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.

Tuesday, October 28, 2025

10:00 AM

State Capitol 330SW

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

Tuesday, October 28, 2025

11:00 AM

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.

Tuesday, October 28, 2025

2:00 PM

State Capitol 115 East

Governor's Conference Room

	Subcommittee	Full Commission
The Secretary requests approval of the minutes of August 6, 2025.	No action required.	

ADMINISTRATIVE AFFAIRS

Department of Administration

1. Wisconsin State Lab of Hygiene – New National Atmospheric Deposition Program Water Laboratory BTF Release - Request the release of $162,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the construction of the Wisconsin State Lab of Hygiene's new National Atmospheric Deposition Water Laboratory at the Hill Farms Complex – Building D in Madison.

   This project was enumerated 2023 Wisconsin Act 19 for $4,203,000 PRSB.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #1

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: Hill Farms Complex – Building D, Dane County

PROJECT REQUEST: Request the release of $162,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the construction of the Wisconsin State Lab of Hygiene's new National Atmospheric Deposition Water Laboratory at the Hill Farms Complex – Building D in Madison.

PROJECT NUMBER: 25B2J

PROJECT DESCRIPTION:
This project remodels a total vacant space of 12,180 SF at the Hill Farms Building D (8,169 SF on the first floor and 4,011 SF on the ground floor) for the Wisconsin State Laboratory of Hygiene (WSLH). The new laboratory space will be used by the WSLH for its National Atmospheric Deposition Program (NADP) and Perfluoroalkyl & Polyfluoroalkyl (PFAS) water laboratory operations.

The renovated space on the first floor will support both water laboratory operations, and will provide two coolers, 23 cubicles, six private offices, one conference room, two unisex restrooms, one lactation room and one janitor closet. The remodeled space on the ground floor will also service both NADP and PFAS operations, and will provide five cubicles, one break room/kitchenette, one equipment workroom and two storage rooms. The laboratory space on both floors will require forced gases such as argon and nitrogen to allow for the proper operation of analytical instruments for precise measurements of applicable chemicals, dedicated R.O. water systems, dedicated data and power, laboratory benches and specific bench storage. The specific locations for the water system, data, power, laboratory benches and specific bench storage and sizes will need to be determined when design staff and laboratory users meet to walk through programs.

This project also requires the replacement of air handling units (AHUs) 36 and 37 so that the ventilation requirements of the new WSLH laboratories and the existing WSLH Soils Laboratory will be met. The replacement of the two AHUs will require a new steam pressure-reducing station, and the installation of rooftop exhaust fans. A temporary AHU might be used to keep the soils lab program open during project construction.

PROJECT JUSTIFICATION:
The NADP and PFAS laboratories have provided long-term, high-quality air and water pollutant monitoring for approximately 40 years. These laboratories monitor North America's precipitation, atmosphere and water for a range of chemicals to promote environmental and agricultural health, science, and educational interests. The laboratories use the collected data to determine trends in where pollution is concentrated and over what period of time.

The program is a cooperative effort between many different groups, including federal, state and local governmental agencies that provide funding, scientific and technical support. Funding comes from monitoring site participants as well as the following primary federal agencies: the National Park Service, the U. S. Geological Survey, the National Oceanic and Atmospheric Administration, the Bureau of Land Management, the Environmental Protection Agency, the U.S. Department of Agriculture Forest Service and the Agricultural Research Service.

In March 2018, NADP moved their Program Office from their longtime location at the University of Illinois Urbana-Champaign to the Wisconsin State Laboratory of Hygiene, located at Henry Mall on the University of Wisconsin-Madison campus. However, due to space constraints and limitations at this location, the WSLH requested DOA to construct laboratory space to meet the needs of their NADP and PFAS laboratories. This project will enable the WSLH to move these two laboratories to Hill Farms Building D and combine lab functionality with their Soils Laboratory, which is already located in this facility.

PREVIOUS ACTION: This project was enumerated 2023 Wisconsin Act 19 for $4,203,000 PRSB.

Subcommittee	Full Commission

2. 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		**$1,400,800**
Agriculture	Exterior Building Sealant Repl ($630,400 PRSB)	$630,400
Waukesha	Exterior Building Sealant Repl ($770,400 PRSB)	$770,400

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
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: 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**	**PRSB**
State Agriculture Building (Dane Co.)	24J1R	Exterior Building Sealant Replacement	$630,400
Lee Sherman Dreyfus (Waukesha) State Office Building (Waukesha Co.)	24J1S	Exterior Building Sealant Replacement	$770,400
Facility Maintenance and Repair Total			**$1,400,800**

State Agriculture Building – Exterior Building Sealant Replacement (24J1R):

Project Description & Justification:
This project involves a comprehensive sealant joint replacement across all exterior building surfaces. Other work includes minor metal panel replacements, metal panel cleaning, minor localized curtainwall repair, brick veneer and precast coping cleaning, and minor localized concrete wall surface repair. The project includes staging and access, lift rental and landscaping restoration where needed.

The 118,009 GSF State Agriculture Building is located at 2811 Agriculture Drive in Madison. The building was constructed from 1993-1994 and has been certified by the U.S. Green Building Council as LEED-Silver The building envelope is durable; however, it relies on building sealant joints and gaskets to resist weather penetration. The curtainwall, metal panel, and brick veneer surfaces are in good condition with minor localized issues, but the concrete surfaces exhibit areas where the surface is cracking or crumbling. The sealant joints between all materials are in poor and failing condition with cracked, brittle and missing sealants. The sealant joints around the windows as well as the movement joints in the brick veneer have met their life cycles and are now in need of being replaced to maintain the integrity of the exterior envelope. Leaking occurs at the windows when it rains heavily. Additionally, the metal panels show signs of age and there

is staining and debris on all faces of the building. This project corrects existing leaks, removes the potential for future building envelope leaks, and prevents premature degradation of the exterior building materials. The overall cleaning of joints and replacing sealant and minor repairs should extend the life cycle of the building envelope.

Budget/Schedule:

Construction	$477,000
Design	$59,800
DFD Mgt	$22,000
Contingency	$71,600
TOTAL	**$630,400**

SBC Approval	Oct 2025
A/E Selection	Dec 2024
Bid Opening	Jan 2026
Start Construction	May 2026
Substantial Completion	Sep 2026
Final Completion	Oct 2026

Previous Action: None.

Lee Sherman Dreyfus State Office Building – Exterior Building Sealant Replacement (24J1S):

Project Description & Justification:
This project removes and replaces the exterior building sealant joints for both the building's original 1982 construction and its 2002 building addition. The Lee Sherman Dreyfus State Office Facility consists of two buildings and is located at 141 NW Barstow Street in Waukesha. In 1983, the original or west side of the facility completed construction and in 2002, a 70,000 SF addition was completed. The sealant joints to be replaced are those between the pre-cast concrete panels and adjacent pre-cast concrete panels, as well as the storefront, curtain walls, metal flashings/transitions, and metal panels. Included in the scope of work are the sealant joints at the perimeters and throughout the metal panel awning systems, and the sealant joint at the base of the concrete wall panels and foundation. The project work specifically excludes roof sealants. Both buildings require cleaning and resealing of the precast concrete joints. The project includes staging and access, lift rental and landscaping restoration where needed, and this project provides for the removal and installation of new sealants on the exterior of the buildings.

The exterior wall assemblies for both buildings consist of precast wall panels and glass curtainwalls. The building envelope relies on the building sealant joints and gaskets to resist or prevent water penetration; however, the condition of the building sealants, gaskets and precast wall surface is poor and requires ongoing maintenance. They have exceeded their expected service lives and there are areas of cracked, brittle and missing sealants that require replacement to maintain the integrity of the exterior envelope. Additionally, the poor condition of the pressure plate, caps and sealant on the original 1982 building is challenging the integrity of the building envelope and has resulted in water infiltration, and the curtain wall spandrel requires replacement due to water infiltrating the 2002 building addition. This work will ensure the tight integrity of the building envelope and should extend the overall effectiveness and life cycle of the building envelope.

Budget/Schedule:

Construction	$587,000
Design	$68,200
DFD Mgt	$27,100
Contingency	$88,100
TOTAL	**$770,400**

SBC Approval	Oct 2025
A/E Selection	Dec 2024
Bid Opening	Jan 2026
Start Construction	May 2026
Substantial Completion	Sep 2026
Final Completion	Oct 2026

Previous Action: None.

Subcommittee	Full Commission

Department of Corrections

3. DOC Realignment BTF Release and Alternative Delivery Waiver – Request the following:
   a) Request the release of $15,000,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the DOC Realignment project; and
   b) In accordance with §13.48(19)(a), authority to waive certain provisions in Wis. Stat. §16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the DOC Realignment project.

   2025 Wisconsin Act 15 allocated $15,000,000 BTF-Planning for this project to develop preliminary plans and specifications.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #3

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) Request the release of $15,000,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the DOC Realignment project; and
b) In accordance with §13.48(19)(a), authority to waive certain provisions in Wis. Stat. §16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the DOC Realignment project.

PROJECT NUMBER: 25C3G

PROJECT DESCRIPTION:
This project includes a series of capital projects impacting six DOC facilities. These six projects and this overall initiative will enable the DOC to close one of Wisconsin's oldest correctional institutions in the coming years, Green Bay Correctional Institution (GBCI), while making significant infrastructure upgrades and capital improvements to existing infrastructure at Waupun Correctional Institution (WCI), Lincoln Hills School (LHS)/Lincoln Correctional Institution (LCI), Stanley Correctional Institution (SCI), Sanger B. Powers Correctional Center (SPCC), and John C. Burke Correctional Center (JBCC).

Additionally, WCI will be converted from a maximum security to a state-of-the-art medium security facility, will have upgraded housing units constructed with 600 beds, and will implement enhanced vocational programming. LHS will be converted from a juvenile facility to a 500-bed men's medium security facility. SCI will be reassigned from a medium security to maximum security facility. Finally, at SPCC, a facility housing expansion and kitchen replacement will allow for increased facility capacity, and JBCC will be converted back to a female facility.

