



State of Wisconsin Building Commission

TONY EVERS
Governor

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The ADMINISTRATIVE AFFAIRS SUBCOMMITTEE will meet to review and make recommendations on requests submitted by the state agencies.

Thursday, October 22, 2026

12:00 PM

State Capitol 330SW

The HIGHER EDUCATION SUBCOMMITTEE will meet to review and make recommendations on requests submitted by the state agencies.

Thursday, October 22, 2026

1:00 PM

State Capitol 330SW

The STATE BUILDING COMMISSION will meet to review and act upon agency requests and other business and any matters referred by either subcommittee.

Thursday, October 22, 2026

3:00 PM

State Capitol 115E

Governor's Conference Room

BUILDING COMMISSION REQUESTS / ITEMS

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October 22, 2026

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 12, 2026.

No action required.

DEBT MANAGEMENT

1. **Environmental Improvement Fund Revenue Bond Authorizing Resolution** – 2026 State of Wisconsin Building Commission Resolution 8 authorizes the sale and issuance of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$250,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.

No action required.

October 22, 2026

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS**Department of Administration**

2. American Family Field Land Transfer - Request authority to accept the quit claim deed from Milwaukee County at no cost for the two lots below within parcel A7 located at American Family Field per the original 1990 legislation and transfer agreement:
- a) Parcel A7 - Lot 3 – 11.432 acres – Assessor's Plat of Miller Park (Doc. #10634175) – currently used for General Parking for American Family Field (Molitor Lot); and
 - b) Parcel A7 – Lot 6 – 1.972 acres – Assessor's Plat of Miller Park (Doc. #10634175) – currently used for Staff Parking for American Family Field (Spahn Lot).

In May 2013, the SBC authorized three quick claim deeds; two quit claim deeds to convey two triangular pieces of property located at Miller Park to an adjacent property owner; and one quit claim deed to convey a street dedication within Miller Park to the City of Milwaukee; and granted an easement (sewer) with a right-of-way in and across the portion of the Miller Park property to the City of Milwaukee.

In November 2010, the SBC approved a land exchange of 2.716 acres for 3.640 acres with the City of Milwaukee.

In September 2005, the SBC approved granting a permanent easement to the city of Milwaukee for a 12" water main installation through a section of the District in exchange for \$1.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #2**

AGENCY: Department of Administration

DOA CONTACT: Sanjay Olson, (608) 264-9560, sanjay.olson1@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: American Family Field, Milwaukee County

PROJECT REQUEST: Request authority to accept the quit claim deed from Milwaukee County at no cost for the two lots below within parcel A7 located at American Family Field per the original 1990 legislation and transfer agreement:

- a) Parcel A7 – Lot 3 – 11.432 acres – Assessor’s Plat of Miller Park (Doc. #10634175) – currently used for General Parking for American Family Field (Molitor Lot); and
- b) Parcel A7 – Lot 6 – 1.972 acres – Assessor’s Plat of Miller Park (Doc. #10634175) – currently used for Staff Parking for American Family Field (Spahn Lot).

PROJECT DESCRIPTION:

This request grants the Department of Administration (DOA) the authority to accept lands (Parcel A7 – Lots 3 and 6) not included in the first phase of the Ground Lease Agreement between the State of Wisconsin-DOA and the Southeast Wisconsin Professional Baseball Park District (Park District). This transaction is the result from the 1995 Wisconsin Act 56 which provided for the development, construction and financing of a new baseball stadium and related facilities to replace the existing Milwaukee County Stadium. The new and current stadium is now known as American Family Field (formerly Miller Park).

Parcel A7 – Lot 3 is located North of American Family Field, with Yount Drive bordering to the West, State Highway 175 bordering to the East, I-94 bordering the South, and Parkway Drive bordering to the North and is currently used for General Parking (Molitor Lot).

Parcel A7 – Lot 6 is located North of American Family Field, with State Highway 175 bordering to the West and South, Parkway Drive bordering the North and 44th Street bordering to the East and is currently used for Staff Parking (Spahn Lot).

DOA intends to accept the lots “as is” via quit claim deed transfer. By virtue of the Ground Lease currently in place between DOA and the Park District, Parcel A-7 (Lots and 3 and 6) upon transfer will become part of the leased Premises. Additional negotiation between DOA, the Park District and the Department of Transportation (DOT) will be necessary to support the needs of the Park District and DOT’s I-94 expansion project after the parcels are transferred to DOA.

The transfer agreement and the Ground Lease specify that the land is to be transferred to the Department of Administration on behalf of the State. DOA would accept Lots 3 and 6 via a Quit Claim Deed through its authority to accept property on behalf of the State. Additionally, the

current Ground Lease between DOA and the Stadium District Board add Lots 3 and 6 to the lands covered by that agreement upon termination of the A7 license agreement.

Upon SBC granting authority to accept the lands via Quit Claim transaction between DOA and Milwaukee County, DOA intends to continue negotiation between the Park District and DOT to determine the best way to make the parcels available for its project with the least impact to current uses by the Park District and the Milwaukee Brewers. No appraisals of the properties have been conducted as the transaction between Milwaukee County and DOA will be for no cost.

PROJECT JUSTIFICATION:

1995 Wisconsin Act 56 created subchapter III of Chapter 229 which established a regional professional baseball park district in the counties of Milwaukee, Waukesha, Racine, Washington and Ozaukee (the “Park District”) in order to develop, finance, construct and maintain a professional baseball stadium and related facilities (Stadium Complex) in the City of Milwaukee, the Stadium Complex was required to be leased by the district to a professional baseball club.

1995 Wisconsin Act 56 provided funding to construct Miller Park (now American Family Field); however, the transaction also required the transfer of Milwaukee County owned land (where Milwaukee County Stadium used to be) to the State of Wisconsin/DOA. The land was ground leased to the newly established stadium management board who built the stadium and developed the surrounding parking lots, etc. The Park District board subleases the stadium to the Milwaukee Brewers for use as their home baseball ballpark.

The original land transfer agreement did not include a parcel identified as A7 (which includes Lots 3 and 6). Milwaukee County retained ownership of parcel A7 and instead licensed use of the parcel to the Park District Board for parking at the stadium and other related purposes.

The original intent of the 1990’s legislation was to transfer all parcels to the State of Wisconsin/DOA but due to some reversionary interest in parcel A7, the transfer could not be implemented until recently. The transfer agreement that covers these remaining lots within parcel A7 and the licensing agreement will essentially terminate upon transfer from the County to DOA.

This request allows DOA to acquire Lots 3 and 6 (on Parcel A7) from Milwaukee County which were not originally included in the original 1996 land transfer agreement that was made pursuant to Wis. Stat. s. 229.69 to implement the original legislation.

The timing of this request is driven by the I-94 expansion and construction project in and around American Family Field. Transferring lots 3 and 6 to the State now will allow DOA, the Park District, and DOT to coordinate the property interest and make lands available for the highway project while accounting for their current parking uses and minimizing disruption to the Park District and the Milwaukee Brewers. Future amendments to the Ground Lease are anticipated for the addition of lots 3 and 6 and future needs of DOT to use lands currently subject to the Ground Lease for the I-94 expansion project.

DOA Legal and Real Estate staff have reviewed the documents for this request and found no issues with the transaction.

SCHEDULE:

SBC Approval: October 2026

Estimated Closing: Anticipated no later than December 2026

PREVIOUS ACTION: In May 2013, the SBC authorized three quick claim deeds; two quit claim deeds to convey two triangular pieces of property located at Miller Park to an adjacent property owner; and one quit claim deed to convey a street dedication within Miller Park to the City of Milwaukee; and granted an easement (sewer) with a right-of-way in and across the portion of the Miller Park property to the City of Milwaukee.

In November 2010, the SBC approved a land exchange of 2.716 acres for 3.640 acres with the City of Milwaukee.

In September 2005, the SBC approved granting a permanent easement to the city of Milwaukee for a 12" water main installation through a section of the District in exchange for \$1.

BUILDING COMMISSION REQUESTS / ITEMS

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October 22, 2026

- | | Subcommittee | Full Commission |
|--|--------------|-----------------|
| 3. <u>Department of Administration on behalf of the University of Wisconsin</u> – Request the following: <ul style="list-style-type: none">a) In accordance with Wis. Stat. §.13.48(19)(b), a waiver of Wis. Stat. §.16.855, authority to demolish an existing residence hall;b) Authority to construct a privately owned student housing development on state-owned land at the Mills Street and W. Dayton Street sites in Madison, Wisconsin; andc) In accordance with Wis. Stat. §.16.84(5)(a)(b)(c), authority to execute related lease agreements to occupy and operate the new facility. | | |

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #3**

AGENCY: Department of Administration on behalf of the University of Wisconsin

DOA CONTACT: Sanjay Olson, (608) 264-9560, sanjay.olson1@wisconsin.gov

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Madison, Dane County

PROJECT REQUEST: Request the following:

- a) In accordance with Wis. Stat. §.13.48(19)(b), a waiver of Wis. Stat. §.16.855, authority to demolish an existing residence hall;
- b) Authority to construct a privately owned student housing development on state-owned land at the Mills Street and W. Dayton Street sites in Madison, Wisconsin; and
- c) In accordance with Wis. Stat. §.16.84(5)(a)(b)(c), authority to execute related lease agreements to occupy and operate the new facility.

PROJECT DESCRIPTION:

In February 2026, the Department of Administration (DOA), Division of Facilities and Transportation Services issued a Request for Proposal (RFP) on behalf of the Universities of Wisconsin, UW-Madison, to develop a turnkey 1,500 to 2,000-bed residence hall(s) including support space and a 400-seat dining area. Two sites within the campus boundary were identified for development. Proposers could also submit locations adjacent to the UW-Madison campus boundary within one-quarter mile of campus. The RFP requested a contractor-led or joint-venture proposal to develop and finance the project.

The first site is located at the southwest corner of Dayton Street and Park Street where the current Merit residence hall is located. The second site is at the southeast corner of Dayton Street and Mills Street and is currently a parking lot. Merit Hall, a small residence hall containing only 72 beds, will be demolished to allow for construction.

Eleven proposals were received. After a rigorous review of the RFP requirements and extensive in-person interviews, the selection committee recommended a single proposal to the DOA Secretary for final negotiations. The selected proposer and DOA have agreed on the terms for the lease agreements listed below. The project design will continue to progress while the lease is executed.

The Board of Regents is anticipated to review the ground lease on October 19, 2026, to grant the project owner's special-purpose entity access to the state-owned sites for development. The ground lease terms are provided below to explain the proposed project structure. The Commission's requested action includes authorization for third-party construction on state-owned land; approval of the ground lease itself is not required but included for awareness.

Ground Lease Terms

University Function(s)	UW-Madison, Division of University Housing & Dining, and Division of Facilities Planning & Management (FP&M)
Lease Location	917-921 West Dayton Street, Madison, WI 115 North Mills Street, Madison, WI
Type of Negotiation or Selection Process	Request for Proposals
Lessor	Board of Regents of the University of Wisconsin System
Lessee	PRG Badger Properties LLC
Anticipated Occupancy Date	May 1, 2027
Initial Lease Term	62 years
Lease Rate or Rent Payments	During term of DOA Facility Lease: \$1/year
Renewal Option(s)	None
Purchase Option	None
Space Type	917-921 West Dayton Street: Land for Development (existing residence hall and surface lot improvements will be demolished) 115 North Mills Street: Land for Development (existing surface lot improvements will be demolished)
Square Feet (land area)	917-921 West Dayton Street: Approximately 52,413 GSF (1.20 acres) 115 North Mills Street: Approximately 77,540 GSF (1.78 acres)

Facility Lease Terms

University Function	UW-Madison, Division of University Housing & Dining
Lease Location	917-921 W. Dayton Street, Madison, WI and 115 N. Mills Street, Madison, WI
Type of Negotiation or Selection Process	Request for Proposals
Lessor	PRG Badger Properties LLC
Lessee	State of Wisconsin, Department of Administration on behalf of the Board of Regents
Anticipated Occupancy Date	July 1, 2029
Lease Term	Building lease: 30 years Triple Net Lease (NNN)
Escalation Rate	0%
Operating Expenses	Tenant pays all maintenance, utility, and capital renewal expenses during the life of the lease, including electricity, gas, water, sewer, and internet. The buildings will be connected to the campus utility network and maintained and managed by FP&M and University Housing.
Renewal Option(s)	None.

Purchase Option	There is a purchase option at year 10 and each subsequent year of the term.								
Space Type	Housing and Dining								
Total Square Feet of both Buildings	Approximately 450,255								
Gross Maximum Price (GMP) and Total Gross Cost Per Square Foot of both buildings, year 1	GMP: \$337,982,121 \$751.65/SF Approximately 1690 Beds \$189,467/Bed (not inc. dining)								
Initial Lease Term Total Projected Cost for both buildings	<table> <tr> <td>NNN Base rent</td><td>\$29,744,406</td></tr> <tr> <td>Estimated OPEX</td><td>\$13,840,898</td></tr> <tr> <td><u>Tenant Improvements</u></td><td><u>Included</u></td></tr> <tr> <td><u>Total</u></td><td><u>\$43,585,304</u></td></tr> </table>	NNN Base rent	\$29,744,406	Estimated OPEX	\$13,840,898	<u>Tenant Improvements</u>	<u>Included</u>	<u>Total</u>	<u>\$43,585,304</u>
NNN Base rent	\$29,744,406								
Estimated OPEX	\$13,840,898								
<u>Tenant Improvements</u>	<u>Included</u>								
<u>Total</u>	<u>\$43,585,304</u>								
FF&E Resident Rooms Not in Contract in Construction	\$7,500,000								
Funding Source	PR-Cash								

PROJECT JUSTIFICATION:

Consistent with the 2004 Facilities Master Plan and in line with Board of Regents policy, UW-Madison is committed to providing first-year and returning students access to affordable, high-quality campus housing at reasonable rates with a high level of services.

UW-Madison does not require students to live on campus. Currently, University Housing is at approximately 115% capacity, accommodating more than 1,100 first-year students in converted lounges, double occupancy rooms converted to triples, and other temporary spaces, while reducing housing opportunities for approximately 1,000 returning and transfer students due to insufficient permanent bed capacity. Despite these measures, additional students remain on waiting lists seeking the opportunity to live on campus. The proposed housing development is intended to meet this demonstrated demand, reduce reliance on temporary accommodations, and provide students with the residential experience they are actively seeking.

The two sites identified on Mills and Dayton Streets are separated by a privately held apartment building and the railroad tracks. The smaller site to the east is approximately 1.20 acres and has been designated for the dining hall. The larger site to the west is approximately 1.78 acres and is bordered by the Capital City bike path to the south. The selected proposer plans to use both sites to construct two residence halls, accommodating approximately 1,690 beds. The goal is to have occupancy in time for the Fall 2029 academic year.

The guaranteed maximum price represents the upper limit on the cost for the construction of additional student housing. The Department of Administration, working with the Universities of Wisconsin and UW-Madison, will continue to refine the project's planning and design to reduce overall cost. The selected proposal meets the department's specifications intended to ensure a high-quality facility.

