planning and Approval"

Previous Action

None.

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: Extension Building Demolition

	Proposed Demolition		UW Property
	Campus Building		Campus Parking Area

0 50 100 Feet

Capital Planning and Budget Committee

September 17, 2026

Item G.

AUTHORITY TO INCREASE THE BUDGET TO ACCEPT BIDS AND CONSTRUCT THE HEALTH SCIENCES RENOVATION PROJECT, UW-MILWAUKEE

REQUESTED ACTION

Adoption of Resolution G, authorizing an increase to the project budget to accept bids received for the Health Sciences Renovation project at UW-Milwaukee.

Resolution G.

That, upon the recommendation of the Chancellor of UW-Milwaukee and the Interim President of the UW System, the Board of Regents approves increasing the project budget by \$11,100,000 EX-GFSB to accept bids received for the Health Sciences Renovation project for a revised estimated total cost of \$200,425,000 (\$181,825,000 GFSB, \$11,100,000, EX-GFSB \$2,500,000 PR-CASH, \$5,000,000 EX-SEG REV).

SUMMARY

This request seeks approval to adjust the project budget in alignment with the most recent bid submissions. The updated bid results and cost estimates reflect current market conditions, which have resulted in higher costs for mechanical equipment, electrical systems, and labor. These increases are consistent with broader industry trends and were observed during the initial bidding process. In response and prior to re-bidding the project, the Division of Facilities Development, together with the University and its consultants, proactively engaged with a wider pool of bidders and implemented strategic reductions to the project scope to optimize value and efficiency while maintaining the core objectives. The proposed budget adjustment is necessary to deliver the approved project scope and ensure the continued advancement of the Health Sciences Renovation in accordance with its original goals. This increase will position the project to proceed as intended, with appropriate contingency provisions following the bid process.

Presenter

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

BACKGROUND

This project will consolidate Health Sciences programs currently scattered across multiple buildings in outdated and inadequate spaces. It will fully renovate and convert 357,000 GSF of former hospital space in Northwest Quadrant buildings B, C, and D to Health Sciences academic space, and relocate University Information Technology Services to floors 4-6 in building D.

Renovation includes removing the 1960s-1980s-era patient rooms, treatment rooms, and clinic space. Work includes construction of a new south entrance and mechanical penthouse, replacement of HVAC systems, exterior envelope insulation improvements, renovation of interior spaces with new building systems, associated code compliance upgrades, and parking, roadway, and site improvements serving the Northwest Quadrant complex.

This project unifies Health Sciences programs into a modern, centralized space, improving efficiency and supporting inter-professional education. It expands lab and clinical capacity, helping meet workforce demand and enhancing student training in collaboration with campus health partners.

The second round of bids for this project was opened on September 10, 2026. Accepting the lowest qualified and responsible bid will establish a revised total project cost of \$200,425,000. Approval of this request will allow the Division of Facilities Development to proceed with the selected bid, ensuring completion of the approved scope and fulfilling the intended objectives of the Health Sciences Renovation project.

Budget

Construction	\$	146,625,000
Design	\$	11,390,000
DFD Mgt	\$	6,665,000
Contingency	\$	19,995,000
Equipment	\$	15,750,000
TOTAL	\$	200,425,000

Schedule

SBC Approval	Oct 2025
A/E Selection	Jun 2023
Design Report	Oct 2025
Bid Opening	Sept 2026
Start Construction	Nov 2026
Sub Completion	Mar 2030
Final Completion	Dec 2030

Previous Action

September 18, 2025
Resolution 12393

Approved the construction of the Health Sciences Renovation project at an estimated total project cost of \$189,325,000 (\$181,825,000 General Fund Supported Borrowing; \$2,500,000 Cash and \$5,000,000 Segregated Revenue).