PROJECT JUSTIFICATION:
The culmination of these projects will be a stabilized prison population achieved through right-sizing capacity, modernizing facilities, enhancing the safety of local communities and individuals in our care, and lowering costs for taxpayers both in the short term and the long term. Due to aging and the condition of many DOC facilities, a comprehensive realignment effort is necessary to provide infrastructure and space needs upgrades to various institutions while ensuring the safety of our workforce and individuals in our care. These improvements are necessary to reduce overall maintenance of aging facilities and better align Wisconsin with current correctional institution standards and best practices.

Coupled with key policy changes to expand necessary treatment opportunities that better respond to Wisconsin's modern correctional needs, these projects will ensure the DOC can largely maintain its existing capital infrastructure.

Pursuant to §13.48(19)(a), whenever the building commission determines that the use of innovative types of design and construction processes will make better use of the resources and technology available in the building industry, the building commission may waive any or all of §16.855, except §16.855 (13) and (14m) (a) to (c). The combination of complex phasing and staging of six separate construction projects located across the state in separate correctional facilities and the need for coordination, project control, constructability and feasibility of phasing the bed management, and careful timing of these projects. The requested Construction Manager delivery method allows for technical expertise during the design process compared to the traditional state project delivery method. This method will provide the project with the technical expertise needed during design to execute a complex coordination and sequencing plan of multiple projects timed with DOC population reassignments and enhanced vocational training programming. The selection of the Construction Manager team will be conducted through a competitive Request for Proposals (RFP) qualifications-based selection process. While this delivery method will help coordinate and carefully execute the project, in accordance with current law, certain provisions in §16.855 (13) and (14) will be preserved relating to transparent mechanical, electrical, fire protection, and plumbing subcontractor bidding, contracting, and prompt payment. Authority to construct the project from the SBC will be requested after the project has been enumerated and has progressed to the preliminary design stage.

The authority granted under §13.48(19) allows for the procurement and selection of a Construction Manager team so the project can proceed through design and preconstruction activities. The project is still subject to the legislative process for a future enumeration and full funding, and subsequent authority to construct by the SBC in accordance with §13.48 (10).

BUDGET/SCHEDULE:
The following anticipated budget and schedule are contingent upon needed statutory changes, project enumeration, funding, and subsequent SBC authority to construct.

Construction	$240,149,000
Design	$16,900,000
DFD Mgt	$11,050,000
Contingency	$36,100,000
Equipment	$20,801,000
TOTAL	$325,000,000

SBC Waiver Approval	Oct 2025
A/E Selection	Oct 2025
CM Team Selection	Summer 2026
Design Report and SBC Authority to Construct	Spring 2027
Bid Opening	Summer 2027
Start Construction	Fall 2027
Substantial Completion	Sep 2030
Final Completion	Jan 2031

PREVIOUS ACTION: 2025 Wisconsin Act 15 allocated $15,000,000 BTF-Planning for this project to develop preliminary plans and specifications.

	Subcommittee	Full Commission
4. Fox Lake Correctional Institution – Vocational Building Elevated Walkway Replacement – Request the following: a) Approve the Design Report; b) Authority to release $11,514,500 SEG REV for the Vocational Building Elevated Walkway Replacement project; and c) Authority to construct the Vocational Building Elevated Walkway Replacement project for an estimated total cost of $11,967,000 SEG REV. In October 2023, the SBC authorized the release of $452,500 SEG REV to develop preliminary plans and specifications. This project was enumerated in 2023 Wisconsin Act 19 for $11,967,000 SEG REV.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #4

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: Fox Lake Correctional Institution, Dodge County

PROJECT REQUEST: Request the following:

a) Approve the Design Report;
b) Authority to release $11,514,500 SEG REV for the Vocational Building Elevated Walkway Replacement project; and
c) Authority to construct the Vocational Building Elevated Walkway Replacement project for an estimated total cost of $11,967,000 SEG REV.

PROJECT NUMBER: 24D4K

PROJECT DESCRIPTION:
This project replaces the existing elevated walkway at the Badger State Industries (BSI)/Vocational Building at the Fox Lake Correctional Institution. The current walkway is a fully exposed concrete slab and beam system approximately 528 feet in length and has a concrete stair on either end that will also be replaced. As part of the project, the walkway will be replaced with a new precast slab structure with a concrete topping which will be designed to provide a waterproofed system to protect the precast. Exterior doors and lighting will be upgraded along with an ADA ramp to access the walkway and lower level.

PROJECT JUSTIFICATION:
The elevated walkway has undergone complete and costly repairs at least four times in the past 10 years. The most recent repair was completed in the fall of 2021 and the walkway has already started to fail again. Failure is caused by the exposed nature of the walkway to the elements and freeze/thaw cycles, causing the concrete to crack and deteriorate prematurely. DFD staff have visited the site and have evaluated the walkway and have recommended that it is time to reconstruct it using a more robust construction method. This walkway is essential for Persons In Our Care (PIOC) and facility staff to access BSI, the Vocational School, as well as the maintenance department. Personnel frequently pass under the walkway to access work and school areas and concrete pieces have fallen in the past creating a safety hazard. In addition to providing building access, the elevated walkway allows tower security personnel to monitor the movement of PIOC in this area. The precast slab structure will allow for construction to be completed in one season vs a project that would otherwise take well over a year.

Partial design funds for this project were previously released by the SBC. The current request for authority to construct incorporates the total amount of the project including those previously released design funds. Therefore, the difference between the release amount and the authority to construct amount represents the design funds already approved.

BUDGET/SCHEDULE:

Construction	$9,349,900
Design	$784,200
DFD Mgt	$430,100
Contingency	$1,402,800
TOTAL	**$11,967,000**

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

PREVIOUS ACTION: In October 2023, the SBC authorized the release of $452,500 SEG REV to develop preliminary plans and specifications.

This project was enumerated in 2023 Wisconsin Act 19 for $11,967,000 SEG REV.

DESIGN REPORT

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

October 28, 2025

Badger State Industries/Vocational Building
Elevated Walkway Replacement
Fox Lake Correctional Institution
Fox Lake, WI

Project Number: 24D4K

For the: Department of Corrections

Project Manager: Reiny Yahnke

Architect/Engineer: Mead & Hunt Inc
Middleton, WI

1. Project Description:

The project will include the replacement of the existing elevated walkway at the BSI/Vocational Building at the Fox Lake Correctional Institute. The current walkway is a fully exposed concrete slab and beam system approximately 528 ft in length and has a concrete stair on either end that will also be replaced. As part of the project, the walkway will be replaced with a new precast slab structure with a concrete topping which will be designed to provide a waterproofed system to protect the precast. Exterior doors and lighting will be upgraded along with an ADA ramp to access the walkway and lower level.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for $11,967,000 SEG REV.

3. Schedule:

Bid Opening:	Mar 2026
Start of Construction:	May 2026
Substantial Completion / Occupancy:	Sep 2026

4. Budget Summary:

Construction:	$9,349,900
A/E Fees:	$784,200
DFD Mgt:	$430,100
Contingency:	$1,402,800
Total Project Cost:	**$11,967,000**

Subcommittee	Full Commission

5. Various All Agency Projects – Request the following:
   a) Authority to release $14,333,400 SEG REV for the All Agency maintenance and repair request(s) listed below;
   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		**$10,170,500**
FLCI	Elevator Replacements ($2,890,300 SEG REV)	$2,890,300
PDCCI	New Warehouse ($1,999,100 SEG REV)	$1,999,100
FLCI	Trinity Program Educational Space ($2,999,800 SEG REV)	$2,999,800
BRCC	Roof Replacement ($2,281,300 SEG REV)	$2,281,300
Utility Repair and Renovation		**$4,452,900**
OCI	Boiler Replacements ($4,452,900 SEG REV)	$4,452,900
TOTAL		**$14,623,400**

In October 2023, the SBC authorized the release of $75,000 SEG REV to prepare preliminary plans and specifications for the Fox Lake Correctional Institution Trinity Program Educational Space.

In October 2023, the SBC authorized the release of $215,000 SEG REV to prepare preliminary plans and specifications for the Oakhill Correctional Institution Boiler Replacements.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
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 release $14,333,400 SEG REV for the All Agency maintenance and repair request(s) listed below;
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**
Fox Lake Correctional Institution (Dodge Co.)	23A2V	Elevator Replacements	$2,890,300
Prairie du Chien Correctional Institution (Crawford Co.)	23E2O	New Warehouse	$1,999,100
Fox Lake Correctional Institution (Dodge Co.)	23H1Q	Trinity Program Educational Space	$2,999,800
Black River Correctional Center (Jackson Co.)	24J1H	Roof Replacement	$2,281,300
Facility Maintenance and Repair Total			**$10,170,500**

Utility Repair and Renovation			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**SEG REV**
Oakhill Correctional Institution (Dane Co.)	23A2S	Boiler Replacements	$4,452,900
Utility Repair and Renovation Total			**$4,452,900**

	SEG REV
TOTALS	**$14,623,400**

Fox Lake Correctional Institution – Elevator Replacements (23A2V):

Project Description and Justification:
This project will replace three elevators – one in the Academic building, a freight elevator in the Food Service building, and an elevator in the Administration building. HVAC, fire protection and electrical work will also be associated with these replacements.

The elevators are obsolete and no longer able to be serviced due to the inability to source parts. The elevator in the Academic School has stopped between floors several times when occupied, this is a major security and safety concern. Currently, the freight elevator in food service is nonoperational and has multiple transformers and fuses which are burned up. All three elevators are original to the institution and were commissioned in 1958.

Budget/Schedule:

Construction	$2,255,300
Design	$192,900
DFD Mgt	$103,800
Contingency	$338,300
TOTAL	**$2,890,300**

SBC Approval	Oct 2025
A/E Selection	Feb 2024
Bid Opening	May 2026
Start Construction	Jul 2026
Substantial Completion	Feb 2027
Final Completion	Jun 2027

Previous Action: None.

Prairie du Chien Correctional Institution – New Warehouse (23E2O):

Project Description and Justification:
This project constructs a new approximately 7,500 GSF pre-engineered steel warehouse. This building will be located outside of the secure perimeter of the institution and include loading docks. The warehouse will include the infrastructure for a future 2,500 SF mezzanine, large storage area, conference/break room, open office and private office area, and restrooms.