The specific structure of the public-private partnership for this development relies upon a real estate owner who has partnered with a general contractor to act as the developer to finance and build the project. The agreements and development steps are as follows:

1. The developer and the owner will enter into a development agreement to construct the residence halls.
2. The owner executes ground leases with the Board of Regents that allow the developer to construct the residence halls on State land.
3. The owner executes leases with the State of Wisconsin, Department of Administration, on behalf of the Board of Regents and UW-Madison for the building.
4. The owner and UW-Madison execute operational memoranda of understanding agreements which dictate how the buildings will be maintained.

DOA Legal has reviewed this request and has found no concerns.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

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October 22, 2026

Subcommittee

Full Commission

4. Various All Agency Projects – Request the following:
 - a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$3,788,500
Femrite	Roof Replacement (\$1,961,500 PRSB)	\$1,961,500
Hygiene	Roof Replacement (\$1,827,000 PRSB)	\$1,827,000
Utility Repair and Renovation		\$2,332,500
Agriculture	Chiller Replacement (\$2,332,500 PRSB)	\$2,332,500
TOTAL		\$6,121,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #4**

AGENCY: Department of Administration

DOA CONTACT: Sanjay Olson, (608) 264-9560, sanjay.olson1@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
Femrite IT Center (Dane Co.)	25F3M	Roof Replacement	\$1,961,500
State Laboratory of Hygiene (Dane Co.)	25F3V	Roof Replacement	\$1,827,000
Facility Maintenance and Repair Total			\$3,788,500

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
Agriculture Building (Dane Co.)	26D2Z	Chiller Replacement	\$2,332,500
Utility Repair and Renovation Total			\$2,332,500

	PRSB
TOTAL	\$6,121,000

Femrite IT Center – Roof Replacement (25F3M):

Project Description and Justification:

This project replaces the existing ballasted single-ply Ethylene Propylene Diene Monomer (EPDM) membrane and tapered insulation roofing system on the building with a new, fully adhered EPDM single-ply membrane roofing system, including associated flashings and metal edge terminations. The Femrite IT Center building was constructed in 2006 with approximately 58,000 SF of fully adhered EPDM membrane roofing with internal roof drains and approximately 43 roof penetrations.

The Femrite IT Center currently houses offices, IT center, servers, and backup power systems for the Division of Enterprise Technology of the Wisconsin Department of Administration. The roofing membrane has reached the end of its expected life cycle, and there have been several recent calls to make repairs to the existing membrane due to leaks. Roof leaks pose severe risks to this building due to its critical server operations and high electrical demands.

Budget/Schedule:

Construction	\$1,504,800
Design	\$160,800
DFD Mgt	\$69,200
Contingency	\$225,700
Other Fees	\$1,000
TOTAL	\$1,961,500

SBC Approval	Oct 2026
A/E Selection	Feb 2026
Bid Opening	Mar 2027
Start Construction	Jun 2027
Substantial Completion	Oct 2027
Final Completion	Nov 2027

Previous Action: None.

State Laboratory of Hygiene – Roof Replacement (25F3V):**Project Description and Justification:**

This project intends to replace only the Ethylene Propylene Diene Monomer (EPDM) roofing of the original building, including flashings, copings, roof drains, walkway pads, and all associated accouterments. The original portion of the current State Laboratory of Hygiene building is a two-story structure constructed in 1997-98, with a two-story addition completed in 2013. The original building has approximately 34,411 SF of EPDM roofing with approximately 300 roof penetrations, including approximately 15 internal drains plus overflows. This addition will have approximately 32,895 SF of polyvinyl chloride (PVC) membrane roofing with approximately 20 interior roof drains.

The State Laboratory of Hygiene building currently is the home of the State Laboratory of Hygiene, the State Department of Agriculture, and the State Department of Trade & Consumer Protection offices and laboratory. The EPDM roofing membrane has reached the end of its expected life cycle, and there have been several recent repairs to the deteriorating membrane due to leaks. Given the sensitive nature of the onsite laboratory infrastructure, roof leaks present severe operational threats, necessitating a total replacement of the legacy roof membrane.

Budget/Schedule:

Construction	\$1,392,800
Design	\$151,300
DFD Mgt	\$64,100
Contingency	\$208,900
Other Fees	\$10,000
TOTAL	\$1,827,000

SBC Approval	Oct 2026
A/E Selection	Feb 2026
Bid Opening	Jan 2027
Start Construction	May 2027
Substantial Completion	Oct 2027
Final Completion	Nov 2027

Previous Action: None.

Agriculture Building – Chiller Replacement (26D2Z):**Project Description and Justification:**

The 118,009 GSF State Agriculture Building was constructed from 1993-1994 and has been certified by the U.S. Green Building Council as LEED-Silver. The existing chilled water system has exceeded its useful service life, having operated for over 30 years under varying load demands since its installation in 1994. Aging components including the 378-ton centrifugal

chiller, cooling tower, and associated pumps are increasingly prone to inefficiencies, higher maintenance costs, and reduced reliability. The current chiller is also oversized for actual building loads and lacks adequate unloading capability, resulting in inefficient operation during part-load conditions, which represent the majority of annual runtime.

Replacing the system will improve lifecycle performance by reducing the risk of failure and ongoing repair costs while enhancing energy efficiency. A modern high-efficiency chiller with advanced controls and better part-load performance will align capacity with actual demand, significantly lowering energy consumption and operational costs. This replacement is needed to eliminate the escalating maintenance costs of our aging infrastructure and secure long-term operational resilience.

Budget/Schedule:

Construction	\$1,794,300
Design	\$186,600
DFD Mgt	\$82,500
Contingency	\$269,100
TOTAL	\$2,332,500

SBC Approval	Oct 2026
A/E Selection	Jun 2026
Bid Opening	Apr 2027
Start Construction	Oct 2027
Substantial Completion	May 2028
Final Completion	Jun 2028

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

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October 22, 2026

Subcommittee

Full Commission

Department of Corrections

5. Various All Agency Projects – Request the following:
 - a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$619,600
FLSF	Farm Shop/Office Repl (Increase)	\$619,600
	(\$619,600 PR-CASH)	

Health, Safety, and Environmental Protection		\$1,620,100
GCC	Wastewater Treatment System Improv	\$1,620,100
	(\$1,620,100 EX-GFSB)	

TOTALS	\$1,620,100 EX-GFSB	\$619,600 PR-CASH	\$2,239,700
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In February 2026, the SBC authorized construction of the Fox Lake State Farm Farm Shop and Office Replacement project for an estimated total cost of \$906,900 PR-CASH.

In October 2025, the SBC authorized the release of \$212,700 SEG REV to develop preliminary plans and specifications for the Gordon Correctional Center Wastewater Treatment System Improvements project.

In October 2023, the SBC authorized the release of \$386,800 SEG REV to develop preliminary plans and specifications for the Gordon Correctional Center Wastewater Treatment System Improvements project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #5**

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, Davida.Sumwalt@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	EX-GFSB	PR-CASH	TOTAL
Fox Lake State Farm (Dodge Co.)	25D2A	Farm Shop and Office Replacement (Increase)	\$0	\$619,600	\$619,600
Facility Maintenance and Repair Total			\$0	\$619,600	\$619,600

Health, Safety, and Environmental Protection					
LOCATION	PROJ. NO.	PROJECT TITLE	EX-GFSB	PR-CASH	TOTAL
Gordon Correctional Center (Douglas Co.)	25D1G	Wastewater Treatment System Improvements	\$1,620,100	\$0	\$1,620,100
Health, Safety, and Environmental Protection Total			\$1,620,100	\$0	\$1,620,100

	EX-GFSB	PR-CASH	TOTAL
TOTAL	\$1,620,100	\$619,600	\$2,239,700

Fox Lake State Farm – Farm Shop and Office Replacement (Increase) (25D2A):

Project Description:

This project constructs a new 40 x 60 shop building to replace a building at the Fox Lake Farm that burned down in December 2023. The new building will include maintenance bays, an office area, two toilet rooms with showers, a breakroom, tool storage, and utility room for electrical and plumbing service.

The Bureau of Correctional Enterprises (BCE) needs shop space for maintenance/repair duties and storage of farm equipment. In addition, BCE staff need space to change into work clothes, complete paper and computer work, and to eat lunch. The shop will also house water and electrical service equipment for the farm.

This project was originally bid on August 20, 2026, and bids exceeded the \$906,900 total budget that SBC had approved the project for. DOC plans to rebid the project in November 2026 and will need approximately \$1,526,500 total project budget to cover the anticipated bids and provide for an appropriate construction contingency.

Budget/Schedule:

Construction	\$1,200,000	SBC Approval	Oct 2026
Design	\$91,300	A/E Selection	Feb 2024
DFD Mgt	\$55,200	Bid Opening	Nov 2026
Contingency	\$180,000	Start Construction	Jan 2027
TOTAL	\$1,526,500	Substantial Completion	May 2028
		Final Completion	Nov 2028

Previous Action: In February 2026, the SBC authorized this project for construction for an estimated total cost of \$906,900 PR-CASH.

Gordon Correctional Center – Wastewater Treatment System Improvements (25D1G):

Project Description and Justification:

This project replaces the failing privately-owned wastewater treatment system (POWTS) and supporting infrastructure at the Gordon Correctional Center. The supporting infrastructure improvements include replacement of the grease interceptor tank, sanitary sewer collection system, and stormwater collection system, and rehabilitation of the existing parking lots.

The system has surpassed its current useful life and as such the filter media, aerobic digestors, and other system components are in various stages of failure, leaving the system to not adequately process waste from the facility. The incongruity between the system's design capacity and the facility's current population combined with accelerated deterioration of the POWTS have created situations where the facility often experiences ground level runoff of waste, resulting in standing sewage. In those incidents, a pumping company is hired to remove waste to alleviate pressure on the POWTS and lessen health risks to staff and facility residents. Without construction of a replacement system, Gordon Correctional Center will be out of compliance and subject to actions from the Wisconsin Department of Natural Resources.

Budget/Schedule:

Construction	\$1,272,500
Design	\$80,300
DFD Mgt	\$58,600
Contingency	\$190,900
Other	\$17,800
TOTAL	\$1,620,100

SBC Approval	Oct 2026
A/E Selection	Mar 2026
Bid Opening	Feb 2027
Start Construction	May 2027
Substantial Completion	Dec 2027
Final Completion	Jun 2028

Previous Action: In October 2025, the SBC authorized the release of \$212,700 SEG REV to develop preliminary plans and specifications.

In October 2023, the SBC authorized the release of \$386,800 SEG REV to develop preliminary plans and specifications.

October 22, 2026

Subcommittee

Full Commission

Department of Health Services

6. Winnebago Mental Health Institute – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Utility and Service Tunnel Improvements project for an estimated total cost of \$61,200,000 (\$58,200,000 GFSB and \$3,000,000 EX-SEG REV).

This project was enumerated in 2025 Wisconsin Act 15 for \$61,200,000 (\$58,200,000 GFSB and \$3,000,000 EX-SEG REV).

In October 2023, the SBC authorized the release of \$3,000,000 SEG REV to prepare preliminary plans and specifications.

2023 Wisconsin Act 19 allocated \$3,000,000 SEG REV to develop preliminary plans and specifications.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #6**

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-2902, Mark.Zaccagnino@dhs.wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Winnebago Mental Health Institute, Winnebago County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Utility and Service Tunnel Improvements project for an estimated total cost of \$61,200,000 (\$58,200,000 GFSB and \$3,000,000 EX-SEG REV).

PROJECT NUMBER: 23K2J

PROJECT DESCRIPTION:

This project constructs new utilities and utility corridors around the Winnebago Mental Health Institute (WMHI) and provides a more secure means of delivering supplies by constructing a new service tunnel to the Wisconsin Resource Center (WRC). The medium voltage switchgear line up at the heating plant will be replaced. Project scope includes relocating the primary electric, signal, and sanitary and storm sewer from the center of the campus to utility corridors on the east and west side of the campus. The abandoned Nurses Annex will be demolished to provide a pathway for the new service tunnel. Kempster Hall will be demolished after the new service tunnel is commissioned and sections of the remaining service tunnel will be repaired. Steam service to patient buildings will be upgraded to high pressure steam. Medium voltage distribution will be relocated from under existing buildings to new utility corridors. Watermains will be replaced with more resilient materials. Utilities to individual buildings will be served by the new distribution system

PROJECT JUSTIFICATION:

This project is needed to provide reliable utility services to the individual buildings that comprise this licensed psychiatric hospital and secure treatment center. A new service tunnel is required to deliver material safely and securely to the Wisconsin Resource Center without having to travel through an abandoned building (Kempster Hall). The new tunnel needs to be rerouted before the building is demolished so that meals and supplies can continue to be securely delivered to the WRC. Steam services to select buildings are undersized for current use which limits the ability to deliver steam during peak heating periods. The primary electric switchgear at the central plant is over 40 years old and sections of the primary electric distribution are under the foundation of the existing Service Building. The age and location of this equipment make maintenance more difficult due to the difficulty in obtaining spares for equipment and lack of accessibility to feeders that are buried under building foundations. Many segments of the domestic water system

are cast iron which is brittle and prone to failure. New utility systems will be designed to support current and future renovated facilities and to provide enhanced reliability.

BUDGET/SCHEDULE:

Construction	\$47,580,000
Design	\$4,295,000
DFD Mgt	\$2,188,000
Contingency	\$7,137,000
TOTAL	\$61,200,000

SBC Approval	Oct 2026
A/E Selection	Mar 2024
Design Report	Oct 2026
Bid Opening	Dec 2026
Start Construction	Apr 2027
Substantial Completion	May 2028
Final Completion	Jun 2029

PREVIOUS ACTION: This project was enumerated in 2025 Wisconsin Act 15 for \$61,200,000 (\$58,200,000 GFSB and \$3,000,000 EX-SEG REV).

In October 2023, the SBC authorized the release of \$3,000,000 SEG REV to prepare preliminary plans and specifications.

2023 Wisconsin Act 19 allocated \$3,000,000 SEG REV to develop preliminary plans and specifications.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT

101 East Wilson Street, 7th Floor

Post Office Box 7866

Madison, WI 53707

October 22, 2026

Utility and Service Tunnel Improvements
Winnebago Mental Health Institute
Oshkosh, WI

Project Number: 23K2J

For the: Department of Health Services

Project Manager: Robert Otremba

Architect/Engineer: Ring & Duchateau LLP
Brookfield, WI

1. Project Description:

This project constructs new utilities at the Winnebago Mental Health Institute and a more secure means of delivering supplies to the Wisconsin Resource Center. New utility corridors will be constructed around the WMHI campus. A new service tunnel to the Wisconsin Resource Center will also be constructed. The medium voltage switchgear line up at the heating plant will be replaced. Project scope includes relocating the primary electric, signal, and sanitary and storm sewer from the center of the campus to utility corridors on the east and west side of the campus. The abandoned Nurses Annex will be demolished to provide a pathway for the new service tunnel. Kempster Hall will be demolished after the new service tunnel is commissioned. Sections of the remaining service tunnel will be repaired. Steam service to patient buildings will be upgraded to high pressure steam. Medium voltage distribution will be relocated from under existing buildings to new utility corridors. Watermains will be replaced with more resilient materials. Utilities to individual buildings will be served by the new distribution system.

