

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM  
**Capital Planning and Budget Committee Minutes**  
**Thursday, June 6, 2024**

The June 6, 2024 meeting of the Capital Planning and Budget Committee, which was held in the Wisconsin Room of the Student Union on the UW-Milwaukee campus and via Zoom Videoconferencing, was called to order at 8:46 a.m. by Committee Chair Regent Edmund Manydeeds.

A. Calling of the Roll

Present: Regents Edmund Manydeeds, Evan Brenkus, Jim Kreuser, Cris Peterson, Joan Prince, Ashok Rai and Mark Tyler

Also Present: Regents Desmond Adongo, Tim Nixon and Jack Salzwedel

B. Declaration of Conflicts

Before considering any items on the agenda, Committee Chair Regent Manydeeds asked if any Board members wished to declare any conflicts of interest as per Regent Policy Document 2-4, "Ethics and Conflict of Interest Policy for the UW System Board of Regents." Regent Rai declared a conflict of interest with Agenda Item G. UW-Madison: Authority to Construct the Wisconsin Institutes for Medical Research (WIMR) East Wedge Cyclotron and Expansion.

C. Approval of the Minutes of the April 4, 2024, Meeting of the Capital Planning and Budget Committee

After receipt of a motion and second, the minutes of the April 4, 2024, meeting of the Capital Planning and Budget Committee were approved as presented.

D. Approval of Amended Minutes of the February 8, 2024, Meeting of the Capital Planning and Budget Committee

After receipt of a motion and second, the amended minutes of the February 8, 2024, meeting of the Capital Planning and Budget Committee were approved as presented.

E. Proposed Consent Agenda

1. UW-Madison: Authority to Sell 12.5-Acre Parcel at the Marshfield Agricultural Research Station
2. UW-Madison: Authority to Lease Office Space for University Marketing
3. UW System: Authority to Construct a 2023-25 Classroom Renovation/ Instructional Technology Improvement Program Project
4. UW System: Authority to Construct All Agency Maintenance and Repair Projects

Resolution E. was moved by Regent Prince, seconded by Regent Kreuser, and adopted unanimously on a voice vote.

F. UW-Madison: Approval of the UW-Madison Report to Honor Veterans as Part of the Camp Randall Sports Center Replacement Project

Cindy Torstveit, UW-Madison Associate Vice Chancellor for Facilities Planning & Management, Jason King, UW-Madison Senior Associate Athletic Director and Crystal Potts, UW-Madison Senior Director of State Relations presented a Plan to Honor Veterans on behalf of Madison's Camp Randall Sports Center Replacement Project. The plan has three components: Honoring Veterans in the facility design by creating a new plaza; Honoring Student Veterans & Supporting Student Officer Education by adding a certifying position, begin planning on two projects and creating a task force on financial need; and Recognition of Military Service in Athletics and Beyond by supporting various recovery and identification projects, removal of football game activities in the park, and providing a POW/MIA chair at home games. The 2023 Wisconsin Act 102 requires the Board of Regents to submit a plan for consideration to the Veteran's Board by June 30, 2024.

Regents Manydeeds and Prince expressed their appreciation for honoring all veterans.

Resolution F. was moved by Regent Kreuser, seconded by Regent Prince, and adopted unanimously on a voice vote.

G. UW-Madison: Authority to Construct the Wisconsin Institutes for Medical Research (WIMR) East Wedge Cyclotron and Expansion

Senior Associate Vice President Alex Roe shared that the School of Medicine and Public Health has received a federal NIH grant to provide space for a new cyclotron, a Biosafety level 2 Lab and associated support and office space. A cyclotron is a type of particle accelerator used in medicine to create radioactive tracer molecules that help researchers diagnose and treat illnesses like cancer.

This project will construct a two-story addition to the Wisconsin Institutes for Medical Research's East Wedge. UW-Madison has been designing this work under the UW Managed program and they intend to transfer the project to the UW Health team, who will complete design and build the facility, under the existing lease between the board and hospital.

Resolution G. was moved by Regent Kreuser, seconded by Regent Petersen, and approved on a voice vote, with Regent Rai abstaining to avoid the appearance of a conflict of interest.

H. UW-Green Bay: Authority to Construct the Cofrin Technology & Education Center

SAVP Roe explained this project demolishes the original 1972 Cofrin Library Learning Center and replaces it with a new technology and education center on an adjacent site. It will transform the entire campus layout and main entry point by removing the existing high-rise building and replacing it with a new four-story academic, technology center, and administrative facility. The programs and functions located in the new center will be organized physically and operationally to promote collaboration among students and faculty in an interdisciplinary manner. The university is taking this opportunity to install a First Nations Education center on the first floor of the proposed building.

The existing Library's building systems and equipment are original to the facility and all require complete replacement. There is no fire suppression system and the installation of new system would be a costly retrofit. The vast majority of the exterior envelope has failed, requiring the removal and replacement of more than 75% of the face brick to resolve its condition.

When the original pre-design was completed, the cost per square foot was set around \$100 a SF less than it should have been and unfortunately, the project was enumerated with this lower figure. The original building has 187,703 gsf and the replacement facility will only have 131,011 gsf. This reduction in square footage has helped us address the shortfall. The project also suffered from impacts of higher construction escalation as it was budgeted for a far lower figure than we endured over the last few years. We've worked diligently to keep the remaining budget increase as low as possible without sacrificing the original intent of the project. We've been able to recoup savings from other recently completed projects to cover the shortfall.