This warehouse will provide a proper loading dock and be placed outside the secure fence so deliveries can be unloaded safely and securely processed prior to entering the institution. Prairie du Chien Correctional currently does not have a central warehouse with a loading dock for receiving goods and equipment. Deliveries must be offloaded from the back of a trailer to ground level, then transported to an open area in an old housing building to be x-rayed, secured, stored and prepared for delivery throughout the institution. This project will allow for one central and secure location for all deliveries, including chemicals, medications, ammunition, incapacitating agents, tools, clothing, and supplies.

Budget/Schedule:

Construction	$1,535,000
Design	$145,900
DFD Mgt	$70,700
Contingency	$230,300
Other Fees	$17,200
TOTAL	**$1,999,100**

SBC Approval	Oct 2025
A/E Selection	Jun 2023
Bid Opening	May 2026
Start Construction	Jul 2026
Substantial Completion	Aug 2027
Final Completion	Nov 2027

Previous Action: None.

Fox Lake Correctional Institution – Trinity Program Educational Space (23H1Q):

Project Description and Justification:
This project constructs classrooms, offices, and library/common areas for the Trinity Educational Program on the third floor of the Academic building. Upgrades to the living space will include ceiling replacement, new floor covering, repainting, cell door improvements, and dining hall improvements. Both spaces will require phone, data, cameras, lighting, and electrical upgrades.

The area has been closed for approximately 1.5 years due to the condition of the space. These upgrades would allow the area to be reopened for living space and educational programming. The upgrades are needed to make the space safe, secure, and conducive to learning.

Partial design funds for this project were previously released by the SBC. The current request for authority to construct incorporates the total amount of the project including those previously released design funds. Therefore, the difference between the release amount and the authority to construct amount represents the design funds already approved.

Budget/Schedule:

Construction	$2,326,100
Design	$216,300
DFD Mgt	$107,000
Contingency	$348,900
Other Fees	$1,500
TOTAL	**$2,999,800**

SBC Approval	Oct 2025
A/E Selection	Mar 2024
Bid Opening	May 2026
Start Construction	Jul 2026
Substantial Completion	Sep 2027
Final Completion	Nov 2027

Previous Action: In October 2023, the SBC authorized the release of $75,000 SEG REV to prepare preliminary plans and specifications for this project.

Black River Correctional Center – Roof Replacement (24J1H):

Project Description and Justification:
This project replaces all roofs with standing seam metal roofing, including flashing, soffit, fascia, gutters, and all associated roofing components on all buildings at the BRCC campus. In general, gutters are not required, but several areas of concentrated flow need resolution, with possible solutions including new gutter, a larger downspout intake (conductor head), or another type of repair. Including additional buildings may require more than one roofing type as the appropriate

solution area-by-area. Roof mounted mechanical components may be replaced in conjunction with this reroofing project. Some exhaust fans are likely to be as old as the building itself. Skylights in the central core area may be either eliminated or replaced. Daylighting is an amenity, but all skylights have moisture issues.

The roofs at BRCC have failed and are causing damage to the interior of the structures. There are active leaks in office space, records storage, group rooms, and dormitory areas. The pitch of the roof is low and shingles will not be sufficient. Installing a standing seam will allow snow to slide off, reducing the strain on the structural components of the roof. Snow guards are also needed above entry and exit doors.

Budget/Schedule:

Construction	$1,814,700
Design	$110,800
DFD Mgt	$83,500
Contingency	$272,300
TOTAL	**$2,281,300**

SBC Approval	Oct 2025
A/E Selection	Jan 2025
Bid Opening	Feb 2026
Start Construction	Apr 2026
Substantial Completion	Sep 2026
Final Completion	Nov 2026

Previous Action: None.

<u>Oakhill Correctional Institution (OCI) – Boiler Replacements (23A2S):</u>

Project Description and Justification:
This project replaces two 250 HP dual fuel steam boilers. The existing boilers have aged out and are beyond their expected service lives. Work will also include updates to mechanical, electrical, and control systems, along with repairs to the heating plant building and structures.

The Power Plant at OCI supplies approximately 15,000 Lb/hr maximum instantaneous steam production (not including redundancy) for the heating of all buildings on campus. The boilers have aged out and are beyond their expected service lives, jeopardizing the ability to provide sufficient heat to maintain safe temperatures for both PIOC and staff.

Partial design funds for this project were previously released by the SBC. The current request for authority to construct incorporates the total amount of the project including those previously released design funds. Therefore, the difference between the release amount and the authority to construct amount represents the design funds already approved.

Budget/schedule:

Construction	$3,445,900
Design	$331,500
DFD Mgt	$158,600
Contingency	$516,900
TOTAL	**$4,452,900**

SBC Approval	Oct 2025
A/E Selection	Sep 2023
Bid Opening	Jan 2026
Start Construction	Mar 2026
Substantial Completion	Aug 2027
Final Completion	Dec 2027

Previous Action: In October 2023, the SBC authorized the release of $215,000 SEG REV to prepare preliminary plans and specifications for this project.

Subcommittee	Full Commission

Department of Health Services

6. Central Wisconsin Center – Food Service Building Renovation – Request the following:
   a) Approve the Design Report;
   b) Authority to release $39,663,000 GFSB for the Food Service Building Renovation project; and
   c) Authority to construct the Food Service Building Renovation project for an estimated total cost of $44,663,000 ($39,663,000 GFSB and $5,000,000 EX-SEG REV).

   This project was enumerated in 2025 Wisconsin Act 15 for $44,663,000 ($39,663,000 GFSB and $5,000,000 EX-SEG REV).

   In October 2023, the SBC authorized the release of $5,000,000 SEG REV to prepare preliminary plans and specifications for the Central Wisconsin Center Food Service Building Renovation project.

   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 2025
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: Central Wisconsin Center, Dane County

PROJECT REQUEST: Request the following:

a) Approve the Design Report;
b) Authority to release $39,663,000 GFSB for the Food Service Building Renovation project; and
c) Authority to construct the Food Service Building Renovation project for an estimated total cost of $44,663,000 ($39,663,000 GFSB and $5,000,000 EX-SEG REV).

PROJECT NUMBER: 23F2R

PROJECT DESCRIPTION:
This project renovates the Food Service Building at the Central Wisconsin Center. An addition will be constructed to house a new production kitchen, allowing the existing space to be renovated for dining spaces, kitchen support spaces, conference areas, and public restrooms. Construction will proceed in segments and the existing kitchen will remain in operation while the addition is built, allowing the building to remain occupied and meal preparation to continue during renovation. All mechanical, electrical, and plumbing systems will be replaced, and a code compliant fire alarm and sprinkler system will be installed. Abandoned built-in coolers and freezers will be demolished. The building envelope will be repaired to preserve the structural integrity of the building and the parking and loading dock will be resurfaced and a new parking lot will be added to accommodate the new conference rooms.

PROJECT JUSTIFICATION:
This project is needed to maintain reliable food service operations at Central Wisconsin Center. The Food Service Building was constructed in 1960. There have been no major remodeling projects since that time. The existing kitchen floor is failing. The air handling units that service the building, especially the kitchen, require replacement. The Central Wisconsin Center Food Service Building provides meals to over 200 patients daily. This population will increase as other buildings at the facility are renovated to accept long-term civil geropsychiatric patients from Mendota Mental Health Institute. This project allows the building to operate reliably and meet present and future meal demands.

Partial design funds for this project were previously released by the SBC. The current request for authority to construct incorporates the total amount of the project including those previously released design funds. Therefore, the difference between the release amount and the authority to construct amount represents the design funds already approved.

BUDGET/SCHEDULE:

Construction	$33,631,000
Design	$2,849,000
DFD Mgt	$1,547,100
Contingency	$5,045,900
Equipment	$1,590,000
TOTAL	**$44,663,000**

SBC Approval	Oct 2025
A/E Selection	Oct 2023
Design Report	Oct 2025
Bid Opening	Dec 2025
Start Construction	Feb 2026
Substantial Completion	May 2028
Final Completion	Aug 2028

PREVIOUS ACTION: This project was enumerated in 2025 Wisconsin Act 15 for $44,663,000 ($39,663,000 GFSB and $5,000,000 EX-SEG REV).

In October 2023, the SBC authorized the release of $5,000,000 SEG REV to prepare preliminary plans and specifications for the Central Wisconsin Center Food Service Building Renovation project.

This project was allocated $5,000,000 SEG REV in 2023 Wisconsin Act 19 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 28, 2025

Food Service Building Renovation
Central Wisconsin Center
Madison, WI

Project Number: 23F2R

For the: Department of Health Services

Project Manager: Caleb Janus

Architect/Engineer: Ramlow/Stein, Inc
Milwaukee, WI

1. Project Description:

This project will renovate the existing building and construct an addition at the Central Wisconsin Center Food Service Building. The existing building was built in 1960. A building addition will be constructed on the south side of the facility and will house a new production kitchen on the first floor and a new loading. A building addition on the north side will be created for a new accessible entrance with an elevator to the lower level. The existing facility will be completely renovated in phases to allow for the building to remain occupied and in operation to maintain meal production. The interior renovations include new dining spaces, conference and meeting spaces, kitchen support spaces such as ware washing, cart storage, general storage, staff offices and staff support spaces and public restrooms. The addition(s) will be served with a new mechanical room in the lower level. Asbestos abatement will be performed, as necessary. New telecommunication rooms will be constructed. All life safety systems will be replaced, and sprinklers will be added to the building. The existing parking lot and loading dock will be resurfaced and a new parking lot will be added to the north side of the building site to accommodate the new conference rooms.

2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for $44,663,000 ($39,663,000 GFSB and $5,000,000 EX-SEG REV).