2. Authorized Budget and Funding Source:

2023 Wisconsin Act 19 allocated \$3,000,000 SEG REV to develop preliminary plans and specifications. The enumeration was amended in 2025 Wisconsin Act 15 for \$61,200,000 (\$58,200,000 GFSB and \$3,000,000 EX-SEG REV).

3. Schedule:

Bid Opening:	Dec 2026
Start of Construction:	Apr 2027
Substantial Completion / Occupancy:	May 2028

4. Budget Summary:

Construction:	\$47,580,000
A/E Fees:	\$4,294,300
DFD Mgt:	\$2,188,700
Contingency:	\$7,137,000
Total Project Cost:	\$61,200,000

BUILDING COMMISSION REQUESTS / ITEMS

8

October 22, 2026

Subcommittee

Full Commission

Department of Military Affairs

7. Wisconsin Rapids Readiness Center – BTF Release – Request the release of an additional \$977,300 Building Trust Funds (BTF)-Planning to complete preliminary plans and a Design Report for construction of a new Wisconsin Rapids Readiness Center.

In October 2025, the SBC authorized the release of \$1,149,000 BTF to develop plans and specifications.

2025 Wisconsin Act 15 allocated \$1,149,000 BTF to develop preliminary plans and specifications for a new Readiness Center in Wisconsin Rapids.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #7**

AGENCY: Department of Military Affairs

DMA CONTACT: COL William J. Benson, (608) 242-3365, william.j.benson3.mil@army.mil

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Wisconsin Rapids Readiness Center, Wood County

PROJECT REQUEST: Request the release of an additional \$977,300 Building Trust Funds (BTF)-Planning to complete preliminary plans and a Design Report for construction of a new Wisconsin Rapids Readiness Center.

PROJECT NUMBER: 23J3U

PROJECT DESCRIPTION:

This project constructs a 60,500 GSF Readiness Center to support the operational, administrative, and training needs of both organic and attached Field Artillery units, as well as the Wisconsin Army National Guard (WIARNG) in Wisconsin Rapids. The facility will be built on state-owned land and will include all necessary utilities, information systems, fire detection and alarm systems, roads, walkways, parking areas, and other site improvements. The new Readiness Center will provide the required space for administration, classrooms, toilets, showers, kitchens, and unit storage, significantly improving safety and efficiency for training activities. The design phase for this project is more complicated than typical because of the high reimbursable costs and predesign needed.

PROJECT JUSTIFICATION:

This project will replace the current Wisconsin Rapids Readiness Center and its related facilities at 1710 2nd Avenue South, Wisconsin Rapids, and will also replace the capacity of the Berlin Readiness Center, which currently does not meet Anti-terrorism Force Protection requirements.

Additional funding is required to advance the project to approximately 35% design and complete the Design Report, as the overall design contract exceeds \$5 million. Advancing the project to this level will provide the detailed scope, cost, and design information needed to strengthen DMA's competitiveness for Federal Military Construction (MILCON) funding and Congressionally Directed Spending. DMA intends to request enumeration of this project in the 2027–29 biennial budget, with federal participation expected to offset a portion of the total project cost.

PREVIOUS ACTION: In October 2025, the SBC authorized the release of \$1,149,000 BTF to develop plans and specifications.

2025 Wisconsin Act 15 allocated \$1,149,000 BTF to develop preliminary plans and specifications for a new Readiness Center in Wisconsin Rapids.

BUILDING COMMISSION REQUESTS / ITEMS

9

October 22, 2026

Subcommittee

Full Commission

8. Madison Readiness Center - Remodel – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Madison Readiness Center Remodel project for an estimated total cost of \$2,881,200 (\$1,440,600 GFSB and \$1,440,600 FED).

In October 2025, the SBC authorized the release of \$175,000 BTF to develop preliminary plans and specifications.

This project was enumerated in 2025 Wisconsin Act 15 for \$4,369,000 (\$2,184,500 GFSB and \$2,184,500 FED).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #8**

AGENCY: Department of Military Affairs

DMA CONTACT: COL William J. Benson, (608) 242-3365, william.j.benson3.mil@army.mil

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Madison Readiness Center, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Madison Readiness Center Remodel project for an estimated total cost of \$2,881,200 (\$1,440,600 GFSB and \$1,440,600 FED).

PROJECT NUMBER: 24K1X

PROJECT DESCRIPTION:

This project transforms the building's lower level into a modern, efficient, and flexible workplace that supports current operational needs while accommodating future growth. The renovation will reconfigure the existing space to create functional office areas, a dedicated conference room, and new accessible toilet rooms, providing an improved environment for staff, visitors, and daily operations, and include a complete replacement of finishes throughout the project area. Mechanical, electrical, plumbing, and technology systems serving the renovated area will be evaluated and modified as necessary to support the new program and occupancy. HVAC systems will be assessed to verify adequate capacity, ventilation, thermal comfort, and energy performance, with equipment and distribution systems upgraded or reconfigured where required. Plumbing, electrical, lighting, power, and communications systems will likewise be extended, relocated, or upgraded to fully support the renovated floor plan in order to improve long-term reliability and maintainability. New flooring, wall finishes, ceilings, doors, hardware, millwork, and lighting will create a cohesive, durable, and contemporary workplace while enhancing functionality, occupant comfort, and the overall user experience.

Exterior improvements will address deteriorated building components and enhance the building's appearance, safety, and longevity. The work will include replacement of exterior stairs, sidewalks, cladding, and canopy as the budget allows. Stormwater management will be enhanced by connecting east-side downspouts to a below-grade drainage system discharging to the ditch along Wright Street and regrading the east side of the site to provide positive drainage away from the building. The completed design will comply with all applicable building codes, accessibility requirements, and life safety standards.

PROJECT JUSTIFICATION:

The facility requires renovation to provide a more functional, modern, and comfortable workplace. Existing finishes, doors, plumbing fixtures, and other interior components are dated and worn, while the upper floor has already been modernized through a recent renovation.

Following enumeration, an A/E of Record was selected to further evaluate the project scope and develop the design. Through that process, the project requirements and costs were refined, and the design team determined that the identified improvements can be completed for less than the amount originally enumerated. As a result, the full enumeration is not required to deliver the project scope.

BUDGET/SCHEDULE:

Construction	\$2,200,000
Design	\$250,000
DFD Mgt	\$101,200
Contingency	\$330,000
TOTAL	\$2,881,200

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

PREVIOUS ACTION: In October 2025, the SBC authorized the release of \$175,000 BTF to develop preliminary plans and specifications.

This project was enumerated in 2025 Wisconsin Act 15 for \$4,369,000 (\$2,184,500 GFSB and \$2,184,500 FED).

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

October 22, 2026

Readiness Center Remodel
Madison Readiness Center
Madison, WI

Project Number: 24K1X

For the: Department of Military Affairs

Project Manager: Jen Becker

Architect/Engineer: Boer Architects Inc
Milwaukee, WI

1. Project Description:

The project will transform the building's lower level into a modern, efficient, and flexible workplace that supports current operational needs while accommodating future growth. The renovation will reconfigure the existing space to create functional office areas, a dedicated conference room, and new accessible toilet rooms, providing an improved environment for staff, visitors, and daily operations. The completed design will comply with all applicable building codes, accessibility requirements, and life safety standards.

The mechanical, electrical, plumbing, and technology systems serving the renovated area will be evaluated and modified as necessary to support the new program and occupancy. HVAC systems will be assessed to verify adequate capacity, ventilation, thermal comfort, and energy performance, with equipment and distribution systems upgraded or reconfigured where required. Plumbing, electrical, lighting, power, and communications systems will likewise be extended, relocated, or upgraded to fully support the renovated floor plan and improve long-term reliability and maintainability.

The interior renovation will include complete replacement of finishes throughout the project area. New flooring, wall finishes, ceilings, doors, hardware, millwork, and lighting will create a cohesive, durable, and contemporary workplace while enhancing functionality, occupant comfort, and the overall user experience.

Exterior improvements will address deteriorated building components and enhance the building's appearance, safety, and longevity. The work will include replacement of exterior stairs, sidewalks, cladding, and canopy as the budget allows. Stormwater management will be enhanced by connecting east-side downspouts to a below-grade drainage system discharging to the ditch along Wright Street and regrading the east side of the site to provide positive drainage away from the building.

2. Authorized Budget and Funding Source:

This project was authorized in 2025 Wisconsin Act 15 for \$4,369,000 (\$2,184,500 FED and \$2,184,500 GFSB).

3. Schedule:

Bid Opening:	Apr 2027
Start of Construction:	Jul 2027
Substantial Completion / Occupancy:	Mar 2028

4. Budget Summary:

Construction:	\$2,200,000
A/E Fees:	\$250,000
DFD Mgt:	\$101,200
Contingency:	\$330,000
Total Project Cost:	\$2,881,200

October 22, 2026

Subcommittee

Full Commission

9. Madison Army Aviation Support Facility 2 – Fire Suppression System Installation (Increase) – Request authority to increase the project budget by \$1,275,000 (\$637,500 FED and \$637,500 EX-GFSB) to accept bids received for the Fire Suppression System Installation project for a revised estimated total cost of \$5,181,000 (\$2,590,500 FED, \$1,658,500 EX-GFSB and \$932,000 SEG REV).

In May 2026, the SBC authorized this project for construction for an estimated total cost of \$3,906,000 (\$1,021,000 EX-GFSB, \$932,000 SEG REV and \$1,953,000 FED).

In October 2023, the SBC authorized the release of \$29,500 SEG REV to develop preliminary plans and specifications for this project.

This project was enumerated in 2023 Wisconsin Act 19 for \$3,906,000 (\$932,000 SEG REV and \$2,974,000 FED).

In August 2021, the SBC authorized this project for construction for an estimated total cost of \$2,974,200 FED.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #9**

AGENCY: Department of Military Affairs

DMA CONTACT: COL William J. Benson, (608) 242-3365, william.j.benson3.mil@army.mil

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Madison Army Aviation Support Facility 2, Dane County

PROJECT REQUEST: Request authority to increase the project budget by \$1,275,000 (\$637,500 FED and \$637,500 EX-GFSB) to accept bids received for the Fire Suppression System Installation project for a revised estimated total cost of \$5,181,000 (\$2,590,500 FED, \$1,658,500 EX-GFSB and \$932,000 SEG REV).

PROJECT NUMBER: 20D3E

PROJECT DESCRIPTION:

This project will provide fire suppression systems to the Army Aviation Support Facility 2 (AASF 2), a hangar facility at Truax Field in Madison, that consists of eight hangar PODs housing helicopters and two small planes. The building also has a central core that houses offices and mechanical space. The need for fire suppression systems in the facility was instigated by a separate DFD project that is in the process of replacing hangar doors in four pods and creating new additions for new hangar doors in the remaining four PODs. The agency also needs to provide greater protection for personnel and valuable aircraft and equipment. All the PODs will be protected by single-interlock pre-action sprinkler systems. There will be two single interlock pre-action systems in the building, one protecting the north half of the building (PODs 1-4) and one protecting the south half of the building (PODs 5-8). The core will be protected by a wet sprinkler system. The fire suppression system will include two fire pumps. New trench drains will be installed in each of the eight PODs and will be connected to a new oil/water separator located outside the building. Fire detection and fire alarm systems in the building will be upgraded and tied into the new fire suppression systems. Some minor lighting and convenience power outlets will also be included in the project. A new, one-hour fire-rated fire suppression equipment room will be constructed of concrete block. This room will be located in the core in the mechanical space. There will be some structural steel reinforcing added to the existing pre-engineered structure in the core and the pods to support the sprinkler piping runs. A floor drain in the mechanical space will be relocated to serve the new fire suppression equipment room and mechanical ventilation and exhaust will be added to this new room.

PROJECT JUSTIFICATION:

The PODs were constructed in the late 1940s and 1950s for fixed wing aircraft. The facility was later transferred to Army Aviation and has been used to repair and shelter rotary wing aircraft. Each POD has a large overhead door which is operated when the aircraft are entering and exiting the building. Structural changes related to replacing the doors resulted in the code requirement to

install a fire suppression system. New regulations concerning the use of firefighting foams (in the PFAS family are in place and cause limitations on what kind of system can be emplaced. This project addresses life safety issues and will provide protection for valuable equipment.

This project was approved as an All Agency project in 2021 and subsequently enumerated in 2023 for construction. The project was originally bid on February 28, 2024; however, bids exceeded the approved budget, in part due to the need to provide a water line to the facility. The water line and associated utilities were subsequently addressed through a separate project.

Following completion of the water and utility work at AASF 2, the project was rebid twice, with adjustments also made to address new PFAS-related regulatory requirements. Despite these changes, bids continued to exceed the approved amount. The most recent bid was received on August 27, 2026, and remains above the approved project budget. The requested budget increase will allow DMA to accept the current bid and proceed with the previously approved project scope, while also providing an appropriate post-bid contingency to address unforeseen conditions that may arise during construction. DMA has confirmed that federal funding has been awarded to cover 50% of the project's total cost.

BUDGET/SCHEDULE:

Construction	\$3,961,300
Design	\$437,200
DFD Mgt	\$182,500
Contingency	\$600,000
TOTAL	\$5,181,000

SBC Approval	Oct 2026
A/E Selection	May 2020
Design Report	Mar 2026
Bid Opening	Aug 2026
Start Construction	Nov 2026
Substantial Completion	Nov 2027
Final Completion	Dec 2027

PREVIOUS ACTION: In May 2026, the SBC authorized this project for construction for an estimated total cost of \$3,906,000 (\$1,021,000 EX-GFSB, \$932,000 SEG REV and \$1,953,000 FED).

In October 2023, the SBC authorized the release of \$29,500 SEG REV to develop preliminary plans and specifications for this project.

This project was enumerated in 2023 Wisconsin Act 19 for \$3,906,000 (\$932,000 SEG REV and \$2,974,000 FED).

In August 2021, the SBC authorized this project for construction for an estimated total cost of \$2,974,200 FED.

BUILDING COMMISSION REQUESTS / ITEMS

11

October 22, 2026

Subcommittee

Full Commission

10. Various All Agency Projects – Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$3,321,100
Eau Claire FMS 7	Roof Replacement (\$826,100 FED)	\$826,100
Oshkosh	Roof Replacement (\$489,000 SEG REV; \$489,000 FED)	\$978,000
Madison AASF 2	Roof Replacement (\$1,517,000 FED)	\$1,517,000
TOTALS	\$489,000 SEG REV	\$2,832,100 FED \$3,321,100

In October 2025, the SBC authorized the release of \$90,500 SEG REV to develop preliminary plans and specifications for the Oshkosh Readiness Center Roof Replacement.

