



## **SPECIAL MEETING OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM**

Wednesday, January 28, 2026  
4:30 p.m.

To be held by virtual teleconference. For connection details, please visit:  
<https://www.wisconsin.edu/regents/videoconference-information/>

1. Calling of the Roll
2. Declaration of Conflicts
3. UW System: Authority to Construct an All Agency Maintenance and Repair Project
4. UW System: Authority to Demolish 1800 University Avenue at UW-Madison
5. UW-Oshkosh: Authority to Construct the Polk Library Facility Renewal Project
6. Adjourn

*Meeting materials can be found at <https://www.wisconsin.edu/regents/meetingmaterials> or may be obtained from Megan Wasley, Executive Director, Office of the Board of Regents, 1860 Van Hise Hall, 1220 Linden Drive, Madison, WI 53706, (608) 262-2324.*

# Board of Regents

January 28, 2026

Item 3.

## AUTHORITY TO CONSTRUCT AN ALL AGENCY MAINTENANCE AND REPAIR PROJECT, UW SYSTEM

### REQUESTED ACTION

Adoption of Resolution 3., authorizing construction of a maintenance and repair project.

**Resolution 3.** That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct a maintenance and repair project at an estimated total cost of \$2,690,000 (Cash).

### SUMMARY

UNIVERSITY	PROJECT ID	PROJECT TITLE	SEG-REV	CASH	TOTAL
LAX	24L1V	Murphy Library Learning Center Renovation		\$2,690,000	\$2,690,000
<b>PROGRAMMATIC REMODELING &amp; RENOVATION SUBTOTAL</b>				<b>\$0</b>	<b>\$2,690,000</b>
<b>FEBRUARY 2026 TOTAL</b>				<b>\$0</b>	<b>\$2,690,000</b>
				<b>SEG-REV</b>	<b>CASH</b>
				<b>\$0</b>	<b>\$2,690,000</b>

### Presenter

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

### BACKGROUND

#### **UW-La Crosse – Murphy Library Learning Center Renovation:**

This project renovates vacant space in the lower level of Murphy Library into a new Learning Center and centralized tutoring space. The university has reorganized the former stack section to provide a single, large space that can be used for student tutoring in multiple disciplines. This project creates new spaces, including some enclosed and some

separated by partial walls and glass for sound separation. The project also provides a new, larger tutoring space on campus and replaces all architectural finishes in the project area.

To promote student success, the university centralized many of the tutoring efforts on campus into under-utilized space on the second floor of the Murphy Library. The success of the Murphy Learning Center led to an expansion into a former classroom space on the same floor. This gave the Learning Center additional square footage, but it provided a challenge because the space was not contiguous, leading to confusion of students as to where to report for tutoring, and necessitating additional supervision of the spaces. When the Murphy Library basement incurred a severe flooding incident, the space needed to be cleared and closed until the flooding problem was resolved. During that time, the university planned to consolidate the reference materials that were stored in the basement of the library in order to provide a single large space that can be used for student tutoring in multiple disciplines. The entrance to the basement is closer to the entrance and help desk of the main library, making it easier to direct students to the Learning Center. This project intends to transform an unfortunate situation by creating more useful tutoring space to promote student success.

## **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](#)"

## Board of Regents

Item 4.

January 28, 2026

### AUTHORITY TO DEMOLISH 1800 UNIVERSITY AVENUE AT UW-MADISON

#### REQUESTED ACTION

- Adoption of Resolution 4, authorizing the demolition of 1800 University Avenue at UW-Madison.

**Resolution 4.** That, upon the recommendation of the President of the UW System, the UW System Board of Regents authorizes \$416,200 State of Wisconsin Segregated Revenue for demolition of 1800 University Avenue at UW-Madison.

#### 2023-25 MULTI-BUILDING DEMOLITION PROGRAM

UNIVERSITY	PROJECT ID	PROJECT TITLE	SEG-REV
MSN	24L1U	1800 University Avenue Demolition	\$416,200
<b>2023-25 MULTI-BUILDING DEMOLITION PROGRAM TOTALS</b>			<b>\$416,200</b>

#### Presenter

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

#### SUMMARY

##### UW-Madison - 1800 University Avenue Demolition:

This project will remove a vacant building that has ADA and other code violations. The site will be reconstructed and used for additional faculty/staff parking with green space around the perimeter until future development occurs in this area.

#### BACKGROUND

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

Wisconsin System buildings and facilities. This project was designed and developed to seek authority to construct using \$28,000 of those funds for the pre-design efforts.