3. Schedule:

Bid Opening:	Dec 2025
Start of Construction:	Feb 2026
Substantial Completion / Occupancy:	May 2028

4. Budget Summary:

Construction:	$33,631,000
A/E Fees:	$2,849,000
DFD Mgt:	$1,547,100
Contingency:	$5,045,900
Equipment:	$1,590,000
Total Project Cost:	**$44,663,000**

	Subcommittee	Full Commission

7. 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		**$4,317,800**
NWC	Multi-Bldg Demo, Site Utilities/Roads Ph I ($$4,317,800 BTF)	$4,317,800

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #7

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: Northern Wisconsin Center, Chippewa 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**	**BTF**
Northern Wisconsin Center (Chippewa Co.)	24F9S	Multi-Building Demolition, Site Utilities and Roadwork – Phase 1	$4,317,800
Utility Repair and Renovation Total			**$4,317,800**

PROJECT DESCRIPTION:
This project demolishes Cottages 2, 3 and 5, and the Administration Building at the Northern Wisconsin Center. These buildings will be properly abated for hazardous material prior to demolition. These three-story brick structures will be demolished to four feet below grade. The surrounding sidewalks and roads will also be removed. All utilities will be properly terminated. The project includes a pedestrian route for access to locations on the campus. The site will be backfilled, graded, and seeded.

PROJECT JUSTIFICATION:
These buildings were constructed between 1901 and 1915 and were declared surplus to DOA in 2006 as part of a reduction in services to the campus. A study in 2008 recommended demolition of the buildings due to failure of the building envelope which has allowed moisture and mold to infiltrate the buildings. The building conditions have continued to deteriorate to the extent that building columns, foundation, roof and brick are showing signs of failure, making the buildings unsafe and no longer usable.

BUDGET/SCHEDULE:

Construction	$3,314,000
Design	$294,000
DFD Mgt	$154,800
Contingency	$555,000
TOTAL	**$4,317,800**

SBC Approval	Oct 2025
A/E Selection	Aug 2024
Bid Opening	Dec 2025
Start Construction	Mar 2026
Substantial Completion	Sep 2026
Final Completion	Mar 2027

PREVIOUS ACTION: None.

Subcommittee	Full Commission

Department of Natural Resources

8. Badger State Trail – Stewart Tunnel Repair – Request the following:
   a) Approve the Design Report;
   b) Authority to release $6,490,000 ($6,246,000 SEG REV and $244,000 STWD) for the Stewart Tunnel Repair project; and
   c) Authority to construct the Stewart Tunnel Repair project for an estimated total cost of $6,850,000 ($6,606,000 SEG REV and $244,000 STWD).

   In February 2025, the SBC authorized the release of $117,000 in additional SEG REV to prepare preliminary plans and a Design Report for this project.

   In October 2023, the SBC authorized the release of $243,000 SEG REV to prepare preliminary plans and specifications.

   This project was enumerated in 2023 Wisconsin Act 19 for $6,606,000 SEG REV.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #8

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

LOCATION: Badger State Trail, Green County

PROJECT REQUEST: Request the following:

a) Approve the Design Report;
b) Authority to release $6,490,000 ($6,246,000 SEG REV and $244,000 STWD) for the Stewart Tunnel Repair project; and
c) Authority to construct the Stewart Tunnel Repair project for an estimated total cost of $6,850,000 ($6,606,000 SEG REV and $244,000 STWD).

PROJECT NUMBER: 24E7S

PROJECT DESCRIPTION:
The project consists of lining approximately 1,150 linear feet of a former railroad tunnel with a flanged corrugated metal liner with footings, annular grout backfill, drainage utilities, bulkheads, and interior tunnel trail restoration. Additional tunnel exterior work will consist of the restoration of approximately 8,100 linear feet of bike trail with associated clearing and grubbing, grading, resurfacing, drainage improvements, and pavilion construction.

PROJECT JUSTIFICATION:
This project is necessary to address ongoing safety concerns within the tunnel. The limestone tunnel, just south of Belleville, was constructed in 1887 and is 1,200 feet long, 21 feet high, and 14 feet wide. In September 2019, the Stewart Tunnel was closed to public access after DNR staff found limestone rocks on the trail surface that had dislodged from the ceiling of the tunnel. These rocks were falling from the ceiling about 20 feet above the trail and presented an unsafe condition for trail users. Upon engineer recommendations, the tunnel was closed to the public until necessary repairs are completed.

The trail is a popular recreational attraction offering bicycling, hiking, walking, and snowmobiling in the winter. The tunnel is also a tourist attraction in the area due to the unique feature of the 1,200-foot-long tunnel being built on a curve, resulting in visitors not being able to see the other end when first entering the tunnel. The deterioration has resulted in a temporary tunnel closure, resulting in a trail detour. The trail is a popular recreational asset for community members and tourists, and a long-term solution to repair the tunnel is needed so it can be reopened for the public.

The Stewart Tunnel Alternatives Analysis report was finalized in December 2021, and a public comment period was conducted from April through June 17, 2022. From the report, corrugated metal pipe lining was recommended because it will provide a long-term solution for ensuring a safer year-round access to the tunnel for recreational purposes while also preserving the bat hibernaculum.

This project's budget increased beyond its enumerated total because during the design it was determined that additional trail work was required due to the trail's long-term closure and drainage issues that had not been addressed over that time. Partial design funds for this project were previously released by the SBC. The current request for authority to construct incorporates the total amount of the project including those previously released design funds. Therefore, the difference between the release amount and the authority to construct amount represents the design funds already approved.

BUDGET/SCHEDULE:

Construction	$5,265,000
Design	$389,200
DFD Mgt	$242,300
Contingency	$789,900
Other Fees	$163,600
TOTAL	**$6,850,000**

SBC Approval	Oct 2025
A/E Selection	Aug 2024
Design Report	Oct 2025
Bid Opening	Feb 2026
Start Construction	Apr 2026
Substantial Completion	Oct 2026
Final Completion	Nov 2026

PREVIOUS ACTION: In February 2025, the SBC authorized the release of $117,000 in additional SEG REV to prepare preliminary plans and a Design Report for this project.

In October 2023, the SBC authorized the release of $243,000 SEG REV to prepare preliminary plans and specifications.

This project was enumerated in 2023 Wisconsin Act 19 for $6,606,000 SEG REV.

DESIGN REPORT

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

October 28, 2025

Stewart Tunnel Repair
Badger State Trail
Green County, WI

Project Number: 24E7S

For the: Department of Natural Resources

Project Manager: Sally Shumaker

Architect/Engineer: Gei Consultants, Inc.
Middleton, WI

1. Project Description:

The project design and construction consists of lining approximately 1,150 linear feet of a former railroad tunnel with a flanged corrugated metal liner with footings, annular grout backfill, drainage utilities, bulkheads, and interior tunnel trail restoration. Additional tunnel exterior work will consist of the restoration of approximately 8,100 linear feet of bike trail with associated clearing and grubbing, grading, resurfacing, drainage improvements, and pavilion construction.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for $6,606,000 SEG REV.

3. Schedule:

Bid Opening:	Feb 2026
Start of Construction:	Apr 2026
Substantial Completion / Occupancy:	Oct 2026

4. Budget Summary:

Construction:	$5,265,000
A/E Fees:	$389,200
DFD Mgt:	$242,300
Contingency:	$789,900
Other Fees:	$163,600
Total Project Cost:	**$6,850,000**

	Subcommittee	Full Commission
9. Crandon Ranger Station – Fire Response Ranger Station Replacement BTF Release – Request the release of $166,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for Crandon Fire Response Ranger Station Replacement. This project was enumerated in 2023 Wisconsin Act 19 for $4,512,000 CON SEG.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #9

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

LOCATION: Crandon Ranger Station, Forest County

PROJECT REQUEST: Request the release of $166,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for Crandon Fire Response Ranger Station Replacement.

PROJECT NUMBER: 25C1A

PROJECT DESCRIPTION:
This project replaces the Crandon Ranger Station with a new facility. The current forestry ranger station, warm storage, and cold storage buildings, with the new facility ranger station housing staff and equipment in Forestry, Wildlife, and Public Safety and Resource Protection programs. The facility will host office space for nine employees, a heated 4-bay drive-thru vehicle storage garage, and an unheated storage garage with seven bays.

PROJECT JUSTIFICATION:
The Crandon Ranger Station is more than 85 years old, with staff working in spaces not designed for efficient work, and the building is not ADA accessible. Currently, state vehicles and equipment must be stored outdoors in unsecure locations and are susceptible to vandalism and damage from the elements. The current facility does not have adequate heated garage space required for fire equipment, requiring staff to spend time on winterizing equipment in early spring or fall, or risk freezing of pumps and hoses. Due to the nature of the inadequate storage and staff working spaces, it is imperative that the facility be modernized and expanded to enhance efficiencies in fire response times and effectiveness.

Originally established in 1936, the Crandon Ranger Station was built to house Fire Control personnel and equipment protecting portions of Forest and Oneida County, along with serving as the residence for the Forest Ranger. Today the station serves an intensive fire protection area, which is called the Crandon Fire Response Unit (FRU). The station is in a central location within the Crandon FRU, providing adequate fire response time to Oneida, Florence, Marinette, Oconto and Langlade Counties. DNR Staff also provide forestry management services to Forest County, private landowners, state lands, and the US Forest Service.

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for $4,512,000 CON SEG.

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.

Utility Repair and Renovation		**$1,279,500**
Statewide	Sauk Co. Transportation Improvements ($1,279,500 SEG REV)	$1,279,500

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #10

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

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.

Utility Repair and Renovation			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**SEG REV**
Statewide	24E8A	Sauk County Transportation Improvements	$1,279,500
Utility Repair and Renovation Total			**$1,279,500**

PROJECT DESCRIPTION:
This project consists of various work to repair, maintain and improve parking and roadway areas at Sauk Prairie Recreation Area and Devil's Lake State Park. Parking lots that provide access to trails, rescue roads, and serve as an emergency base stations will receive aggregate base, grade, and drainage improvements. Recreational gravel roadways will be cleared of impeding vegetation, regraded, and resurfaced with base aggregate material. In conjunction, ditch work and culvert replacement will be completed to assist in drainage and erosion issues, help prevent damage, and minimize future maintenance of the roadways. The project also includes grading and dredging of the boat launch lagoon area and navigation channel to improve access for the public, staff and emergency responders.

PROJECT JUSTIFICATION:
At the Sauk Prairie Recreation Area, this project is essential to provide an accessible route of travel to as many areas of the property as possible. The gravel roadway is in need of clearing and resurfacing to eliminate potholes and erosion issues for a safe access point for users.