In October 2025, the SBC authorized the release of \$60,000 SEG REV to develop preliminary plans and specifications for the Madison Army Aviation Support Facility 2 Roof Replacement.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #10**

AGENCY: Department of Military Affairs

DMA CONTACT: COL William J. Benson, (608) 242-3365, william.j.benson3.mil@army.mil

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	FED	TOTAL
Eau Claire Facility Maintenance Shop 7 (Eau Claire Co.)	25D1S	Roof Replacement	\$0	\$826,100	\$826,100
Oshkosh Readiness Center (Winnebago Co.)	25F2F	Roof Replacement	\$489,000	\$489,000	\$978,000
Madison Army Aviation Support Facility 2 (Dane Co.)	25H1O	Roof Replacement	\$0	\$1,517,000	\$1,517,000
Facility Maintenance and Repair Total			\$489,000	\$2,832,100	\$3,321,100

	SEG REV	FED	TOTAL
TOTAL	\$489,000	\$2,832,100	\$3,321,100

Eau Claire Facility Maintenance Shop 7 – Roof Replacement (25D1S):

Project Description and Justification:

This project replaces roof coverings, insulation, coping, and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Work includes replacing approximately 11,500 SF of roofing, half is ballasted Built-Up Roofing (BUR) while the other half is Ethylene Propylene Diene Monomer (EPDM), with new insulation and an adhered EPDM system and insulation.

The roof is currently in disrepair. Much of the existing asphalt barrier around the edges are deteriorating and require major repairs that warrant the entire roof to be replaced due to age and expiration of the warranty.

Budget/Schedule:

Construction	\$636,000
Design	\$63,000
DFD Mgt	\$29,300
Contingency	\$95,400
Other Fees	\$2,400
TOTAL	\$826,100

SBC Approval	Oct 2026
A/E Selection	Jan 2026
Bid Opening	Feb 2027
Start Construction	Apr 2027
Substantial Completion	Oct 2027
Final Completion	Dec 2027

Previous Action: None.

Oshkosh Readiness Center – Roof Replacement (25F2F):**Project Description and Justification:**

This project removes and disposes of existing Built-up Roofing (BUR) roof system down to the existing structural deck and will provide a 60-mil fully adhered EPDM roof membrane over tapered polyisocyanurate insulation and existing deck. Project work includes improving roof drainage with tapered insulation slopes to existing drains and new gutter edge; providing prefinished metal perimeter flashings; and adjusting existing penetrations and removing abandoned items. The new roof will provide wall mounted ladder access from the lower roof to the upper roof. The roof system will provide a 20-year NDL warranty.

The current roof causes rainwater and snowmelt to pool on the northeast corner of the facility roof. This causes weight strain on the substrate and physical structure. During colder weather the melt refreezes causing further damage to the roof coating, which has caused some water leakage into the classrooms below. Additionally, the drain for that area of the roof appears to be located too far away to be effective.

Budget/Schedule:

Construction	\$750,000
Design	\$81,000
DFD Mgt	\$34,500
Contingency	\$112,500
TOTAL	\$978,000

SBC Approval	Oct 2026
A/E Selection	Feb 2026
Bid Opening	Jan 2027
Start Construction	May 2027
Substantial Completion	Oct 2027
Final Completion	Dec 2027

Previous Action: In October 2025, the SBC authorized the release of \$90,500 SEG REV to develop preliminary plans and specifications.

Madison Army Aviation Support Facility 2 – Roof Replacement (25H1O):**Project Description and Justification:**

This project will remove approximately 15,700 SF of existing four-ply and single-ply built up roof system on the lower office portion of the facility, and approximately 16,500 SF of thermoplastic single-ply membrane roof system on the high bay portion of the facility. To replace that, the project will install a gypsum thermal barrier, self-adhered vapor retarder, polyisocyanurate insulation with an average R-value of 30 and a 60-mil fully adhered EPDM roof system with prefinished

sheet metal flashings.

The current roofing system was installed in 1978 when the facility was built and has never been replaced. The need to repair leaks is increasing in size and frequency.

Budget/Schedule:

Construction	\$1,126,700
Design	\$169,400
DFD Mgt	\$51,900
Contingency	\$169,000
TOTAL	\$1,517,000

SBC Approval	Oct 2026
A/E Selection	Feb 2026
Bid Opening	Jan 2027
Start Construction	Apr 2027
Substantial Completion	Aug 2027
Final Completion	Oct 2027

Previous Action: In October 2025, the SBC authorized the release of \$60,000 SEG REV to develop preliminary plans and specifications.

October 22, 2026

Subcommittee

Full Commission

Department of Natural Resources**11. Various All Agency Projects – Request the following:**

- a) Authority to increase the project budget for the Statewide Northern Buildings Renovations and Replacements project;
- b) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$560,900
Statewide Northern Blds Reno/Repl (Increase)	\$560,900
(\$560,900 CON SEGB)	

Utility Repair and Renovation	\$8,708,700
Statewide West Central Trail Improvements	\$1,898,600
(\$576,000 EX-GFSB; \$1,322,600 FED)	

Statewide Southeast Trails/Campgrounds Improv	\$2,074,100
(\$1,357,335 SEG REV; \$229,675 EX-GFSB; \$487,090 FED)	

GRST Bridge Replacement	\$3,800,000
(\$277,974 EX-GFSB; \$3,522,026 FED)	

BST Trail Bridge Replacement	\$936,000
(\$283,180 PR-CASH; \$352,820 FED)	

TOTALS	\$1,357,335 SEG REV	\$1,083,649 EX-GFSB
	\$283,180 PR-CASH	\$560,900 CON SEGB
	\$5,984,536 FED	\$9,269,600

In May 2025, the SBC authorized the Statewide Northern Buildings Renovations and Replacements project for construction for \$2,439,100 STWD.

In October 2025, the SBC authorized the release of \$86,400 SEG REV to develop preliminary plans and specifications for the Statewide West Central District Trail Improvements project.

(Previous Action continued on following page...)

BUILDING COMMISSION REQUESTS / ITEMS

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October 22, 2026

Subcommittee

Full Commission

In October 2025, the SBC authorized the release of \$251,700 SEG REV to develop preliminary plans and specifications for the Statewide Southeast District Trails and Campgrounds Improvements project.

In October 2025, the SBC authorized the release of \$364,000 SEG REV to develop preliminary plans and specifications for the Great River State Trail Bridge Replacement project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #11**

AGENCY: Department of Natural Resources

DNR CONTACT: Brett Daul, (608) 471-3444, brett.daul@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

PROJECT REQUEST: Request the following:

- a) Authority to increase the project budget for the Statewide Northern Buildings Renovations and Replacements project;
- b) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair								
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	EX-GFSB	PR-CASH	CON SEGB	FED	TOTAL
Statewide	24D3J	Northern Buildings Renovations and Replacements (Increase)	\$0	\$0	\$0	\$560,900	\$0	\$560,900
Facility Maintenance and Repair Total			\$0	\$0	\$0	\$560,900	\$0	\$560,900

Utility Repair and Renovation								
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	EX-GFSB	PR-CASH	CON SEGB	FED	TOTAL
Statewide	25B3J	West Central District Trail Improvements	\$0	\$576,000	\$0	\$0	\$1,322,600	\$1,898,600
Statewide	25C3B	Southeast District Trails and Campgrounds Improvements	\$1,357,335	\$229,675	\$0	\$0	\$487,090	\$2,074,100
Great River State Trail (Trempealeau Co.)	25F1M	Bridge Replacement	\$0	\$277,974	\$0	\$0	\$3,522,026	\$3,800,000
Badger State Trail (Green Co.)	25H1E	Trail Bridge Replacement	\$0	\$0	\$283,180	\$0	\$652,820	\$936,000
Utility Repair and Renovation Total			\$1,357,335	\$1,083,649	\$283,180	\$0	\$5,984,536	\$8,708,700

	SEG REV	EX-GFSB	PR-CASH	CON SEGB	FED	TOTAL
TOTAL	\$1,357,335	\$1,083,649	\$283,180	\$560,900	\$5,984,536	\$9,269,600

Statewide – Northern Buildings Renovations and Replacements (24D3J):

Project Description and Justification:

This project renovates the interior and exterior of several buildings, including mechanical, plumbing, electrical, and finish work at Copper Falls State Park, including a new toilet/shower building and sanitary sewer work required to connect the new building to the existing wastewater treatment system. At the Les Voigt State Fish Hatchery, doors, siding, and interior water distribution equipment will be replaced, and a new entry vestibule will be added. Also included in this project is the installation of a new domestic water well to serve the hatchery building and DNR property manager residence buildings, and replacement of the wastewater treatment system enclosure building. Work also includes restoration and preservation of masonry, windows, and siding, as well as replacement of roofing, structural repairs, and foundation waterproofing for the historic RD Pike building.

All projects are needed to continue park and hatchery operations. Without repairs, the buildings will become unusable and hamper staff efforts to perform property maintenance, general work responsibilities, and will limit members of the public from getting clean drinking water.

Bids for this project were opened on May 20, 2026. Based on the bids received, there are insufficient funds to accept bids received and maintain an adequate construction contingency. This increase will allow the project to be rebid reflecting the assessed costs, and will happen in two phases, to make sure the work at the RD Pike Building can be completed. The project scope will be modified for the second phase to fit under the newly increased budget. The increase will also provide appropriate post-bid contingencies to address any unforeseen conditions that may arise during construction.

Budget/Schedule:

Construction	\$2,194,600
Design	\$343,600
DFD Mgt	\$101,000
Contingency	\$329,200
Other Fees	\$31,600
TOTAL	\$3,000,000

SBC Approval	Oct 2026
A/E Selection	Jul 2024
Bid Opening	Nov 2026
Start Construction	Mar 2027
Substantial Completion	Sep 2027
Final Completion	Oct 2027

Previous Action: In May 2025, the SBC authorized this project for construction for \$2,439,100 STWD.

Statewide – West Central District Trail Improvements (25B3J):

Project Description and Justification:

This project includes work on the La Crosse River State Trail, the Elroy Sparta State Trail, and Perrot State Park. At the La Crosse River and Elroy-Sparta State Trails, this work is essential for maintaining safe and available recreational opportunities. Sections of the trails hold water on the surface, resulting in difficulty maintaining the trails and creating dangerous conditions for cyclists. The scope of work for the La Crosse River Trail includes clearing, grubbing, and adding limestone screenings to approximately seven miles of trail. It also includes replacement of

several culvert pipes that were in poor condition, and ditch cleaning to improve drainage and prevent ponding. The scope of work for the Elroy Sparta State Trail includes creating a berm to divert water away from the trail and improving drainage along the trail by adding stone trenches and cleaning ditches.

At Perrot State Park, the stone steps and pavement along Brady's Bluff Trail need to be replaced, as there is significant erosion and safety issues. With the narrow stairs currently in place, visitors walk along the hillside, causing erosion from foot traffic and changes to water flow. Additionally, the stone approach has become worn and has exposed the rock face. The uneven terrain makes hiking difficult, especially for those with limited mobility. With park visitor numbers increasing, these dangerous areas will become a bigger issue as more people utilize this popular trail.

Budget/Schedule:

Construction	\$1,355,000
Design	\$207,400
DFD Mgt	\$62,400
Contingency	\$203,300
Other Fees	\$70,500
TOTAL	\$1,898,600

SBC Approval	Oct 2026
A/E Selection	May 2025
Bid Opening	Mar 2027
Start Construction	Aug 2027
Substantial Completion	Nov 2027
Final Completion	Nov 2028

Previous Action: In October 2025, the SBC authorized the release of \$86,400 SEG REV to develop preliminary plans and specifications.

Statewide – Southeast District Trails and Campgrounds Improvements (25C3B):

Project Description and Justification:

This project will improve trails and campgrounds at Kettle Moraine State Forest – Northern Unit (KMSF-NU), and Harrington Beach State Park. At KMSF-NU, this project is divided into six locations that will improve over six miles of trail and over 190 campsites at multiple campgrounds. The 6.5 mile, 10-foot-wide crushed limestone trail that links Mauthe Lake Campground to Long Lake is an extremely popular trail for all non-motorized users. An additional overlay of two inches of crushed limestone screenings is needed to keep the trail in good condition. While annual maintenance has taken place by grading and rolling, material needs to be added to the base to keep the trail in good condition. Campground maintenance and upgrades at the property are vital to continue providing adequate and safe ADA accessibility to better serve recreational users at Long Lake and Mauthe Lake Campgrounds. The current size of the campsites is from the 1930s, leading to unsafe conditions for users moving larger, modern equipment and vehicles on and off the campsites. This project will improve the campsite surfaces, install new picnic tables and fire rings at all campsites, and reset electrical hookups at Long Lake Campground. The campsite surfaces need to be resurfaced, and approximately twenty campsites need material added to address flooding issues. Long Lake Campground has 190 sites that need updates to provide better access and amenities. Mauthe Lake Campground has four paved ADA campsites that need resurfacing. Two out of the four need to be extended to accommodate the larger camping units. Mauthe Lake Recreation Area and its associated campground receive approximately 250,000 visitors a year.

At Harrington Beach State Park, this project will add a path and re-establish beach access. The Lake Michigan shoreline and beach are major attractions to draw visitors to the area, and the beach is served by a single parking lot with spaces for 98 vehicles. During heavy rainstorms, rainwater flows off the Welcome Center (North Beach) parking lot, overflowing the natural basins between the parking lot and the beach, and a strong storm in fall 2018 resulted in heavy erosion near the main north beach entry point. Water also ponds in the parking lot after heavy rain events. To protect Lake Michigan from contaminated runoff and sediment, this project will alleviate flooding and stormwater runoff. In addition, high water levels in Lake Michigan have caused shoreline erosion, and have dislodged beach access staircases. This project will abandon the staircases and harden the shoreline to prevent further damage and restore suitable access. Lastly, this project will install a walking path to Puckett's Pond Fishing Pier and allow for ADA access. This project creates an accessible path that connects the parking lot, fishing pier, and accessible cabin.

Budget/Schedule:

Construction	\$1,293,400	SBC Approval	Oct 2026
Design	\$365,900	A/E Selection	May 2025
DFD Mgt	\$59,500	Bid Opening	Mar 2027
Contingency	\$194,100	Start Construction	Sep 2027
Equipment	\$161,200	Substantial Completion	May 2028
TOTAL	\$2,074,100	Final Completion	May 2029

Previous Action: In October 2025, the SBC authorized the release of \$251,700 SEG REV to develop preliminary plans and specifications.

Great River State Trail – Bridge Replacement (25F1M):

Project Description and Justification:

The Tank Creek pedestrian bridge, located on the Great River State Trail (GRST) in the Town of Caledonia was damaged by fire in May 2025. Due to the extent of the damage to the bridge, the Tank Creek bridge has been closed since it was damaged, creating a discontinuity along the Great River State Trail. Four pedestrian bridges will be reconstructed, and the Great River State Trail will be reopened. Three other bridges will be replaced due to severe age and deterioration that is resulting in further unsafe conditions for users. Additionally, the bridges will be constructed to avoid increases in flood elevations, resulting in enhanced flood management and making the trail structurally sound over a longer time period. Replacing the additional bridges is also critical for replacing the Tank Creek bridge, as they will provide adequate construction access. The Tank Creek bridge is the furthest from the trailhead and will require heavy machinery as part of its replacement.