Regent Rai inquired if the demolition would occur concurrently with the building of the new center. SAVP Roe informed the committee that the new center will be completed first before demolition of the old so that UW-Green Bay does not have to figure out swing space. After demolition, the university will create a plaza in the space.

Regent Brenkus expressed his excitement for the new center especially as a UW-Green Bay student majoring in First Nations Studies and the dedicated space for First Nations.

Resolution H. was moved by Regent Rai, seconded by Regent Brenkus, and adopted unanimously on a voice vote.

I. Regent Policy Document Review: Amendments to RPD 19-5, "Delegation of Authority to Remove Unneeded Structures"

SAVP Roe reminded the committee that she provided some information about this policy last BOR meeting. To review, UWS is asking for a revision of the existing policy to address the UW Managed program that was established after this policy was last modified. The only change between the last meeting and today is to correct the name of the SBC secretary.

The changes in the policy are as follows:

- It defines the process and approvals for removing structures through the UW-Managed (aka Gift & Grant) program.
- The revised policy delineates the basic process for the removal of a structure through the Department of Administration.
- In all cases, if the building is a historic property, no matter the process, state statute dictates the approval and removal compliance activities that must be adhered to.

Resolution I. was moved by Regent Tyler, seconded by Regent Rai, and adopted unanimously on a voice vote.

J. UW System: Status Report on Leasing Activity December 1, 2023 through May 31, 2024

SAVP Roe provided the committee with the leasing activity from December 1, 2023 through May 31, 2023. She stated that the report will be changing to include real estate acquisitions and sales starting this December. There were no questions or discussions.

K. UW System: Status Report on UW Solely Managed Capital Projects June 1, 2023 through June 1, 2024

SAVP Roe provided the committee with the UW Solely Managed Capital Projects report from June 1, 2023 through June 1, 2024. There were no questions or discussions.

L. UW-Milwaukee: Host Campus Presentation, "Capital Planning and Progress: Transforming for Tomorrow Together"

UW- Milwaukee's Vice Chancellor Robin van Harpen, Associate Vice Chancellor Melissa Spadanunda and Dean of Engineering & Applied Science Brett Peters provided the host campus presentation "Capital Planning and Progress: Transforming for Tomorrow Together".

Their presentation provided an overview of UWM's unique mission and vision which is enhanced by recent projects such as renovation of this building, construction of a new Chemistry Building and demolition of Building A at the Northwest Quad complex. The presentation highlighted the need to continue investment in the reparation, and renovation of facilities that are at the end of their useful life or need to be renovated to support students and researchers. This presentation focused on the need to advance important projects critical to providing modern learning and skill development in the STEM and health areas.

Regent Rai requested the university fine tune the ROI on their projects such as net new graduates or enrollees. As well as being an R1 university, show what potential grant opportunities they cannot achieve because of their current facilities.

Regent Peterson inquired how neuroscience and engineering connect. Dean Peters responded that the research equipment and software involved in neuroscience and psychology is developed by engineers; for example, diagnostic imaging and brain scans.

Regent Nixon added that there is a serious recruiting issue if the facilities are not modernized especially when enticing teenagers. In addition, he shared the story of meeting a small-town student while touring UW-Milwaukee. The student is doing undergraduate research on how to heal broken bones more quickly. He was impressed that these opportunities are available for undergraduates.

M. Report of the Senior Associate Vice President

SAVP Roe and Capital Budget Director, Tom Bittner, provided a preview of the 2025-2031 Capital Budget Workbook. SAVP Roe stated that DOA recently provided the capital budget guidelines. Her team is working through and understanding those guidelines. Director Bittner reviewed the Regent criteria for evaluation of major projects that was implemented in February 2023.

Regent Salzwedel asked if the cost difference between the cash budget and final cost is substantial. Director Bittner answered that they cannot track that since they do not hold the contract. They can track costs up until the authority to construct but after that the data lies with DOA. SAVP Roe gave a couple examples of campuses that are putting anywhere between \$1-10 million of their own cash into design. Unfortunately, the projects can then sit waiting to be enumerated.

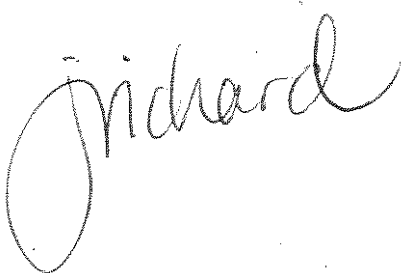
Regent Tyler inquired about the percent DOA charges to manage UW projects versus what a private industry would charge. SAVP Roe stated that DOA charges a flat 4%. Many factors are involved in what a private company would charge such as size of company and actual hours worked. She stated DOA is a fixed cost whereas private companies would be a sliding scale anywhere from 1-8%.

Regent Tyler asked to clarify what services DOA provides for the 4% cost. SAVP Roe stated that DOA advertises and selects consultants, puts them under contract, manages the design process, releases projects for bid, signs and executes the construction contracts and finally closes out the projects.

Regents Petersen, Tyler and Salzwedel would like further information on how the UW compares to other similar universities when it comes to construction progress. In addition, how these universities manage their projects compared to DOA managing ours. Regent Tyler expressed the need to have talking points on best practices when he participates in a legislative committee that will be reviewing the future of the UW. He stated it seems our processes are expensive and inefficient. SAVP Roe stating that she would need to do research to provide some of those answers.

The Capital Planning and Budget Committee adjourned at 10:13 am by a motion from Regent Peterson and seconded by Regent Rai.

Respectfully submitted,

A handwritten signature in cursive script that reads "Janis Richard". The signature is written in black ink and is positioned above the printed name and title.

Janis Richard  
Committee Clerk