At Devil's Lake State Park, one aspect of the project is vital to repair the main parking lot serving the largest system of trails within the park. The parking lot accommodates school buses, bikers, hikers and joggers that use the lot for recreational activities, and ensuring the lot is fully usable and accessible for all park visitors is essential. The second component of the project will allow for safe access at the North Shore Boat Launch. Currently, the lagoon and channel are in need of dredging to prevent damage to boats and propellers that bottom out or hit rocks in the

navigable areas. Improving this site would increase the boat launch functionality and encourage more users to use the launch, allowing for an increased number of recreational users on the lake.

BUDGET/SCHEDULE:

Construction	$930,000
Design	$116,200
DFD Mgt	$42,800
Contingency	$139,500
Other Fees	$51,000
TOTAL	**$1,279,500**

SBC Approval	Oct 2025
A/E Selection	Aug 2024
Bid Opening	Feb 2026
Start Construction	Apr 2026
Substantial Completion	Dec 2026
Final Completion	Jan 2027

PREVIOUS ACTION: None.

Subcommittee	Full Commission

Department of Transportation

11. 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		**$2,303,700**
Truax Lab	HVAC Upgrades & Exhaust Fan Repl ($2,303,700 SEGRB)	$2,303,700

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #11

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: Truax Materials Laboratory, 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.

Utility Repair and Renovation			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**SEGRB**
Truax Materials Laboratory (Dane Co.)	21L3F	HVAC Upgrades and Exhaust Fan Replacement	$2,303,700
Utility Repair and Renovation Total			**$2,303,700**

PROJECT DESCRIPTION:
This project replaces seven roof top HVAC units, eight make-up air units, 36 exhaust fans, and associated systems and controls at the Truax Materials Laboratory.

PROJECT JUSTIFICATION:
The 40,000 GSF facility that houses the Division of Transportation System Development (DTSD) Truax Materials Laboratory was built in 1976. Within DTSD, The Bureau of Technical Services is responsible for testing and verification of materials used on WisDOT projects across the state. The lab is a key facility for the physical testing of aggregates, soils, hot mix asphalt and asphalt binders, steel, cement, paints, geotextiles, bolts, and other materials used in the construction of WisDOT's transportation infrastructure. The lab requires specific environmental ranges to perform testing and analysis of materials to maintain accreditation. The majority of the lab's HVAC equipment is aging and failing to operate. Numerous repairs have been completed over time, but much of the equipment has become unserviceable and requires replacement. Modern controls will allow for better management of temperature and humidity conditions in the building.

BUDGET/SCHEDULE:

Construction	$1,719,200
Design	$247,500
DFD Mgt	$79,100
Contingency	$257,900
TOTAL	**$2,303,700**

SBC Approval	Oct 2025
A/E Selection	Oct 2024
Bid Opening	Apr 2026
Start Construction	Jun 2026
Substantial Completion	Aug 2027
Final Completion	Dec 2027

PREVIOUS ACTION: None.

Subcommittee	Full Commission

Department of Veterans Affairs

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.

Facility Maintenance and Repair		**$5,423,700**
King	Server Room Cooling Replacement ($800,000 EX-GFSB; $1,700,000 SEG REV)	$2,500,000
King	Patient Lift Replacements ($800,000 EX-GFSB; $561,400 PRSB; $1,562,300 SEG REV)	$2,923,700
TOTALS	**$1,600,000 EX-GFSB $561,400 PRSB $3,262,300 SEG REV**	**$5,423,700**

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #12

AGENCY: Department of Veterans Affairs

DVA CONTACT: Craig Jensen, (608) 264-6093, craig.jensen1@dva.wisconsin.gov
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Wisconsin Veterans Home at King, Waupaca 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**	**EX-GFSB**	**PRSB**	**SEG REV**	**TOTAL**
Wisconsin Veterans Home at King (Waupaca Co.)	24L1K	Server Room Cooling Replacement	$800,000	$0	$1,700,000	$2,500,000
Wisconsin Veterans Home at King (Waupaca Co.)	24J3N	Patient Lift Replacements	$800,000	$561,400	$1,562,300	$2,923,700
Facility Maintenance and Repair Total			**$1,600,000**	**$561,400**	**$3,262,300**	**$5,423,700**

Wisconsin Veterans Home at King – Server Room Cooling Replacement (24L1K):

Project Description and Justification:
This project replaces the cooling equipment in the server rooms in Ainsworth Hall and Central Services that have exceeded their expected useful lives, create hot and cold aisles around the data racks to eliminate micro-climates, and install humidification equipment. This equipment will be sized to provide 100% redundancy. The server room/equipment room lighting, HVAC, and fire protection systems will be upgraded. The project will also install cooling equipment in data rooms in Ainsworth Hall, as well as an existing data room in the security building.

The server rooms at the Central Services building and Ainsworth Hall house equipment through which most DVA IT systems run. Should the server equipment fail, several systems could be lost, including member monitoring for all buildings, partial access control, Mitel VOIP and analog phones, and the BadgerNet system, which provides internet access for all DVA sites. These systems are essential for campus operations. The server room's conditions are maintained by two 5-ton computer room air conditioning (CRAC) units. Temperature and humidity ranges

must be maintained constantly to prevent the server equipment from overheating, building-up static electricity, and premature corrosion. The existing CRAC units are prone to trip-outs during the coldest weather, or they lose condensers and humidifiers due to the corrosive water conditions on campus. Failure of the CRAC units and inability to maintain the room environment can damage the server equipment leading to failure of the IT systems indicated above.

The Ainsworth Hall Telecom Equipment Rooms, currently being constructed under a separate project, will require individual air conditioning units for each of the four rooms. The new cooling units will need to be monitored and controlled by the campus Building Automation System (BAS) to maintain temperature and humidity levels within the rooms. The cooling units need to be sized to accommodate the projected heat loads from the planned IT equipment and the individual room sizes.

Budget/Schedule:

Construction	$1,923,100
Design	$211,100
DFD Mgt	$88,100
Contingency	$268,700
Other Fees	$9,000
TOTAL	**$2,500,000**

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

Previous Action: None.

Wisconsin Veterans Home at King – Veterans Home Patient Lift Replacements (24J3N):

Project Description and Justification:
This project replaces patient lifts within member/resident rooms and spa/shower rooms within Moses Hall. The lifts are part of the original building construction, are difficult to use, and present safety concerns for both the staff and residents. Work includes selective demolition of ceilings, walls, and door frames, removal of existing patient lifts and ceiling tracks, installation of new patient lifts and track system, installation of privacy curtains, and patching and re-finishing of ceilings, walls, and door frames affected by the work. Mechanical work will be limited to relocation of diffusers as needed to accommodate new lift tracks. Electrical work includes relocation of light fixtures as needed and power connection to new lift systems. The project also includes installing a new patient lift in the physical therapy room.

The current track and rail system installed in Moses Hall has become a safety concern for both veterans and staff. The current system was designed to use a turntable for changing the direction of movement for a patient as they move between different locations within their room or accessing their bathrooms. Since the building opened, residents have nearly fallen from the lifts because of the unpredictable movement of the turntables. In some situations, staff have been injured when they tried to prevent a member from falling. In addition to the unpredictable movement of the turntable, the cords that are used for turning the turntable rarely work as intended and require staff to climb on beds or other furniture to fix issues with the pull cords. In some cases, staff need to put their fingers inside the turntable to reinstall the pull cords while the patient is suspended from the lift.

Budget/Schedule:

Construction	$2,243,800
Design	$237,600
DFD Mgt	$103,200
Contingency	$336,600
Other Fees	$2,500
TOTAL	**$2,923,700**

SBC Approval	Oct 2025
A/E Selection	Dec 2024
Bid Opening	Apr 2026
Start Construction	Jun 2026
Substantial Completion	Oct 2027
Final Completion	Dec 2027

Previous Action: None.

Subcommittee	Full Commission

State Fair Park

13. 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		**$4,997,500**
SFP	West Grounds Infrastructure Improv ($4,997,500 SEG REV)	$4,997,500

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #13

AGENCY: State Fair Park

SFP CONTACT: John Decker, (414) 312-1170, john.decker@wistatefair.com
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: West Allis, Milwaukee 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**	**SEG REV**
State Fair Park (Milwaukee Co.)	23H3B	West Grounds Infrastructure Improvements	$4,997,500
Utility Repair and Renovation Total			**$4,997,500**

PROJECT DESCRIPTION:
This project performs various improvements at the southwest region of the Fairgrounds in the vicinity of The Dairy Building (formerly known as the Creampuff Pavillion). Site work includes landscape architectural improvements in areas adjoining the Dairy Building such as seating areas, shade areas, and entrance enhancements. Infrastructure improvements include roadway reconstruction and resurfacing, and subsurface utilities will be replaced, including work on water, sanitary sewer, storm sewer and electrical services.

PROJECT JUSTIFICATION:
The existing asphalt pavement roadway and walking surfaces in the project scope are in poor condition and have exceeded their useful lives. An invasive camera inspection was performed of the subsurface utility water and sewer pipes, identifying significant deterioration and the need for replacement and repairs. Coordinated replacement of these related roadway and utility systems is efficient and cost-effective when compared to doing these replacements as separate projects. Additionally, the renovation of the Dairy Pavilion was only able to improve a limited portion of the surrounding property site's elements. This project bridges these gaps and improves all deficient area infrastructure. Construction will start after the 2026 Wisconsin State Fair and will be completed in time for the 2027 State Fair.

BUDGET/SCHEDULE:

Construction	$3,750,000
Design	$394,400
DFD Mgt	$172,500
Contingency	$562,500
Other Fees	$118,100
TOTAL	**$4,997,500**

SBC Approval	Oct 2025
A/E Selection	Oct 2023
Bid Opening	Feb 2026
Start Construction	Aug 2026
Substantial Completion	May 2027
Final Completion	Jun 2027

PREVIOUS ACTION: None.