The Great River State Trail runs between Trempealeau and Midway along a former railroad corridor. This approximately 10-mile segment of the trail includes numerous pedestrian bridges. The bridge replacement on the Great River State Trail is a high priority for the department, allowing for the trail to be reopened for recreational users.

The federal funding will partially be covered by a \$2,345,000 grant through US Department of Transportation's Federal Highway Administration (FHA). This project has been selected by the Wisconsin Federal Lands Access Program (FLAP) as part of the 2027-2029 Call for Projects allotment, and DNR expects to received funds under this program in the coming months. However, funding is contingent upon reauthorization of appropriations from Congress, whose 2027 Fiscal Year begins on October 1.

Budget/Schedule:

Construction	\$2,660,000	SBC Approval	Oct 2026
Design	\$433,500	A/E Selection	May 2025
DFD Mgt	\$122,400	Bid Opening	Mar 2027
Contingency	\$399,000	Start Construction	May 2027
Other Fees	\$185,100	Substantial Completion	Nov 2027
TOTAL	\$3,800,000	Final Completion	Nov 2028

Previous Action: In October 2025, the SBC authorized the release of \$364,000 SEG REV to develop preliminary plans and specifications.

Badger State Trail – Trail Bridge Replacement (25H1E):

Project Description and Justification:

This project constructs a new bridge over Round Grove Road on the Badger State Trail where an existing fire-damaged bridge has been partially removed and replaced with a temporary at-grade crossing, creating vision issues with oncoming vehicles and users of the trail. The new bridge will provide a safe route over Round Grove Road, elevate the existing grade to accommodate larger vehicles to pass under, and allow for multiple user types (snowmobiles, pedestrians, cyclists, and emergency vehicles) on the bridge.

DNR has an agreement with DOT to operate and maintain the old railroad corridor as a recreational trail. A new bridge will keep recreational trail users from traveling further distances on county roads, which have higher speeds and traffic volume.

This updated structure will be able to accommodate daily recreational usage, snowmobile trail activities, and trail maintenance requirements, including loaded dump trucks with gravel and emergency response vehicles. The bridge approaches and trail surfaces will be tapered to meet ADA standards and bridge height requirements over Round Grove Road.

Budget/Schedule:

Construction	\$685,000	SBC Approval	Oct 2026
Design	\$94,100	A/E Selection	Oct 2025
DFD Mgt	\$31,600	Bid Opening	Feb 2027
Contingency	\$103,600	Start Construction	Apr 2027
Other Fees	\$21,700	Substantial Completion	Nov 2027
TOTAL	\$936,000	Final Completion	Nov 2028

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

14

October 22, 2026

Subcommittee

Full Commission

Department of Transportation

12. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation		\$846,800
Wausau	HVAC Replacement & Controls Upgr	\$846,800
SPCP	(\$846,800 SEGRB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #12**

AGENCY: Department of Transportation

DOT CONTACT: Jody Grossman, (608) 267-4479, jody.grossman@dot.wi.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Wausau State Patrol Command Post, Marathon County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
Wausau State Patrol Command Post (Marathon Co.)	25A1D	HVAC Replacement and Controls Upgrade	\$846,800
Utility Repair and Renovation Total			\$846,800

PROJECT DESCRIPTION:

This project replaces the cooling system, boiler, and associated piping. The outdated pneumatic controls will be replaced with a direct digital controls (DDC) system that will allow WisDOT to monitor, troubleshoot, and adjust the system settings remotely.

PROJECT JUSTIFICATION:

The current HVAC system is over 25 years old, two of the seven air conditioning compressors have failed, and replacement parts are difficult to find. The system is unable to cool the Wausau Command Post adequately, so portable air conditioning units are being used to compensate for the underperforming system. Replacing the outdated pneumatic controls will allow WisDOT staff to monitor and manage the system more effectively.

BUDGET/SCHEDULE:

Construction	\$651,500
Design	\$67,500
DFD Mgt	\$30,000
Contingency	\$97,800
TOTAL	\$846,800

SBC Approval	Oct 2026
A/E Selection	May 2025
Bid Opening	May 2027
Start Construction	Jul 2027
Substantial Completion	Jan 2028
Final Completion	Feb 2028

PREVIOUS ACTION: None.

October 22, 2026

Subcommittee

Full Commission

Department of Veterans Affairs

13. Department of Administration on behalf of Department of Veterans Affairs – Request authority to release \$8,100,000 Building Trust Funds (BTF)-Planning to complete preliminary plans and a Design Report for construction of a new Wisconsin Veterans Museum.

In August 2024, the SBC approved authority to purchase a 0.333-acre parcel of land and improvements located at 22 W. Mifflin Street and at 30 W. Mifflin Street in the City of Madison for \$9,000,000 SEG REV plus gift funds and closing costs for the Department of Veterans Affairs.

The acquisition of 22 W. Mifflin Street and 30 W. Mifflin Street in the City of Madison was enumerated in 2023 Wisconsin Act 19 for \$9,000,000 SEG REV.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #13**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Joseph P. Hoey, (608) 266-2256, joseph.hoey@dva.wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to release \$8,100,000 Building Trust Funds (BTF)- Planning to complete preliminary plans and a Design Report for construction of a new Wisconsin Veterans Museum.

PROJECT DESCRIPTION:

The proposed request would secure funding for design of a new Wisconsin Veterans Museum. The proposed request will provide the architectural, engineering and related design documents necessary for a new Wisconsin Veterans Museum. The design will establish the program, space requirements, site development, building systems, museum exhibition and collection needs, public amenities, accessibility, security and other functional requirements necessary to support a modern, nationally recognized Veteran's museum.

The new facility will be designed to provide an appropriate setting for the preservation and interpretation of Wisconsin's military history and the experiences of Wisconsin veterans. The design will incorporate modern museum standards for collections care, exhibit development, education and public programming, visitor services, and building operations while creating a prominent civic presence.

PROJECT JUSTIFICATION:

The 2023-25 State Budget allocated \$9 million SEG REV as part of 2023 Wisconsin Act 19 to acquire the property currently occupied by the Wisconsin Veterans Museum at 30 West Mifflin Street in Madison. The acquisition was intended to facilitate the eventual demolition of the existing facility and construction of a new state-of-the-art Wisconsin Veterans museum.

In August 2024, the State Building Commission authorized the Department of Veterans Affairs (DVA) to use previously allocated funds to exercise the State's purchase for the property currently leased by DVA. When the DVA, through the Department of Administration (DOA), attempted to exercise that option, the landowner filed suit seeking a declaration that the option is invalid. The Department of Justice (DOJ) attorneys representing the DOA and the DVA are confident that the option will be upheld but have cautioned that resolving the case and any available appeals could take years; however, this does not preclude the need for moving forward with the pre-design of the future Wisconsin Veterans Museum.

The existing facility has increasingly significant building condition and maintenance concerns that affect the ability to safely house and preserve its collections. The DVA has operated the museum at the W. Mifflin Street location since 1993 and currently occupies approximately 28,300 rentable square feet in the basement and first through third floors. The facility, originally constructed in 1948 and 1964 with renovations completed in 1991, is approximately 60 to 76 years old. In recent years, the building has experienced an increasing number of leaks and other maintenance issues. Of particular concern, the property owner notified DOA on April 5, 2024, that the building's 1990 HVAC system was at significant risk of failure. The owner indicated that temporary measures would be taken to maintain operation through the remaining lease term but recommended that the DVA remove sensitive artifacts that could be damaged by an HVAC failure and stated that the owner would not accept responsibility for resulting damage. These conditions demonstrate the need to advance planning and design for a new museum without waiting for the property litigation to be fully resolved. The museum's collections include irreplaceable artifacts documenting the military service and experiences of Wisconsin veterans, and continued reliance on an aging facility with increasingly significant building deficiencies presents ongoing operational and collection-preservation challenges. Timely pre-design and design work is therefore necessary to establish the scope, program, site requirements, building systems, museum collection needs, exhibit and public spaces, accessibility, security, and other requirements for a modern facility and keep the project on schedule.

Advancing design will allow the DVA to continue developing the project while preserving flexibility to respond to the outcome of the litigation and to evaluate other potential site opportunities if necessary. Design efforts can be structured to identify requirements that are applicable regardless of the final site and to minimize delay if the current property becomes available.

The A/E of Record has been selected and a design contract is ready to be executed, and this BTF release will allow for this new museum project to be designed ahead of a future enumeration. Continuing design at this time will position the State to move forward efficiently without losing additional time in addressing the museum's facility and collection preservation needs.

PREVIOUS ACTION: In August 2024, the SBC approved authority to purchase a 0.333-acre parcel of land and improvements located at 22 W. Mifflin Street and at 30 W. Mifflin Street in the City of Madison for \$9,000,000 SEG REV plus gift funds and closing costs for the Department of Veterans Affairs.

The acquisition of 22 W. Mifflin Street and 30 W. Mifflin Street in the City of Madison was enumerated in 2023 Wisconsin Act 19 for \$9,000,000 SEG REV.

BUILDING COMMISSION REQUESTS / ITEMS

16

October 22, 2026

Subcommittee

Full Commission

14. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency Maintenance and Repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$1,740,000
Union	Boland Hall Courtyard Renovations	\$1,740,000
Grove	(\$1,740,000 SEG REV)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #14**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Mason Henkel, 608-266-3917, Mason.henkell@dva.wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Wisconsin Veterans Homes at Union Grove, Racine County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Wisconsin Veterans Home Union Grove (Racine Co.)	25J1W	Boland Hall Courtyard Renovations	\$1,740,000
Facility Maintenance and Repair Total			\$1,740,000

PROJECT DESCRIPTION:

This project renovates the existing memory care courtyard at Boland Hall and constructs a new courtyard garden for all the residents living at the Home. Improvements include pedestrian paths and accent plaza spaces, decorative fencing, site furnishings, raised planting bed gardens, a shade structure, landscape plantings, and site landscape lighting. Utility work includes storm sewer drainage and electrical improvements. A new door from Boland Hall will provide access to the new courtyard.

PROJECT JUSTIFICATION:

Currently, Boland Hall has a small memory care courtyard located on the northeast corner of the building and a small concrete patio located off the main corridor on the east side of the building. Both areas are in poor condition and in need of repairs and improvements. The memory care courtyard provides limited access and restrictive circulation due to a narrow sidewalk that loops through the courtyard space, and landscape and vegetation within the courtyard also restrict movement throughout this space. The patio provides enough space for small gatherings but is limited in capacity due to a decorative rod iron fence that is in poor condition and in need of replacement. The retractable awning that once provided shade and protection from the weather is no longer operational. As a result of the overall condition of this space and the area in general, the existing patio is not the preferred location for the new courtyard and garden.

BUDGET/SCHEDULE:

Construction	\$1,297,000
Design	\$163,000
DFD Mgt	\$59,700
Contingency	\$195,000
Equipment	\$15,200
Other Fees	\$10,100
TOTAL	\$1,740,000

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

PREVIOUS ACTION: None.

October 22, 2026

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

15. UW-La Crosse – Residence Halls Elevator Tower

Additions – Request the following:

- a) Approve the Design Report; and
- b) Authorize to construct the Residence Halls Elevator Tower Additions for an estimated total cost of \$9,642,000 EX-PRSB.

This project was enumerated in 2021 Wisconsin Act 58 for \$9,642,000 EX-PRSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #15**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW-La Crosse, La Crosse County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authorize to construct the Residence Halls Elevator Tower Additions for an estimated total cost of \$9,642,000 EX-PRSB.

PROJECT NUMBER: 21E2J

PROJECT DESCRIPTION:

This project enhances accessibility and extends the service life of Sanford Hall, White Hall, and Wentz Hall by constructing new elevator tower additions at Sanford and White Halls and modernizing 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. The project improves access to residential spaces and common areas, expands the availability of accessible student housing, and supports current code and accessibility requirements. Construction is being designed to minimize impacts to existing building operations and student housing.

PROJECT JUSTIFICATION:

A campuswide residence hall renovation plan was completed in 2015 and provided an in-depth look at the condition of all eight existing residence halls and renovation options for consideration. Although Sanford Hall, White Hall, and Wentz Hall have undergone previous renovations and infrastructure improvements, accessibility limitations remain due to the absence of compliant elevator service in Sanford and White Halls and the aging elevator system in Wentz Hall. The electrical system renovations already completed were designed to accommodate the eventual construction of elevator tower additions.

Project improvements will enhance reliability, extend the useful life of the residence halls, and further the university's commitment to equitable access and long-term stewardship of its student housing facilities.

BUDGET/SCHEDULE:

Construction	\$7,428,200
Design	\$642,000
DFD Mgt	\$346,200
Contingency	\$1,225,600
TOTAL	\$9,642,000

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

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$9,642,000 EX-PRSB.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

October 22, 2026

Multi-Residence Halls Elevator Tower Additions
UW-La Crosse
La Crosse, WI

Project Number: 21E2J

For the: University of Wisconsin

Project Manager: Beth Alderman

Architect/Engineer: Eppstein Uhen Architects Inc
Madison, WI

1. Project Description:

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, MEP, 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.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$9,642,000 EX-PRSB.

3. Schedule:

Bid Opening:	Jan 2027
Start of Construction:	Apr 2027
Substantial Completion / Occupancy:	Aug 2028

4. Budget Summary:

Construction:	\$7,428,200
A/E Fees:	\$642,000
DFD Mgt:	\$346,200
Contingency:	\$1,225,600
Total Project Cost:	\$9,642,000

October 22, 2026

Subcommittee

Full Commission

16. UW-Milwaukee – Health Sciences Renovation

(Increase) – Request authority to increase 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, \$5,000,000 EX-SEG REV and \$2,500,000 PR-CASH).

In October 2025, the SBC approved the Design Report, authorized the release of \$184,325,000 (\$181,825,000 GFSB and \$2,500,000 PR-CASH), and authorized construction of the Health Sciences Renovation project for an estimated total cost of \$189,325,000 (\$181,825,000 GFSB, \$5,000,000 EX-SEG REV and \$2,500,000 PR-CASH).

This project was enumerated in 2025 Wisconsin Act 15 for \$189,325,000 (\$181,825,000 GFSB, \$5,000,000 EX-SEG REV and \$2,500,000 PR-CASH).

In October 2023, the SBC authorized the release of \$5,000,000 SEG REV to develop preliminary plans and specifications.

This project was allocated \$5,000,000 SEG REV in 2023 Wisconsin Act 19 to develop preliminary plans and specifications.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #16**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW-Milwaukee, Milwaukee County

PROJECT REQUEST: Request authority to increase 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, \$5,000,000 EX-SEG REV, and \$2,500,000 PR-CASH).

PROJECT NUMBER: 21E2Y

PROJECT DESCRIPTION:

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, parking, roadway, and site improvements serving the Northwest Quadrant complex.

PROJECT JUSTIFICATION:

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.

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 the rebidding 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, with appropriate contingency provisions following the bid process.