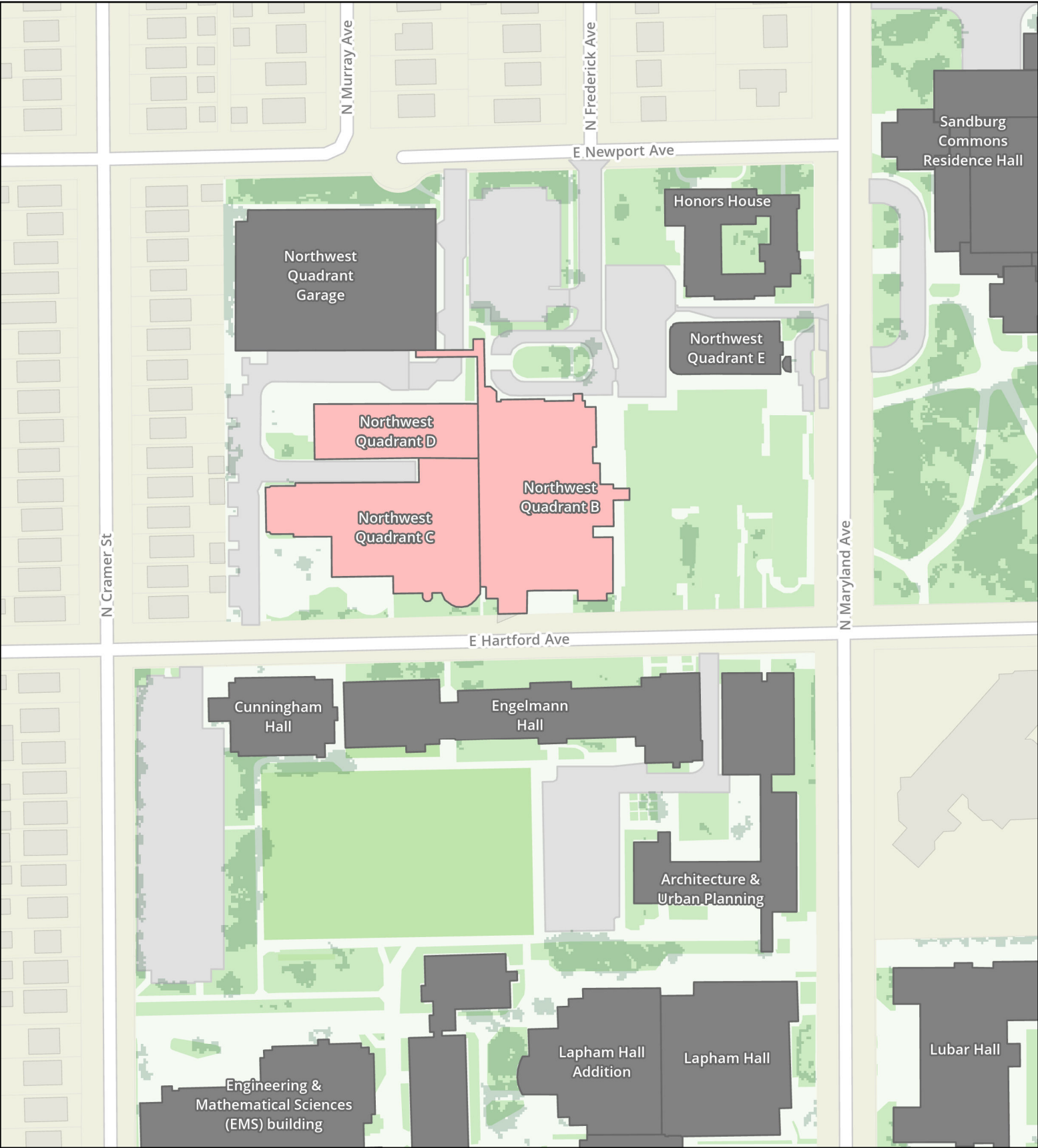
August 22, 2024 Resolution 12239	Approved the 2025-27 Capital Budget request, including the UW-Health Sciences Renovation project at an estimated total cost of \$188,076,000 (\$185,576,000 General Fund Supported Borrowing \$2,500,000 Cash), be submitted to the Department of Administration and State Building Commission.
August 18, 2022 Resolution 11906	Approved the 2023-25 Capital Budget request, including the UW-Health Sciences Renovation project at an estimated total cost of \$180,679,000 General Fund Supported Borrowing, be submitted to the Department of Administration and State Building Commission.
August 20, 2020 Resolution 11493	Approved the 2021-23 Capital Budget request, including the UW-Health Sciences Renovation project at an estimated total cost of \$74,828,000 General Fund Supported Borrowing be submitted to the Department of Administration and State Building Commission.

Related Policies

- Regent Policy Document 19-1, "University Facilities, Space, and Physical Development Capital Funding and Costs"
- Regent Policy Document 19-14, "Naming of University Facilities and Lands"
- Regent Policy Document 19-15, "Physical Development Principles"

ATTACHMENT

- A) UW-Milwaukee: Health Sciences Map



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

This map is for reference purposes only.

UW-Milwaukee: Health Sciences

Proposed Renovation	Campus Building
UW Property	Campus Parking Area

Document Path: G:\CPB\GIS\Projects\BORSBC_Maps\MIL\Health_Sciences\MIL_Health_Sciences_20250820.aprx