	Subcommittee	Full Commission
HIGHER EDUCATION		
University of Wisconsin		
14. UW-Green Bay – Cell Tower Lease - Request authority to lease a 195-foot cellular transmission tower constructed by a private third party, Tower Co VI, LLC (Tower Co.), to be located on the campus of UW-Green Bay at 2360 Laboratory Sciences Drive, Green Bay.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #14

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Josh Bernadini, (608)266-8874, joshua.bernadini@wisconsin.gov

LOCATION: UW-Green Bay, Brown County

PROJECT REQUEST: Request authority to lease a 195-foot cellular transmission tower constructed by a private third party, Tower Co VI, LLC (Tower Co.), to be located on the campus of UW-Green Bay at 2360 Laboratory Sciences Drive, Green Bay.

PROJECT NUMBER: N/A

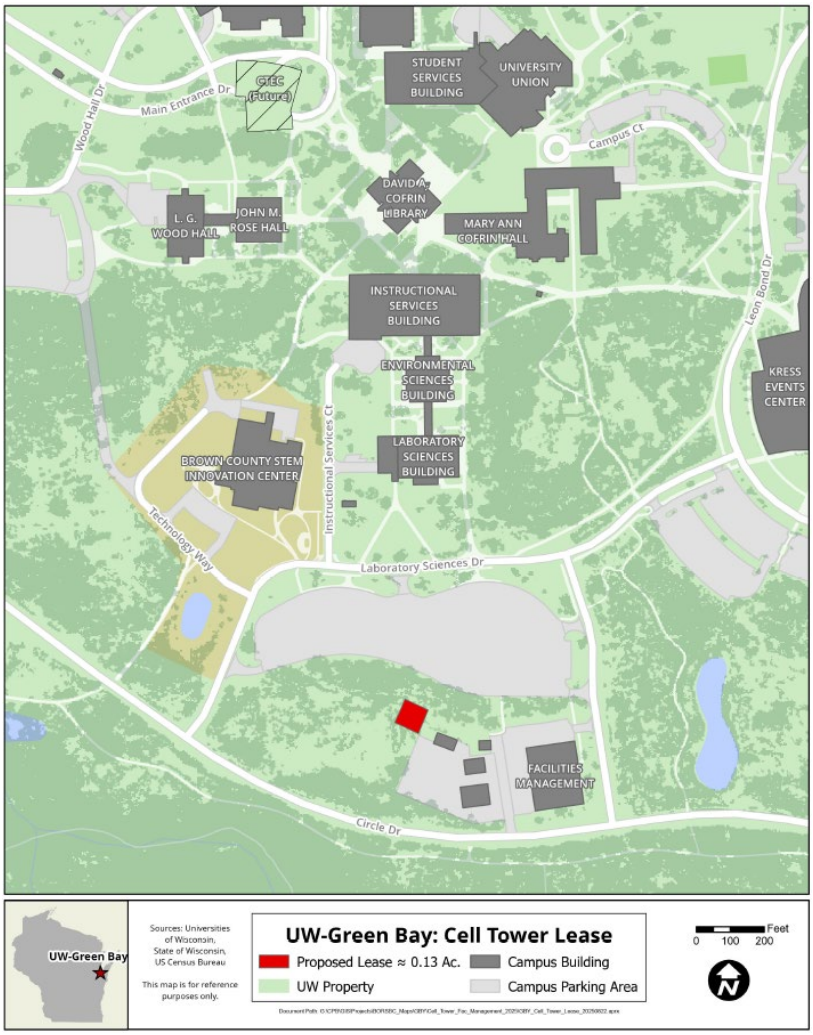
PROJECT DESCRIPTION:
UW-Green Bay will soon begin the construction of the Cofrin Technology and Education Center (CTEC). As part of the construction, the existing Cofrin Center library will be demolished. Located on top of the Cofrin Center library are several cellular phone antennae. This proposed cell tower will provide a new structure to house the multiple antennae located on the Cofrin Center. UW-Green Bay solicited cellular phone tower aggregators to erect a single tower to accommodate up to five separate cell phone antennae and will eventually consolidate towers located on several other buildings throughout campus. The tower will provide regional cell service coverage in Brown County.

State Functions at Leased Location or property use	Regional cell service transmission
Lease Location	2360 Laboratory Sciences Drive, Green Bay
Type of Negotiation or Process	Solicited bid
Lessee	Tower Co VI, LLC
Anticipated Completion Date	Spring 2027
Lease Term	15 years
Renewal Option(s)	Three 5-year renewal terms
Escalation Rate	Consumer Price Index on the ground lease; 3% on the revenue share for the cell service contracts
Purchase Option	None
Space Type	Cellular service transmission tower
Square Feet/acres	5,625 square feet
Gross Cost Per Acre	NA
Annual Gross Cost	NA

PROJECT JUSTIFICATION:
UW-Green Bay will execute a 15-year ground lease with Tower Co. who will construct an approximate 195-foot tower. Initial ground rent, which commences at construction start, is $34,800, and will escalate annually based upon the Consumer Price Index. Existing cell service contracts located on Cofrin will transfer to the new tower. Once the existing contracts expire over the next several years, Tower Co. will pay UW-Green Bay monthly rent based on the number of new cell service provider contracts that locate on the tower. Minimum guaranteed tower revenue for UW-Green Bay in the first year is $25,200. There is an annual escalation of 3% on the tower revenue. Tower Co. is responsible for all construction and zoning permits, and all federal licenses. At the end of the term, Tower Co. is responsible for the removal of the tower and the base.

State Building Commission approval is required as a private entity will be constructing a facility on state-owned land.

PREVIOUS ACTION: None.



	Subcommittee	Full Commission
15. <u>UW-La Crosse – Prairie Spring Science Center Phase II</u> – Request the following: a) Approve the Design Report; b) Authority to construct the Prairie Springs Science Center Phase II project for an estimated total cost of $194,466,000 GFSB; and c) Authority to demolish the existing Cowley Hall. This project was enumerated in 2025 Wisconsin Act 15 for $194,466,000 GSFB for the construction of Phase II.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #15

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Joshua Bernadini, (608) 266-8874, Joshua.Bernadini@wisconsin.gov

LOCATION: UW-La Crosse, La Crosse County

PROJECT REQUEST: Request the following:

a) Approve the Design Report;
b) Authority to construct the Prairie Springs Science Center Phase II project for an estimated total cost of $194,466,000 GFSB; and
c) Authority to demolish the existing Cowley Hall.

PROJECT NUMBER: 19G1J

PROJECT DESCRIPTION:
This project completes the Prairie Springs Science Center through a building addition and demolishes the original campus science facility. The addition will provide state-of-the-art instructional and research laboratories, classrooms, and specialized academic spaces including a greenhouse, observatory, specimen museum, animal care facility, and maker space. Larger classrooms will be located on lower levels to reduce elevator and stair use during class changes. Nine general access classrooms (50–150 seats) will include demonstration, preparation, and storage areas to support science instruction. Three 84-seat active learning classrooms will help address a current campus deficit in this format.

Thirteen new instructional laboratories (including Botany, Chemistry, GIS, Mathematics, Medical Mycology, Physics, and Science Education Methods) will be located near existing labs and designed using the same flexible planning module as the original facility. These labs will support both instruction and hands-on research, enhancing the student learning experience and faculty engagement.

Specialized research and academic spaces not included in the first phase will be added, including a dedicated mycology lab, an at-grade greenhouse, and a rooftop observatory. Additional facilities will support computational work, Computer Science Engineering, and animal care. Shared faculty-student research areas, collaboration zones, testing areas, and a maker lab will foster interdisciplinary learning and innovation.

The building's infrastructure, including lab exhaust, fresh air intake, emergency power, and noise/vibration isolation, has been designed to integrate seamlessly with the existing Prairie Springs facility, ensuring operational efficiency and continuity.

PROJECT JUSTIFICATION:
Cowley Hall, originally built in 1963 (110,284 GSF) with an addition in 1968 (66,695 GSF), is no longer viable for modern science education. Its mechanical, electrical, and plumbing systems are original to the building and have far exceeded their useful life. These outdated systems frequently fail, disrupting instruction and damaging academic and research equipment. The building lacks a fire suppression system and does not meet current life safety codes. Structural limitations prevent it from supporting load requirements for today's science laboratories, and retrofitting to meet code is not financially feasible.

The facility's infrastructure continues to deteriorate. The curtain wall system and windows are no longer weathertight, allowing water and ice infiltration. Galvanized domestic water piping and central chilled water systems leak with increasing frequency, requiring emergency shutdowns, and causing damage to sensitive equipment. Air handling and cooling systems are unreliable, outdated, and non-compliant with current air quality standards. Cowley Hall also poses safety risks due to the volume of hazardous and flammable chemicals stored beyond its designed capacity. These conditions make it unsuitable for continued use as a science facility.

The College of Science and Health (CSH), which serves over 42% of UW-La Crosse students by headcount and credit hours, relies heavily on science and allied health instruction. Programs in Physical Therapy, Occupational Therapy, Radiation Therapy, Medical Technology, and Physician Assistant studies are expanding to meet critical workforce shortages. These programs train professionals in disease prevention, treatment, and health promotion, fields that require hands-on lab experience in safe, modern environments.

Research is a core component of CSH's academic mission. More than 200 undergraduates and 170 graduate students are mentored annually on faculty-led research projects. In FY 2021, CSH received 28% of all external grants awarded at UW-La Crosse, totaling over $2 million. The original Cowley Hall was never designed to support this level of research activity, leading to makeshift use of prep rooms, closets, and even restrooms for research and instruction.
The completed Prairie Springs Science Center will provide the appropriate infrastructure to support current and future academic and research needs. It will eliminate the need for improvised lab spaces and ensure that students and faculty have access to safe, functional, and modern facilities that reflect the university's commitment to excellence in science education.

BUDGET/SCHEDULE:

Construction	$146,625,000
Design	$8,105,000
DFD Mgt	$6,744,800
Contingency	$21,994,200
Equipment	$10,997,000
TOTAL	**$194,466,000**

SBC Approval	Oct 2025
A/E Selection	May 2022
Design Report	Oct 2025
Bid Opening	Dec 2025
Start Construction	Mar 2026
Substantial Completion	Sep 2028
Final Completion	Mar 2029

PREVIOUS ACTION: This project was enumerated in 2025 Wisconsin Act 15 for $194,466,000 GSFB for the construction of Phase II.