This project was bid twice, with both bid results exceeding the available project budget. Following the initial bid, the project team completed a value engineering review and reduced the project scope while maintaining the core objectives of the Health Sciences Renovation project. Revisions included reducing classroom and instructional improvements, simplifying mechanical and electrical systems, and eliminating or scaling back selected exterior, roofing, and support-space improvements. The project was rebid on September 10, 2026; however, the lowest qualified and responsible bid remained above the available budget. This increase will allow the low bid to be accepted and establish an appropriate post-bid contingency to complete the revised project scope. The additional funding will be provided from residual bonding.

BUDGET/SCHEDULE:

Construction	\$146,625,000
Design	\$11,390,000
DFD Mgt	\$6,664,900
Contingency	\$19,995,100
Equipment	\$15,750,000
TOTAL	\$200,425,000

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

PREVIOUS ACTION: In October 2025, the SBC approved the Design Report, authorized the release of \$184,325,000 (\$181,825,000 GFSB and \$2,500,000 PR-CASH), and authorized construction of the Health Sciences Renovation project for an estimated total cost of \$189,325,000 (\$181,825,000 GFSB, \$5,000,000 EX-SEG REV and \$2,500,000 PR-CASH).

This project was enumerated in 2025 Wisconsin Act 15 for \$189,325,000 (\$181,825,000 GFSB, \$5,000,000 EX-SEG REV and \$2,500,000 PR-CASH).

In October 2023, the SBC authorized the release of \$5,000,000 SEG REV to develop preliminary plans and specifications.

This project was allocated \$5,000,000 SEG REV in 2023 Wisconsin Act 19 to develop preliminary plans and specifications.

October 22, 2026

Subcommittee

Full Commission

17. UW-System – 2023-25 Central Plant and Utility Distribution Renovation Program – Request the following:

- a) Authority to release \$3,327,000 (\$3,785,000 SEG REV, \$1,064,000 PRSB and -\$1,522,000 PR-CASH) from the total \$149,269,000 (\$105,048,000 SEG REV, \$41,000,000 PRSB and \$3,213,000 PR-CASH) allocation of the 2023-25 Central Plant & Utility Distribution Renovations Program;
- b) Authority to increase the project budget for the UW-La Crosse Chiller Replacement and Installation project by \$3,327,000 (\$1,896,000 SEG REV, \$1,064,000 PRSB and \$367,000 PR-CASH);
- c) Authority to construct the UW-La Crosse Chiller Replacement and Installation project for a revised estimated total cost of \$10,726,100 (\$6,113,500 SEG REV, \$2,712,600 PRSB and \$1,900,000 PR-CASH);
- d) Authority to substitute funding for the UW-Stevens Point Fourth Avenue Corridor Utility Replacement project, replacing \$1,889,000 PR-CASH with \$1,889,000 SEG REV; and
- e) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Central Plant & Utility Distribution Renovations Program.

2023-25 Central Plant & Utility Distribution Renovation Program **\$3,327,000**

LAC Chiller Replace/Install (Increase) \$3,327,000
(\$1,896,000 SEG REV; \$1,064,000 PRSB;
\$367,000 PR-CASH)

STP 4th Ave. Corridor Utility Repl (Funding Swap) \$0
(\$1,889,000 SEG REV, -\$1,889,000 PR-CASH)

**TOTALS \$3,785,000 SEG \$1,064,000 PRSB
REV
-\$1,522,000 PR-CASH \$3,327,000**

2023 Wisconsin Act 102 authorized approximately \$149 million for UW Central Plant & Utility Distribution Renovations. To date, the SBC has authorized approximately \$58 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #17**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$3,327,000 (\$3,785,000 SEG REV, \$1,064,000 PRSB and - \$1,522,000 PR-CASH) from the total \$149,269,000 (\$105,048,000 SEG REV, \$41,000,000 PRSB and \$3,213,000 PR-CASH) allocation of the 2023-25 Central Plant & Utility Distribution Renovations Program;
- b) Authority to increase the project budget for the UW-La Crosse Chiller Replacement and Installation project by \$3,327,000 (\$1,896,000 SEG REV, \$1,064,000 PRSB and \$367,000 PR-CASH);
- c) Authority to construct the UW-La Crosse Chiller Replacement and Installation project for a revised estimated total cost of \$10,726,100 (\$6,113,500 SEG REV, \$2,712,600 PRSB and \$1,900,000 PR-CASH);
- d) Authority to substitute funding for the UW-Stevens Point Fourth Avenue Corridor Utility Replacement project, replacing \$1,889,000 PR-CASH with \$1,889,000 SEG REV; and
- e) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Central Plant & Utility Distribution Renovations Program.

2023-25 CENTRAL PLANT & UTILITY DISTRIBUTION RENOVATION

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
UW-La Crosse (La Crosse Co.)	24D3M	Chiller Replacement & Installation (Increase)	\$1,896,000	\$1,064,000	\$367,000	\$3,327,000
Stevens Point (Portage Co.)	24H2D	Fourth Avenue Corridor Utility Replacement (Funding Swap)	\$1,889,000		-\$1,889,000	\$0
CENTRAL PLANT & UTILITY DISTRIBUTION RENOVATION SUBTOTAL			\$3,785,000	\$1,064,000	-\$1,522,000	\$3,327,000

	SEG-REV	PRSB	PR-CASH	TOTAL
OCTOBER 2026 TOTAL	\$3,785,000	\$1,064,000	-\$1,522,000	\$3,327,000

UW-La Crosse – Chiller Replacement and Installation (Increase) (24D3M):

Project Description and Justification:

This project expands the central chilled water utility by installing new chiller capacity. Final condition assessments and design development will determine if Chiller #2 along with all associated piping, pumping, and related equipment requires replacement and the capacity of each chiller unit installed. This project also includes controls modifications, as needed, to operate the

new plant configuration and replaces any distribution piping, as needed, to optimize plant effectiveness.

This request increases the project budget to match recent bid results. The recent bid results and cost estimates significantly exceed the authorized budget. This proposed budget increase is required to complete the originally approved project scope and intent.

Budget/Schedule:

Construction	\$8,495,000
Design	\$566,000
DFD Mgt	\$390,800
Contingency	\$1,274,300
TOTAL	\$10,726,100

SBC Approval	Oct 2026
A/E Selection	June 2024
Bid Opening	Dec 2026
Start Construction	Apr 2027
Substantial Completion	Oct 2029
Final Completion	Apr 2030

UW-Stevens Point – Fourth Avenue Corridor Utility Replacement (Funding Swap) (24H2D):

Project Description and Justification:

This project replaces aging utility distribution infrastructure along Fourth Avenue, Isadore Street, and Reserve Street to correlate and follow a planned municipal project to reconstruct the street. Project work includes replacing approximately 1,000 linear feet of underground steam and pumped condensate lines, five new steam pits, and approximately 1,200 linear feet of primary and signal duct bank. Steam and pumped condensate laterals to HEC, Science building and CPS will be upgraded.

Campus steam and condensate lines through this area are patched, past their useful life, and have numerous steam pit condition issues. Primary electrical and data lines will be evaluated and replaced, as needed. The goal of the project is to bring all utilities through this portion of the Fourth Avenue corridor, and potentially the adjacent Isadore Street corridor, up to a modern standard ahead of the planned City of Stevens Point reconstruction of Fourth Avenue.

This request substitutes \$1,889,000 PR-CASH with \$1,889,000 SEG REV and aligns the project with the intended funding sources, following the project authorization approved at the August 2026 State Building Commission. There is no change to the project scope or total project budget.

Budget/Schedule:

Construction	\$7,818,800
Design	\$587,100
DFD Mgt	\$372,500
Contingency	\$1,492,600
TOTAL	\$10,271,000

SBC Approval	Aug 2026
A/E Selection	Oct 2024
Bid Opening	Nov 2025
Start Construction	Feb 2026
Substantial Completion	Nov 2028
Final Completion	May 2029

Previous Action: 2023 Wisconsin Act 102 authorized approximately \$149 million for UW Central Plant & Utility Distribution Renovations. To date, the SBC has authorized approximately \$58 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

SBC Mtg	Project	Amount Authorized
Aug 2024	MKE – Central Heating Plant Chiller Replacement (21K1P)	\$24,128,000
Aug 2024	RVF – Heating Plant Burner Replacement (23J6P)	\$7,400,000
Feb 2025	50% of total design budget (all projects)	\$1,350,000
May 2025	STP – Fourth Avenue Corridor Utility Replacement (24H2D)	\$6,726,250
May 2025	LAC – Chiller Replacement and Installation (24D3M)	\$7,070,600
Aug 2025	GBY – Central Utility Plant and Distribution Renovations (24E5Q)	\$8,091,250
Aug 2026	STP – Fourth Avenue Corridor Utility Replacement (Increase) (24H2D)	\$3,046,000
	<i>Program Total</i>	\$57,812,100

October 22, 2026

Subcommittee

Full Commission

18. UW-System / UW-Madison – Engineering DriveUtilities Replacement and Repair FundingRedistributions and Scope Increase – Request the following:

- a) Authority to adjust the project budget for the 2023-25 Central Plant & Utility Distribution Renovations categorical enumeration by decreasing \$32,800,000 (\$22,509,300 SEG REV and \$10,290,700 PRSB) from the \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB and \$3,213,000 PR-CASH) enumeration; and
- b) Authority to reallocate \$32,800,000 (\$22,509,300 SEG REV and \$10,290,700 PRSB) to increase the project budget by \$40,000,000 (\$22,509,300 SEG REV, \$10,290,700 PRSB, \$1,500,000 EX-GFSB, \$1,700,000 EX-PRSB, and \$4,000,000 PR-CASH) for the UW-Madison Engineering Drive Utilities Replacement and Repair project for a revised estimated total cost of \$113,141,000 (\$50,467,000 GFSB, \$22,509,300 SEG REV, \$32,964,700 PRSB, \$1,500,000 EX-GFSB, \$1,700,000 EX-PRSB, and \$4,000,000 PR-CASH).

This project was enumerated in 2021 Wisconsin Act 58 for \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

In February 2023, the SBC approved the Design Report and granted authority to construct the Engineering Drive Utilities Replacement and Renovation project for an estimated total cost of \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

2023 Wisconsin Act 102 authorized approximately \$149 million for UW Central Plant & Utility Distribution Renovations. To date, the SBC has authorized approximately \$58 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #18**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to adjust the project budget for the 2023-25 Central Plant & Utility Distribution Renovations categorical enumeration by decreasing \$32,800,000 (\$22,509,300 SEG REV and \$10,290,700 PRSB) from the \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB and \$3,213,000 PR-CASH) enumeration; and
- b) Authority to reallocate \$32,800,000 (\$22,509,300 SEG REV and \$10,290,700 PRSB) to increase the project budget by \$40,000,000 (\$22,509,300 SEG REV, \$10,290,700 PRSB, \$1,500,000 EX-GFSB, \$1,700,000 EX-PRSB, and \$4,000,000 PR-CASH) for the UW-Madison Engineering Drive Utilities Replacement and Repair project for a revised estimated total cost of \$113,141,000 (\$50,467,000 GFSB, \$22,509,300 SEG REV, \$32,964,700 PRSB, \$1,500,000 EX-GFSB, \$1,700,000 EX-PRSB, and \$4,000,000 PR-CASH).

PROJECT NUMBER: 21C3B

PROJECT DESCRIPTION:

This request reallocates and provides additional funding for the Engineering Drive Utilities Replacement and Repair project after the emergency replacement and repair of deteriorated chilled water piping between West Dayton Street and the Charter Street Heating Plant this summer. The request also adjusts budget authority to allow additional identified repairs and the full scope of the project to proceed after the costs of emergency repairs and reinstates original project scope that was deprioritized during the unforeseen repair. It also provides for additional scope items of deteriorated pipe identified this summer that are necessary to repair. The additional work was identified following a chilled water line failure and subsequent inspections that revealed significant deterioration within adjacent chilled water infrastructure. The emergency repairs also required temporary cooling systems in order to maintain campus operations during construction. The project scope increase includes the replacement of steam distribution piping from North Randall Avenue along West Dayton Street to the Charter Street Heating Plant.

PROJECT JUSTIFICATION:

UW-Madison utility distribution systems are aging and require ongoing maintenance, repair, and replacement to ensure reliable service to campus academic, research, healthcare, housing, and support facilities. The Engineering Drive Utilities project provides for phased replacement and

relocation of utility infrastructure along Engineering Drive, Engineering Mall, North Randall Avenue, and West Dayton Street. The project establishes dedicated utility corridors to support future development identified in the College of Engineering Facilities Master Plan and improve the long-term reliability of campus utility systems.

During construction, a chilled water line adjacent to the Charter Street Heating Plant experienced a failure in infrastructure before the scheduled replacement occurred under this project. Because the project contractor was already mobilized nearby and immediate action was required to maintain campus operations, the existing construction contract was utilized to complete emergency repairs and provide temporary chilled water service while restoration work occurred. The chilled water main is connected to this project, and the break would have impacted the ability to successfully connect the upgraded utilities to the main chilled water line at Charter Street Heating Plant. The current construction project was utilized to repair the break and provide the temporary cooling needed while the large pipe was removed and repaired. Following the pipe failure, additional inspections identified significant corrosion and deterioration in the chilled water system.

Subsequent inspections identified significant corrosion and deterioration within the chilled water system. The failed section was replaced immediately, allowing the system to be restored and operated at reduced pressure through the remainder of the summer cooling season. Additional investigation determined that six additional chilled water pipe sections require replacement to mitigate the risk of future failures and potential chilled water outages. These sections require continued monitoring and replacement prior to the next cooling season.

The additional scope includes replacement of deteriorated chilled water piping between West Dayton Street and the Charter Street Heating Plant, unscheduled temporary cooling systems necessary to maintain operations in facilities served by the chilled water system, and replacement of steam distribution piping from North Randall Avenue along West Dayton Street to the Charter Street Heating Plant.

Replacement of the steam distribution piping had previously been anticipated within the next ten years based on the age and condition of the infrastructure. However, deterioration identified within the chilled water system and the required excavation within the corridor support advancing the steam replacement work at this time. Completing both utility improvements concurrently avoids duplicate excavation and restoration activities, reduces future construction impacts, and improves coordination with planned City of Madison roadway improvements in the project area.

Budget/Schedule:

Construction	\$89,034,300
Design	\$6,150,000
DFD Mgt	\$4,115,100
Contingency	\$13,841,600
TOTAL	\$113,141,000

SBC Approval	Feb 2023
A/E Selection	Aug 2021
Design Report	Dec 2022
Bid Opening	Sep 2023
Start Construction	Dec 2023
Substantial Completion	Jun 2027
Final Completion	Dec 2027

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

In February 2023, the SBC approved the Design Report and granted authority to construct the Engineering Drive Utilities Replacement and Renovation project for an estimated total cost of \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

2023-25 Central Plant & Utility Distribution Renovations Program Reallocation

UW-Madison – South Central Campus Steam Utility Replacement (25H1A)

Project Description and Justification:

2023 Wisconsin Act 102 authorized approximately \$149 million for UW Central Plant & Utility Distribution Renovations. This project is the sixth and final project within the program and received an original allocation of \$93,771,000 (\$64,702,000 SEG REV and \$29,069,000 PRSB).