## **Budget**

Construction	\$	219,000
Design	\$	38,000
DFDM Mgt	\$	10,100
Contingency	\$	32,400
Equipment	\$	0
Other Fees	\$	116,700
<b>TOTAL</b>	<b>\$</b>	<b>416,200</b>

## **Previous Action**

None.

## **Related Policies**

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

**AUTHORITY TO CONSTRUCT THE POLK LEARNING COMMONS  
ADDITION & RENOVATION PROJECT, UW-OSHKOSH****REQUESTED ACTION**

Adoption of Resolution 5., granting authority to construct the Polk Learning Commons Addition & Renovation project at UW-Oshkosh.

**Resolution 5.** That, upon the recommendation of the Chancellor of UW-Oshkosh and the President of the UW System, the UW System Board of Regents authorizes construction of the Polk Learning Commons Addition & Renovation at an estimated total cost of \$137,572,000 (\$137,572,000 General Fund Supported Borrowing).

**SUMMARY**

This project demolishes the obsolete and failing 1962 library facility and replaces it with a smaller, more flexible learning commons addition. The connector link and mechanical penthouse will also be removed. The 1969 addition will be fully renovated, including a new energy-efficient façade to match the addition. A new main entrance, general access classrooms, and meeting spaces will be housed in the replacement structure. A multi-story interior circulation avenue will provide informal study and gathering spaces, connecting to exterior walkways, the North academic quadrangle, and Reeve Memorial Union. The reduced footprint will improve accessibility and align with Dempsey Hall's façade to create a more prominent green space.

The library collection will be reduced, prioritizing space for instruction, research, and study. Compact shelving will serve closed collections, while browsable rows will remain for student access, primarily in the 1969 addition. The new facility will feature technology-rich group study rooms, digital multimedia labs, active learning classrooms, experience-driven spaces, and flexible event and instructional areas. Select academic resource groups will be co-located to create a centralized academic resource hub. This reimagined facility will anchor intellectual activity at UW-Oshkosh and meet all applicable state building, health, safety, environmental, and accessibility standards.

## Presenter

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

## BACKGROUND

The Polk Library facility, constructed in 1962 with an addition in 1969, has served as a mixed-use space and has housed library services, classrooms, a testing center, and various academic and administrative units. Aside from minor updates which included a renovated entrance in 2018, carpet replacement in 2020, and ventilator repairs in 2021, the remainder of the facility, including all building infrastructure systems, architectural finishes, equipment, and furniture, dates back more than sixty years. Systems are failing with increasing frequency: HVAC cannot meet code requirements, ventilation equipment is inadequate, and piping deterioration has caused repeated ruptures, resulting in costly damage. Electrical panels are at capacity, limiting technology upgrades, while lighting systems are inefficient and noncompliant. Flooring has worn through, exposing asbestos underlayment to foot traffic, and restrooms do not comply with current accessibility standards. The exterior granite material is cracked, broken or even missing, and single-pane windows and storefronts allow water intrusion and energy loss. Fire safety upgrades, including sprinklers and stairwell alterations, are required for compliance.

Functionally, the facility no longer meets the needs of a modern academic environment. Physical collections are being reduced by 40% for monographs and 75% for bound periodicals, enabling a shift toward digital resources and collaborative spaces. The proposed scope eliminates the north half of the building and replaces it with a smaller, high-quality, flexible addition that consolidates library services, student services, and academic support currently scattered across five buildings. The reimaged facility will provide an accessible, technology-rich learning commons essential for higher education, resolving accessibility issues, restoring building systems, and improving space functionality. It will serve as a central hub for innovation and interdisciplinary collaboration, offering multiuse classrooms, faculty labs, and spaces for digital scholarship. Co-locating core academic support services will streamline student access and foster connections among students, faculty, and staff.

Phased construction will address critical deficiencies while maintaining limited library functionality during the project.

## Budget

Construction	\$102,313,000
Design	\$15,195,000
DFD Mgmt	\$4,700,400
Contingency	\$9,193,000
Equipment	\$4,763,600
Other Fees	\$1,407,000
<b>TOTAL</b>	<b>\$137,572,000</b>

## Previous Action

August 22, 2024      The Board of Regents approved that the proposed 2025-27 Capital Budget request, including the UW-Oshkosh Polk Learning Commons Addition & Renovation Project for \$137,572,000 General Fund Supported Borrowing, be submitted to the Department of Administration and State Building Commission.

Resolution 12239

## 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](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"