DESIGN REPORT

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

October 28, 2025

Prairie Springs Science Center Phase II
UW-La Crosse
La Crosse, WI

Project Number: 19G1J

For the: University of Wisconsin

Project Manager: Beth Alderman

Architect/Engineer: River Architects Inc
La Crosse, WI

1. Project Description:

This project will demolish existing Cowley Hall and construct a new facility connected to Phase 1 of the Prairie Springs Science Center. Phase 2 will include offices, classrooms, instructional labs, research labs, and a number of highly specialized spaces that are critical to the overall delivery of science instruction and learning at UW-La Crosse.

The goal of this project is to create a space that is highly functional to the science programs while blending seamlessly with Phase 1. Primary entrances are aligned with the campus master plan and are located in a way to best serve the needs of students, faculty, and the public. Larger classrooms are to be located on the lower levels to help reduce the use of stairs and elevators during class changes. Laboratory space that was not included in Phase 1 is desired to be located as close as possible to the Phase 1 labs. The Dean's office is strategically located on Level 1 in order to provide a high-degree of visibility and connection to students. Specialty spaces that are vital to the science program have been carefully planned and located. These include a lower level animal care facility, rooftop observatory, computer science engineering lab, greenhouse, and specimen museum.

Building systems have been carefully planned and integrated into the overall design. Recognizing the complexities of the laboratories, the design team worked to plan a comprehensive solution that took into account laboratory exhaust and fresh air intake from both phases, noise and vibration isolation, emergency power, etc.

2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for $194,466,000 GFSB.

3. Schedule:

Bid Opening:	Dec 2025
Start of Construction:	Mar 2026
Substantial Completion / Occupancy:	Sep 2028

4. Budget Summary:

Construction:	$146,625,000
A/E Fees:	$8,105,000
DFD Mgt:	$6,744,800
Contingency:	$21,994,200
Equipment:	$10,997,000
Total Project Cost:	**$194,466,000**

	Subcommittee	Full Commission
16. <u>UW-Madison – Pennsylvania Avenue Property Acquisitions</u> – Request the following: a) Authority to purchase approximately two acres of land improved with a 36,850 SF fleet service garage located at 2180 Pennsylvania Avenue in Madison for a purchase price of $4,250,000 PR-CASH; and b) Authority to purchase approximately 2.7 acres of land improved with a 'park and ride' parking lot located at 2230 Pennsylvania Avenue in Madison for a purchase price of $3,500,000 PR-CASH.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #16

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Josh Bernadini, (608)266-8874, joshua.bernadini@wisconsin.gov

LOCATION: Madison, Dane County

PROJECT REQUEST: Request the following:

a) Authority to purchase approximately two acres of land improved with a 36,850 SF fleet service garage located at 2180 Pennsylvania Avenue in Madison for a purchase price of $4,250,000 PR-CASH; and
b) Authority to purchase approximately 2.7 acres of land improved with a 'park and ride' parking lot located at 2230 Pennsylvania Avenue in Madison for a purchase price of $3,500,000 PR-CASH.

PROJECT NUMBERS: N/A

PROJECT DESCRIPTION:
UW-Madison is requesting the authority to exercise purchase options for improved land and buildings located at 2180 and 2230 Pennsylvania Avenue, Madison, WI. The first building is the former Hooper Fleet Operations Center at 2180 Pennsylvania Avenue. This 36,850 SF facility includes approximately two acres for UW-Madison Fleet Services and Garage needs. UW-Madison currently leases the building and is relocating its Fleet Services operations from 27 N. Charter Street to this new location. The existing lease term is for 10 years or until the option to purchase is executed. The purchase option is $4,250,000 if exercised before year three which is below the appraised fair market value.

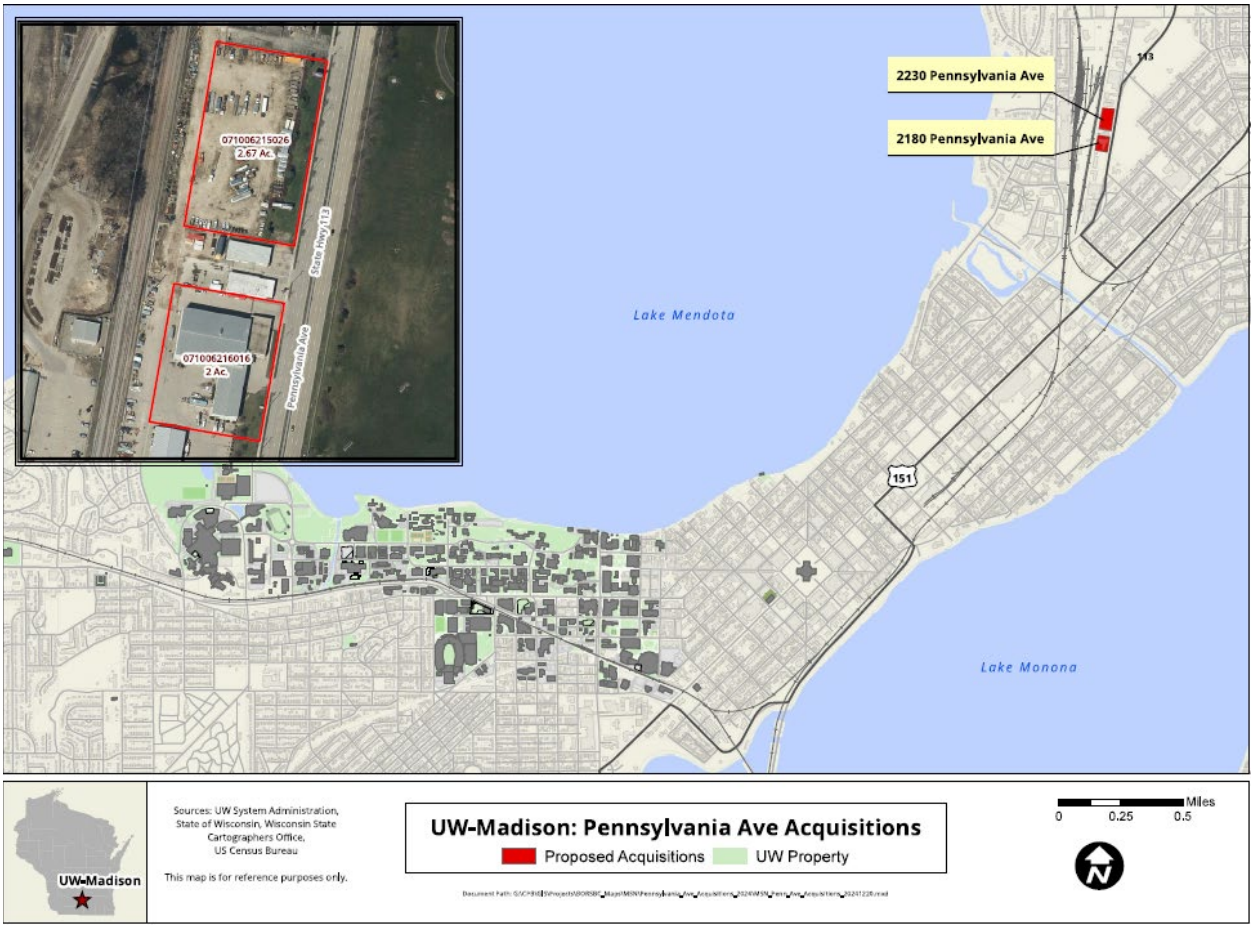
The second acquisition is for a 2.7-acre property that was recently improved by the landlord for use as a parking lot. The purchase option is $3,500,000 if exercised before year three which is also below appraised fair market value. The parking lot will be designated as a Park and Ride lot operated by Transportation Services and improved with electric vehicle charging infrastructure to meet campus sustainability initiatives. This new location offers proximity to a BCycle Station as well as a bus stop on a future Bus Rapid Transit line. This location also provides necessary expansion space for the waste and recycling program and provides storage for larger equipment on an easement out lot of 0.67 acres that provides rights as part of the purchase.

PROJECT JUSTIFICATION:
Fleet Services and the Fleet Garage are currently located on campus at 27 N. Charter Street. This prime campus location is identified in the 2015 Campus Master Plan as a redevelopment opportunity. A Request for Information (RFI) was conducted in 2024 and the university received one submission that met all requirements for a fleet service garage. The RFI response identified

an additional nearby property available for redevelopment. Between the two parcels, the university can address both program needs.

Due to a non-conforming use at the existing location, the Waste and Recycling program was in the process of drafting an RFI for a new location. The proposed facility in this request will be shared by Fleet Services and offices, the Fleet Service Garage, as well as Waste & Recycling. Sharing this facility allowed the programs to reduce amenity space needs and co-locate in a smaller footprint while also providing campus space for reuse and meeting necessary sustainability goals.

PREVIOUS ACTION: None.



Subcommittee	Full Commission

17. <u>UW-Milwaukee – Health Sciences Renovation</u> – Request the following:
    a) Approve the Design Report;
    b) Authority to release $184,325,000 ($181,825,000 GFSB and $2,500,000 PR-CASH) for the Health Sciences Renovation project; and
    c) Authority to construct 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 2025
REQUEST #17

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Josh Bernadini, (608)266-8874, joshua.bernadini@wisconsin.gov

LOCATION: UW-Milwaukee, Milwaukee County

PROJECT REQUEST: Request the following:

a) Approve the Design Report;
b) Authority to release $184,325,000 ($181,825,000 GFSB and $2,500,000 PR-CASH) for the Health Sciences Renovation project; and
c) Authority to construct 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).

PROJECT NUMBER: 21E2Y

PROJECT DESCRIPTION:
This project consolidates 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 the1960-1980s-era patient rooms, treatment rooms, and clinic space. A new south entrance will welcome students and improve accessibility. More efficient HVAC systems will be housed in a new mechanical penthouse on building B. The systems will be served by central campus hot water heating and chilled water utilities. New mechanical systems in the basement will serve the basement and ground floors. New insulation on the exterior envelope will upgrade its efficiency. Renovated spaces will receive new building systems, including architectural, mechanical, plumbing, electrical, fire alarm, smoke detection, telecommunications, and audio/visual systems. Extensive building code updates will also be completed. Site improvements include parking and roadways that serve the Northwest Quadrant complex.