This project replaces aging steam utility infrastructure serving the south-central portion of the UW-Madison campus. Work includes replacement of steam utilities along N. Charter Street, University Avenue, W. Dayton Street, and adjacent utility corridors; construction of a new steam utility tunnel; installation of high-pressure steam, low-pressure steam, pumped condensate return, and compressed air systems; and associated utility locating, asbestos abatement, traffic control, and site restoration. Restoration work includes roadways, gutters, pedestrian walkways, landscaping features, and site structures affected by construction activities.

Design activities for this project are in the early stages, and construction is not anticipated until 2029. Since project allocation, inflationary pressures and escalation in utility construction costs have significantly reduced the purchasing capacity of the original budget. Current funding remains sufficient to support planning and design activities; however, additional funding authority is anticipated prior to construction.

Several utility projects currently under construction have experienced cost increases resulting from inflationary impacts, market conditions, and updated construction estimates. Reallocation of available enumeration authority in this categorical enumeration will provide funding required to complete the UW-Madison Engineering Drive Utilities Replacement and Renovation project and the UW-La Crosse Chiller Replacement project. The proposed reallocation will address current funding needs while allowing continued design and development of the South Campus Central Steam Utility Replacement project.

Upon completion of design development and refinement of project scope and cost estimates, the South Campus Central Steam Utility Replacement project may be considered for inclusion in a future capital budget request.

Previous Action: 2023 Wisconsin Act 102 authorized approximately \$149 million for UW Central Plant & Utility Distribution Renovations. To date, the SBC has authorized approximately \$58 million from these enumerations.

SBC Meeting	Project ID	Project	Amount Authorized
Aug 2024	21K1P	UW-Milwaukee: Heating Plant Chilled Water System Equipment Replacement	\$24,128,000
Aug 2024	23J6P	UW-River Falls: Central Plant Burner Replacements	\$7,400,000
May 2025	24D3M	UW-La Crosse: East Chilling Plant Chiller Replacement & New Installation	\$7,399,100
May 2025	24H2D	UW-Stevens Point: Fourth Street Utility Corridor	\$7,225,000
Aug 2025	24E5Q	UW-Green Bay: Heating & Chilling Plant Variable Volume Chiller Replacement	\$8,614,000
Aug 2026	24H2D	UW-Stevens Point: Fourth Street Utility Corridor (Increase)	\$3,046,000
		Program Total	\$57,812,100

October 22, 2026

Subcommittee

Full Commission

19. UW-System - 2023-25 Multi-Building Demolition**Program** - Request the following:

- a) Authority to release \$2,601,900 from the total \$45,400,000 SEG REV allocation of the 2023-25 Multi-Building Demolition Program;
- b) Authority to reallocate \$2,171,600 EX-SEG REV from previous Multi-Building Demolition Program approvals;
- c) Authority to demolish the specified facility for an estimated total cost of \$4,773,500 (\$2,601,900 SEG REV and \$2,171,600 EX-SEG REV); and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Multi-Building Demolition Program.

	2023-25 Multi-Building Demolition Program	\$4,773,500
MSN	Demolish Extension Building	\$4,773,500
	\$2,601,900 SEG REV; \$2,171,600 EX-SEG REV)	

2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition Projects. To date, the SBC has authorized approximately \$43 million from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #19**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$2,601,900 from the total \$45,400,000 SEG REV allocation of the 2023-25 Multi-Building Demolition Program;
- b) Authority to reallocate \$2,171,600 EX-SEG REV from previous Multi-Building Demolition Program approvals;
- c) Authority to demolish the specified facility for an estimated total cost of \$4,773,500 (\$2,601,900 SEG REV and \$2,171,600 EX-SEG REV); and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Multi-Building Demolition Program.

2023-25 MULTI-BUILDING DEMOLITION PROGRAM

UNIVERSITY	PROJ. NO.	PROJECT TITLE	SEG REV	EX-SEG REV	TOTAL
MADISON (Dane Co.)	24L3B	Demolish Extension Building	\$2,601,900	\$2,171,600	\$4,773,500
2023-25 MULTI-BUILDING DEMOLITION PROGRAM TOTALS			\$2,601,900	\$2,171,600	\$4,773,500

UW-Madison – Demolish Extension Building (24L3B):

Project Description and Justification:

This project abates hazardous materials and demolishes the Extension Building (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/Schedule:

Construction	\$3,791,500
Design	\$238,500
DFD Mgt	\$174,500
Contingency	\$569,000
TOTAL	\$4,773,500

SBC Approval	Oct 2026
A/E Selection	Sep 2024
Bid Opening	Jan 2027
Start Construction	May 2027
Substantial Completion	Dec 2027
Final Completion	Jun 2028

Previous Action: 2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition Projects. To date, the SBC has authorized approximately \$43 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

SBC Mtg	Project	Amount Authorized
Feb 2025	50% of total design budget (all projects)	\$705,000
Feb 2025	EAU – Multi-Building Demolition (24D2M)	\$4,354,800
Feb 2025	MIL - Chemistry Building Demolition (24L1H)	\$12,755,500
Aug 2025	OSH – Multi-Building Demolition (24F9Z)	\$5,240,500
Aug 2025	PLT – Brigham, Royce and Warner Halls Demolition (24F8I)	\$7,779,000
Aug 2025	PKS – Building Demolition-Child Care Center (24J2T)	\$325,200
Feb 2026	MSN – 1800 University Avenue Demolition (24L1U)	\$388,200
May 2026	WTW – White Hall Demolition (24F9Q)	\$1,835,100
Aug 2026	MSN - Biotron Laboratory/Meat Science & Muscle Biology Building Demolition (24H1G)	\$9,414,800
Aug 2026	PKS - Authority to Demolish Additional Building - Regional Staff Development Center (24J2T)	\$0
	Program Total	\$42,798,100

October 22, 2026

Subcommittee

Full Commission

20. UW-System - 2025-27 Instructional Space ProjectsProgram – Request the following:

- a) Authority to release \$30,114,000 GFSB from the total \$49,174,000 (\$48,674,000 GFSB and \$500,000 GIFTS/GRANTS) allocation of the 2025-27 Instructional Space Projects Program;
- b) Authority to construct the specified projects for an estimated total cost of \$30,114,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Instructional Space Projects Program.

2025-27 Instructional Space Projects Program \$30,114,00

MIL	Instructional Lab Relocation (\$7,400,000 GFSB)	\$7,400,000
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GBY	Laboratory Renovations (\$7,350,000 GFSB)	\$7,350,000
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LAC	Mitchell Hall & Morris Hall Lab Renos (\$3,488,000 GFSB)	\$3,488,000
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MSN	Lecture Hall Renovations (\$4,521,000 GFSB)	\$4,521,000
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PKS	Science Laboratory Renovation (\$7,355,000 GFSB)	\$7,355,000
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2025 Wisconsin Act 15 authorized approximately \$49 million for the UW System Instructional Space Projects Program. To date, the SBC has authorized approximately \$7 million from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #20**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$30,114,000 GFSB from the total \$49,174,000 (\$48,674,000 GFSB and \$500,000 GIFTS/GRANTS) allocation of the 2025-27 Instructional Space Projects Program;
- b) Authority to construct the specified projects for an estimated total cost of \$30,114,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Instructional Space Projects Program.

2025-27 Instructional Space Projects Program

INSTITUTION	PROJ. NO.	PROJECT TITLE	GFSB
MILWAUKEE (Milwaukee Co.)	25H4F	Instructional Lab Relocation	\$7,400,000
GREEN BAY (Brown Co.)	25H1B	Laboratory Renovations	\$7,350,000
LA CROSSE (La Crosse Co.)	25H3Z	Mitchell Hall and Morris Hall Lab Renovations	\$3,488,000
MADISON (Dane Co.)	25I4Y	Lecture Hall Renovations	\$4,521,000
PARKSIDE (Kenosha Co.)	25H4J	Science Laboratory Renovation	\$7,355,000
OCTOBER 2026 TOTAL			\$30,114,000

UW-Milwaukee – Instructional Lab Relocation (25H4F):

Project Description and Justification:

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
Bid Opening	May 2027
Start Construction	Jul 2027
Substantial Completion	Jul 2028
Final Completion	Sep 2028

UW-Green Bay –Laboratory Renovations (25H1B):

Project Description and Justification:

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
Design	\$811,400
DFD Mgt	\$245,100
Contingency	\$799,400
Equipment	\$165,000
TOTAL	\$7,350,000

SBC Approval	Oct 2026
A/E Selection	Oct 2025
Bid Opening	Feb 2027
Start Construction	May 2027
Substantial Completion	Aug 2028
Final Completion	Oct 2028

UW-La Crosse – Mitchell Hall and Morris Hall Lab Renovations (25H3Z):

Project Description and Justification:

This project renovates two instructional spaces at UW-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
Design	\$210,000
DFD Mgt	\$103,000
Contingency	\$336,000
Equipment	\$600,000
TOTAL	\$3,488,000

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

UW-Madison – Lecture Hall Renovations (25I4Y):

Project Description and Justification:

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
TOTAL	\$4,521,000

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

UW-Parkside – Science Laboratory Renovation (25H4J):

Project Description and Justification:

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
TOTAL	\$7,355,000

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

Previous Action: 2025 Wisconsin Act 15 authorized approximately \$49 million for the UW System Instructional Space Projects Program. To date, the SBC has authorized approximately \$7 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

SBC Mtg	Project	Amount Authorized
Aug 2026	GBY- Athletic Training and Cadaver Laboratory (25H4B)	\$3,598,000
Aug 2026	MIL – Lapham Hall Active Learning Classroom Renovation (25H1C)	\$3,586,000
	Program Total	\$7,184,000

October 22, 2026

Subcommittee

Full Commission

21. UW-System – 2025-27 Minor Facilities Renewal**Program, Groups 1 and 2** - Request the following:

- a) Authority to release \$7,301,000 GFSB from the total \$112,857,000 (\$90,480,000 GFSB, \$20,151,000 PRSB and \$2,226,000 PR-CASH) allocation of the 2025-27 Minor Facilities Renewal Program, Group 1;
- b) Authority to release \$16,138,000 (\$11,943,000 GFSB and \$4,195,000 PRSB) from the total \$131,758,000 (\$123,458,000 GFSB and \$8,300,000 PRSB) allocation of the 2025-27 Minor Facilities Renewal Program, Group 2;
- c) Authority to construct the specified projects for an estimated total cost of \$23,439,000 (\$19,244,000 GFSB and \$4,195,000 PRSB); and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Minor Facilities Renewal Program Groups 1 and 2.

2025-27 Minor Facilities Renewal Prog, Group 1 \$7,301,000

GBY Multi-Building Roof Replacements \$7,301,000
 (\$7,301,000 GFSB)

2025-27 Minor Facilities Renewal Prog, Group 2 \$16,138,000

LAC Heating Plant Boiler Renovation \$8,740,000
 (\$4,545,000 GFSB; \$4,195,000 PRSB)

WTW Williams Center Roof Replacement \$7,398,000
 (\$7,398,000 GFSB)

TOTALS \$19,244,000 GFSB \$4,195,000 \$23,439,000
 PRSB

2025 Wisconsin Act 15 authorized approximately \$245 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$59 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #21**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$7,301,000 GFSB from the total \$112,857,000 (\$90,480,000 GFSB, \$20,151,000 PRSB and \$2,226,000 PR-CASH) allocation of the 2025-27 Minor Facilities Renewal Program, Group 1;
- b) Authority to release \$16,138,000 (\$11,943,000 GFSB and \$4,195,000 PRSB) from the total \$131,758,000 (\$123,458,000 GFSB and \$8,300,000 PRSB) allocation of the 2025-27 Minor Facilities Renewal Program, Group 2;
- c) Authority to construct the specified projects for an estimated total cost of \$23,439,000 (\$19,244,000 GFSB and \$4,195,000 PRSB); and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Minor Facilities Renewal Program Groups 1 and 2.

2025-27 MINOR FACILITIES RENEWAL, GROUP 1

INSTITUTION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
GREEN BAY (Brown Co.)	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

INSTITUTION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
LA CROSSE (La Crosse Co.)	25J2T	Heating Plant Boiler Renovation	\$4,545,000	\$4,195,000	\$8,740,000
WHITEWATER (Walworth Co.)	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
OCTOBER 2026 TOTAL	\$19,244,000	\$4,195,000	\$23,439,000

UW-Green Bay – Multi-Building Roof Replacements (25K2H):

Project Description and Justification:

This project replaces the roofing systems for Rose Hall, Studio Arts, and Wood Hall. 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. Additional contingency has been included in the budget to allow for cost escalation caused by multiple construction seasons.

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.

Budget/Schedule:

Construction	\$5,844,000
Design	\$310,000
DFD Mgt	\$270,000
Contingency	\$877,000
TOTAL	\$7,301,000

SBC Approval	Oct 2026
A/E Selection	Jan 2026
Bid Opening	Jan 2027
Start Construction	May 2027
Substantial Completion	Feb 2029
Final Completion	Aug 2029

UW-La Crosse – Heating Plant Boiler Renovation (25J2T):

Project Description and Justification:

This project installs 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 during another project, which resulted in natural gas being the primary fuel and fuel oil as a backup, and significantly lower overall capacity. 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.

Budget/Schedule:

Construction	\$6,831,000
Design	\$568,600
DFD Mgt	\$314,300
Contingency	\$1,026,100
TOTAL	\$8,740,000

SBC Approval	Oct 2026
A/E Selection	Dec 2025
Bid Opening	Apr 2027
Start Construction	Jun 2027
Substantial Completion	Jan 2029
Final Completion	Jul 2029

UW-Whitewater – Williams Center Roof Replacement (26A1A):**Project Description and Justification:**

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.

Budget/Schedule:

Construction	\$5,894,000
Design	\$348,600
DFD Mgt	\$271,200
Contingency	\$884,200
TOTAL	\$7,398,000

SBC Approval	Oct 2026
A/E Selection	Feb 2026
Bid Opening	May 2027
Start Construction	Jul 2027
Substantial Completion	Aug 2028
Final Completion	Jun 2029

Previous Action: 2025 Wisconsin Act 15 authorized approximately \$245 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$59 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Oct 2025	MSN – Waters Residence Hall Exterior Envelope Renovation (24H1H)	\$7,335,000
	Oct 2025	PKS – Heating & Chilling Plant Curtain Wall Repairs & Replacement (24G1U)	\$5,202,000
	Dec 2025	GBY – Instructional Services Roof/Plaza Deck Waterproofing & Replacement (23J3M)	\$7,395,000
	May 2026	STP – Trainer Natural Resources Greenhouse Renovation (23K2I)	\$6,537,000
	Aug 2026	LAC - Multi-Residence Hall Fire Sprinkler System Retrofits (25D2K)	\$7,226,000
Group 1 Subtotal			\$33,695,000
Group 2	Oct 2025	STP – Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements (24A1U)	\$10,500,000
	Oct 2025	WTW – Center of the Arts Music Classroom, Laboratory & Studio Renovations (23K2L)	\$14,989,000
Group 2 Subtotal			\$25,489,000
Program Total			\$59,184,000

October 22, 2026

Subcommittee

Full Commission

22. UW-System – Various All Agency Projects – Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair \$4,998,500

GBY	Lab Sci Fume Hood Controls Repl (\$1,330,000 SEG REV)	\$1,330,000
RVF	Grandstand/Bleacher Code Compli Reno (\$1,413,000 PR-CASH)	\$1,413,000
STO	Roof Replacement (\$2,255,500 SEG REV)	\$2,255,500

Utility Repair and Renovation \$30,942,700

EAU	Boiler Renovation (\$2,947,400 SEG REV; \$2,048,000 PRSB)	\$4,995,400
EAU	Exterior Stairs Replacement (\$3,520,200 SEG REV)	\$3,520,200
LAC	Central Chilled Water Main Reno (\$2,880,900 SEG REV; \$2,086,200 PRSB)	\$4,967,100
MIL	Concrete Plaza/Tunnel Membrane Repr (\$2,113,100 SEG REV; \$596,000 PRSB)	\$2,709,100
MSN	Hospital Electrical Utility Renovation (\$3,277,500 SEG REV; \$1,472,500 PRSB)	\$4,750,000
MSN	Steam Pit 26-11 Reconstruction (\$2,724,700 SEG REV)	\$2,724,700
PKS	Building Drain Piping Repairs (\$1,957,500 SEG REV)	\$1,957,500
RVF	Exterior Track/Infield Turf Replacement (\$2,955,000 PRSB; \$1,632,000 PR-CASH)	\$4,587,000
RVF	Wyman Central Chilled Water Util Conn (\$731,700 SEG REV)	\$731,700

Health, Safety, and Environmental Protection \$2,522,000

MSN	Fire Pump/Electrical Infrastr Reno (\$2,522,000 SEG REV)	\$2,522,000
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Energy Conservation \$3,158,100

RVF	LED Lighting/Bldg Envelope Upgr (\$3,158,100 PRSB)	\$3,158,100
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**TOTALS \$26,260,500 SEG REV \$12,315,800 PRSB
\$3,045,000 PR-CASH \$41,621,300**

(Previous Actions noted on following page...)

October 22, 2026

In October 2025, the SBC authorized the release of \$50,000 SEG REV to develop preliminary plans and specifications for the UW-Green Bay Laboratory Sciences Fume Hood Controls Replacement project.

In October 2025, the SBC authorized the release of \$83,100 SEG REV to develop preliminary plans and specifications for the UW-Stout Polytechnic Roof Replacement project.

In October 2025, the SBC authorized the release of \$418,700 SEG REV to develop preliminary plans and specifications for the UW-Eau Claire Boiler Renovations project.

In October 2025, the SBC authorized the release of \$186,000 SEG REV to develop preliminary plans and specifications for the UW-La Crosse Central Chilled Water Main Renovation project.

In October 2025, the SBC authorized the release of \$151,900 SEG REV to develop preliminary plans and specifications for the UW-Milwaukee Concrete Plaza and Tunnel Membrane Repairs project.

In October 2025, the SBC authorized the release of \$172,000 SEG REV to develop preliminary plans and specifications for the UW-Madison Hospital/Electrical Utility Renovation Project.

The DFD allocated approximately \$42,000 EX-GFSB through the small projects program to develop preliminary plans and specifications for the UW-Parkside Building Drain Piping Repairs project.

Subcommittee

Full Commission

(Previous Action continued on following page...)

BUILDING COMMISSION REQUESTS / ITEMS

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October 22, 2026

Subcommittee

Full Commission

In October 2025, the SBC authorized the release of \$28,000 SEG REV to develop preliminary plans and specifications for the UW-River Falls Wyman Education Building Central Chilled Water Utility Connection project.

In October 2025, the SBC authorized the release of \$67,000 SEG REV to develop preliminary plans and specifications for the UW-Madison Fire Pump and Electrical Infrastructure Renovation project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2026
REQUEST #22**

AGENCY: University of Wisconsin System

UWSA CONTACT: DeeJ Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	25K1A	Laboratory Sciences Fume Hood Controls Replacement	\$1,330,000	\$0	\$0	\$1,330,000
RIVER FALLS (Pierce Co.)	26A1V	Grandstand and Bleacher Code Compliance Renovations	\$0	\$0	\$1,413,000	\$1,413,000
STOUT (Dunn Co.)	25H2I	Roof Replacement	\$2,255,500	\$0	\$0	\$2,255,500
FACILITY MAINTENANCE AND REPAIR SUBTOTAL			\$3,585,500	\$0	\$1,413,000	\$4,998,500

UTILITY REPAIR AND RENOVATION

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
EAU CLAIRE (Eau Claire Co.)	25I5K	Boiler Renovation	\$2,947,400	\$2,048,000	\$0	\$4,995,400
EAU CLAIRE (Eau Claire Co.)	25G1K	Exterior Stairs Replacement	\$3,520,200	\$0	\$0	\$3,520,200
LA CROSSE (La Crosse Co.)	25H4A	Central Chilled Water Main Renovation	\$2,880,900	\$2,086,200	\$0	\$4,967,100
MILWAUKEE (Milwaukee Co.)	25H1W	Concrete Plaza and Tunnel Membrane Repairs	\$2,113,100	\$596,000	\$0	\$2,709,100
MADISON (Dane Co.)	25H4D	Hospital Electrical Utility Renovation	\$3,277,500	\$1,472,500	\$0	\$4,750,000
MADISON (Dane Co.)	25K1B	Steam Pit 26-11 Reconstruction	\$2,724,700	\$0	\$0	\$2,724,700
PARKSIDE (Kenosha Co.)	23J5X	Building Drain Piping Repairs	\$1,957,500	\$0	\$0	\$1,957,500
RIVER FALLS (Pierce Co.)	26A1U	Exterior Track and Infield Turf Replacement	\$0	\$2,955,000	\$1,632,000	\$4,587,000
RIVER FALLS (Pierce Co.)	25I5V	Wyman Education Building Central Chilled Water Utility Connection	\$731,700	\$0	\$0	\$731,700
UTILITY REPAIR AND RENOVATION SUBTOTAL			\$20,153,000	\$9,157,700	\$1,632,000	\$30,942,700

HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	25J1R	Fire Pump and 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

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
RIVER FALLS (Pierce Co.)	26H1Q	LED Lighting and Building Envelope Upgrades	\$0	\$3,158,100	\$0	\$3,158,100
ENERGY CONSERVATION SUBTOTAL			\$0	\$3,158,100	\$0	\$3,158,100

OCTOBER 2026 TOTAL

SEG REV	PRSB	PR-CASH	TOTAL
\$26,260,500	\$12,315,800	\$3,045,000	\$41,621,300

UW-Green Bay – Laboratory Sciences Fume Hood Controls Replacement (25K1A):**Project Description and Justification:**

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.

Budget/Schedule:

Construction	\$991,600
Design	\$143,000
DFD Mgt	\$45,700
Contingency	\$149,700
TOTAL	\$1,330,000

SBC Approval	Oct 2026
A/E Selection	Jan 2026
Bid Opening	Mar 2027
Start Construction	May 2027
Substantial Completion	Sep 2027
Final Completion	Mar 2028

Previous Action: In October 2025, the SBC authorized the release of \$50,000 SEG REV to develop preliminary plans and specifications.

UW-River Falls –Grandstand and Bleacher Code Compliance Renovations (26A1V):**Project Description and Justification:**

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 the opening at the top riser are also deficient. The press box was replaced in 2015 with concessions on the ground level. 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.

Budget/Schedule:

Construction	\$1,084,700
Design	\$115,600
DFD Mgt	\$49,900
Contingency	\$162,800
TOTAL	\$1,413,000

SBC Approval	Oct 2026
A/E Selection	Feb 2026
Bid Opening	Dec 2026
Start Construction	May 2027
Substantial Completion	Aug 2027
Final Completion	Jun 2028

Previous Action: None.

UW-Stout Polytechnic – Roof Replacement (25H2I):

Project Description and Justification:

The project removes the existing asphalt shingle roofing system with a historically accurate, copper standing-seam metal roofing system at Bowman Hall. 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, 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.

Budget/Schedule:

Construction	\$1,752,000
Design	\$159,800
DFD Mgt	\$80,700
Contingency	\$263,000
TOTAL	\$2,255,500

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

Previous Action: In October 2025, the SBC authorized the release of \$83,100 SEG REV to develop preliminary plans and specifications.

UW-Eau Claire – Boiler Renovations (25I5K):

Project Description and Justification:

This project renovates Boilers 1 and 2 at the Heating Plant. The natural gas and fuel oil burners will be replaced, the project will also mount the burners at optimal locations in the boiler, and the boilers will be sized to restore firm central plant capacity. Project work 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; 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 removed in 2020, which resulted in natural gas becoming the primary fuel, with fuel oil as a backup. This change, where the burners were mounted high on the

boilers, significantly reduced overall boiler capacity. 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.

Budget/Schedule:

Construction	\$3,731,000
Design	\$533,000
DFD Mgt	\$171,700
Contingency	\$559,700
TOTAL	\$4,995,400

SBC Approval	Oct 2026
A/E Selection	Oct 2025
Bid Opening	Mar 2027
Start Construction	May 2027
Substantial Completion	Jan 2029
Final Completion	Jul 2029

Previous Action: In October 2025, the SBC authorized the release of \$418,700 SEG REV to develop preliminary plans and specifications.

UW-Eau Claire –Exterior Stairs Replacement (25G1K):

Project Description and Justification:

This project replaces the exterior stairs connecting the upper and lower campus of UW-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. 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 deterioration. 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.

Budget/Schedule:

Construction	\$2,598,800
Design	\$359,900
DFD Mgt	\$119,600
Contingency	\$389,900
Equipment	\$52,000
TOTAL	\$3,520,200

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

Previous Action: None.

UW-La Crosse – Central Chilled Water Main Renovation (25H4A):

Project Description and Justification:

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.

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.

Budget/Schedule:

Construction	\$3,900,000
Design	\$302,700
DFD Mgt	\$179,400
Contingency	\$585,000
TOTAL	\$4,967,100

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

Previous Action: In October 2025, the SBC authorized the release of \$186,000 SEG REV to develop preliminary plans and specifications.

UW-Milwaukee –Concrete Plaza and Tunnel Membrane Repairs (25H1W):

Project Description and Justification:

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.

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 not 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.

Budget/Schedule:

Construction	\$2,100,000
Design	\$197,500
DFD Mgt	\$96,600
Contingency	\$315,000
TOTAL	\$2,709,100

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

Previous Action: In October 2025, the SBC authorized the release of \$151,900 SEG REV to develop preliminary plans and specifications.

UW-Madison – Hospital/Electrical Utility Renovation (25H4D):

Project Description and Justification:

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.

Budget/Schedule:

Construction	\$3,663,000
Design	\$330,000
DFD Mgt	\$168,600
Contingency	\$551,000
Other Fees	\$37,400
TOTAL	\$4,750,000

SBC Approval	Oct 2026
A/E Selection	Oct 2025
Bid Opening	Jan 2027
Start Construction	Apr 2027
Substantial Completion	Dec 2027
Final Completion	Jun 2028

Previous Action: In October 2025, the SBC authorized the release of \$172,000 SEG REV to develop preliminary plans and specifications.

UW-Madison – Steam Pit 26-11 Reconstruction (25K1B):

Project Description and Justification:

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.

Budget/Schedule:

Construction	\$2,101,000
Design	\$211,000
DFD Mgt	\$96,700
Contingency	\$316,000
TOTAL	\$2,724,700

SBC Approval	Oct 2026
A/E Selection	Jan 2026
Bid Opening	Feb 2027
Start Construction	May 2027
Substantial Completion	Sep 2027
Final Completion	Jun 2028

Previous Action: None.

UW-Parkside – Building Drain Piping Repairs (23J5X):

Project Description and Justification:

This project repairs and replaces the cast iron sanitary sewer piping located below the structurally reinforced concrete basement floor at the Heating and Chilling Plant Building. 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 and 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, and broken cleanout connectors within unit substation containment areas.

Budget/Schedule:

Construction	\$1,532,000
Design	\$125,000
DFD Mgt	\$70,500
Contingency	\$230,000
TOTAL	\$1,957,500

SBC Approval	Oct 2026
A/E Selection	Dec 2025
Bid Opening	Jan 2027
Start Construction	Mar 2027
Substantial Completion	Dec 2027
Final Completion	Jun 2028

Previous Action: The DFD allocated approximately \$42,000 EX-GFSB through the small projects program to develop preliminary plans and specifications.

UW-River Falls – Exterior Track and Infield Turf Replacement (26A1U):

Project Description and Justification:

This project replaces the exterior track surface and interior artificial turf at Ramer Field. 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.

Budget/Schedule:

Construction	\$3,556,600
Design	\$332,100
DFD Mgt	\$163,700
Contingency	\$533,600
Equipment	\$1,000
TOTAL	\$4,587,000

SBC Approval	Oct 2026
A/E Selection	Feb 2026
Bid Opening	Dec 2026
Start Construction	May 2027
Substantial Completion	Aug 2027
Final Completion	Jun 2028

Previous Action: None.

UW-River Falls – Wyman Education Building Central Chilled Water Utility Connection (25I5V):

Project Description and Justification:

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.

Budget/Schedule:

Construction	\$544,600
Design	\$80,300
DFD Mgt	\$25,100
Contingency	\$81,700
TOTAL	\$731,700

SBC Approval	Oct 2026
A/E Selection	Oct 2025
Bid Opening	Mar 2027
Start Construction	Sep 2027
Substantial Completion	Apr 2028
Final Completion	Dec 2028

Previous Action: In October 2025, the SBC authorized the release of \$28,000 SEG REV to develop preliminary plans and specifications.

UW-Madison –Fire Pump and Electrical Infrastructure Renovation (25J1R):

Project Description and Justification:

This project installs a new fire pump to support the recently installed sprinkler system and provides the required flow and pressure at the Wisconsin Alumni Research Foundation. 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.

Another project 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 project team at that time, 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 project plan approval expires.

Budget/Schedule:

Construction	\$1,949,000
Design	\$191,000
DFD Mgt	\$89,700
Contingency	\$292,300
TOTAL	\$2,522,000

SBC Approval	Oct 2026
A/E Selection	Dec 2025
Bid Opening	Feb 2027
Start Construction	Apr 2027
Substantial Completion	Sep 2028
Final Completion	Mar 2029

Previous Action: In October 2025, the SBC authorized the release of \$67,000 SEG REV to develop preliminary plans and specifications.

UW-River Falls – LED Lighting and Building Envelope Upgrades (26H1Q):

Project Description and Justification:

The project installs new 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 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 payback with repayment.

Budget/Schedule:

Construction	\$3,036,500
DFD Mgt	\$60,800
Contingency	\$60,800
TOTAL	\$3,158,100

SBC Approval	Oct 2026
A/E Selection	Dec 2025
Bid Opening	Feb 2027
Start Construction	Apr 2027
Substantial Completion	Sep 2028
Final Completion	Mar 2029

Previous Action: None.