PROJECT JUSTIFICATION:
The purchase of the Northwest Quadrant in May of 2010 included 10.9 acres and 1,113,427 GSF of building space, a small campus unto itself. This was the largest addition of land and existing buildings since the acquisitions of the Downer Seminary, Downer College, and Milwaukee University School properties in the 1960s. The previous use was hospital patient rooms, surgery suites, cancer care, clinic, and support areas. Health Sciences has outgrown its home base located in Enderis Hall and for more than a decade has operated in multiple locations, being spread

across five campus buildings (Enderis Hall, Merrill Hall, Northwest Quadrant Building B, Pavilion, and University Services & Research Building), located both on and off the main campus, as well as operating an off-campus clinic.

Health Sciences will be adjacent to the James and Yvonne Ziemer Clinical Simulation Center located in Building C completed in 2022. Co-location within the campus health neighborhood, which includes nursing and the Student Health Center, will strengthen the student experience with inter-professional education. A new technology-rich teaching and learning hub, with instructional laboratories and support spaces, will be close to research for sharing specialized equipment, operational oversight, and facilitating an increased student role in research. A new interprofessional practice clinic will give students a head start for clinical training and jobs in hospitals, clinics, and home care. The renovated space will house healthcare administration, orthopedics and neuromotor physical therapy, athletic training, assistive technology, gerontology and pediatrics occupational therapy, speech and audiology, biomedical science, medical imaging, anatomy, informatics, nutrition, and wellness.

The project will provide additional space and unify the programs into a single, connected complex to reduce inefficiency and duplication that have evolved as the program expanded across five buildings. Instructional laboratory capacity will be increased, and clinical settings will be enhanced. Established accredited programs will have expanded capacity to help fill the gap between the number of graduates and the number of job openings.

Partial design funds for this project were previously released by the SBC. The current request for authority to construct incorporates the total amount of the project including those previously released design funds. Therefore, the difference between the release amount and the authority to construct amount represents the design funds already approved.

BUDGET/SCHEDULE:

Construction	$128,977,400
Design	$10,851,000
DFD Mgt	$5,936,000
Contingency	$19,421,600
Equipment	$24,079,000
Other Fees	$60,000
TOTAL	**$189,325,000**

SBC Approval	Oct 2025
A/E Selection	Jun 2023
Design Report	Oct 2025
Bid Opening	Apr 2026
Start Construction	Jul 2026
Sub Completion	Oct 2029
Final Completion	Jul 2030

PREVIOUS ACTION: 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.

DESIGN REPORT

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

October 28, 2025

Health Science Renovations
Northwest Quadrant
UW-Milwaukee
Milwaukee, WI

Project Number: 21E2Y

For the: University of Wisconsin

Project Manager: Dave Hoffman

Architect/Engineer: Kahler Slater Inc
Milwaukee, WI

1. Project Description:

This project will bring together Health Sciences programs that are currently spread 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 the1960s-1980s-era patient rooms, treatment rooms, and clinic space. A new south entrance will welcome students and improve accessibility. More efficient HVAC systems will be housed in a new mechanical penthouse on building B. The systems will be served by central campus hot water heating and chilled water utilities. New mechanical systems in the basement will serve the basement and ground floors. New insulation on the exterior envelope will upgrade its efficiency. Renovated spaces will receive new building systems including architectural, mechanical, plumbing, electrical, fire alarm, smoke detection, telecommunications and audio/visual systems. Extensive building code updates will also be completed. Site improvements include parking and roadways that serve the Northwest Quadrant complex.

Health Sciences will be adjacent to the James and Yvonne Ziemer Clinical Simulation Center located in Building C completed in 2022. Co-location within the campus health neighborhood, which includes nursing and the Student Health Center, will strengthen the student experience with inter-professional education. A new technology-rich teaching and learning hub, with instructional laboratories and support spaces, will be close to research for sharing specialized equipment, operational oversight, and facilitating an increased student role in research. A new interprofessional practice clinic will give students a head start for clinical training and jobs in hospitals, clinics, and home care. The renovated space will house healthcare administration, orthopedics and neuromotor physical therapy, athletic training, assistive technology, gerontology and pediatrics occupational therapy, speech and audiology, biomedical science, medical imaging, anatomy, informatics, nutrition and wellness.

The project will provide additional space and unify the programs into a single, connected complex to reduce inefficiency and duplication that have evolved as the program expanded across five buildings. Instructional laboratory capacity will be increased, and clinical settings will be enhanced.

Established accredited programs will have expanded capacity to help fill the gap between the number of graduates and the number of job openings.

2. Authorized Budget and Funding Source:

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

3. Schedule:

Bid Opening:	Apr 2026
Start of Construction:	Jul 2026
Substantial Completion / Occupancy:	Oct 2029

4. Budget Summary:

Construction:	$128,977,400
A/E Fees:	$10,851,000
DFD Mgt:	$5,936,000
Contingency:	$19,421,600
Equipment:	$24,079,000
Other Fees:	$60,000
Total Project Cost:	**$189,325,000**

Subcommittee	Full Commission

18. <u>UW-Stevens Point – Sentry Hall Addition and Modernization</u> – Request the following:
    a) Approve the Design Report; and
    b) Authority to construct the Sentry Hall Addition and Modernization project for an estimated total cost of $98,098,000 ($91,098,000 GFSB and $7,000,000 GIFTS).

    This project was enumerated in 2025 Wisconsin Act 15 for $98,098,000 ($91,098,000 GFSB and $7,000,000 GIFTS).

    In December 2023, the SBC authorized the release of $2,000,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #18

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Josh Bernadini, (608)266-8874, joshua.bernadini@wisconsin.gov

LOCATION: UW-Stevens Point, Portage County

PROJECT REQUEST: Request the following:

a) Approve the Design Report; and
b) Authority to construct the Sentry Hall Addition and Modernization project for an estimated total cost of $98,098,000 ($91,098,000 GFSB and $7,000,000 GIFTS).

PROJECT NUMBER: 23D1J

PROJECT DESCRIPTION:
This project renovates and expands the 1963 Sentry Hall (formerly the Communication Arts Center) to meet modern academic, technological, and accessibility standards. It includes a full renovation and addition to the Collins Classroom Center, transforming it into the new home for the Sentry School of Business and Economics. The facility will feature modern classrooms, teaching labs, IT spaces, and informal areas to foster interaction among students, faculty, and staff. More than 60% of the space will be dedicated to instruction and study, with an additional 16% for academic and business centers. Upgrades include recladding the exterior, adding daylight monitors, replacing all site utilities, and regrading the eastern courtyard for ADA access. The project also replaces outdated HVAC, plumbing, electrical, and telecom systems, installs a new elevator, and adds a fire suppression system. Departments currently housed in the Collins Classroom Center will be relocated to better align programs.

PROJECT JUSTIFICATION:
Business schools serve as traditional university and regional anchors, validated by the U.S. Department of Education's data showing nearly one-fifth of all bachelor's degrees are in business. Yet, UW-Stevens Point cannot fully realize this potential due to the poor condition of its facilities, which hinders showcasing its programs in a competitive environment. The Collins Classroom Center is outdated and misrepresents program quality, limiting recruitment and online reach. A renovated facility would elevate visibility, match stakeholder expectations, and support talent development in Central Wisconsin. Despite these challenges, the Sentry School of Business has grown over 28% since 2007, with the MBA program enrolling over 70 students and continuing to grow. Labor market projections show strong demand for business majors, and industry partners consistently report talent development as a critical need.

Current spaces in this building are disjointed and inadequate, with overflow into non-business buildings obscuring the school's true scale. The building lacks ADA access, modern teaching

infrastructure, and daylighting. A space analysis confirms that relocating to the Collins Classroom Center would support growth for both CCC and CPS programs.

BUDGET/SCHEDULE:

Construction	$72,819,100
Design	$5,859,800
DFD Mgt	$3,337,400
Contingency	$10,614,500
Equipment	$5,351,200
Other Fees	$116,000
TOTAL	**$98,098,000**

SBC Approval	Oct 2025
A/E Selection	Jun 2023
Design Report	Oct 2025
Bid Opening	Dec 2025
Start Construction	Mar 2026
Sub Completion	Sep 2028
Final Completion	Jan 2029

PREVIOUS ACTION: This project was enumerated in 2025 Wisconsin Act 15 for $98,098,000 ($91,098,000 GFSB and $7,000,000 GIFTS).

In December 2023, the SBC authorized the release of $2,000,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

DESIGN REPORT

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

October 28, 2025

Sentry Hall Addition and Modernization
UW-Stevens Point
Stevens Point, WI

Project Number: 23D1J

For the: University of Wisconsin

Project Manager: Steve Wenzel

Architect/Engineer: Aro Eberle Architects Inc
Madison, WI

1. Project Description:

The projects completely renovates and constructs an addition to the Collins Classroom Center, transforming the facility into a new home for the Sentry School of Business and Economics. The resulting facility will highlight a student forward approach by providing informal and unscheduled spaces for interaction among students, faculty, and staff. The new instructional spaces will be modernized to support blended learning environments through the use of technology and flexible furnishings, and will accommodate future growth for the School. More than 60 percent of the completed facility will be dedicated to instruction and study space, including active learning classrooms and computing laboratories, and another 16 percent dedicated to academic and business centers. The exterior scope of work for the building includes a complete recladding of the exterior skin and the addition of light monitors to bring more daylight into the existing structure. All site utilities serving the building will be replaced. Site modifications, including regrading the eastern courtyard, will provide accessibility to all building entries. This project will replace the existing original HVAC, plumbing, electrical, and telecommunications systems, to provide improved control and reduce maintenance costs. The existing 4-stop hydraulic passenger elevator will be replaced to address the deteriorating infrastructure and dated technology. This renovation will also address the lack of a fire suppression system. Departments currently occupying the Collins Classroom Center will be strategically relocated across campus, enhancing program alignments. After the renovations are completed, the Collins Classroom Center will be renamed as Sentry Hall.

2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for $98,098,000 ($91,098,000 GFSB and $7,000,000 GIFTS).

3. Schedule:

Bid Opening:	Dec 2025
Start of Construction:	Mar 2026
Substantial Completion / Occupancy:	Sep 2028

4. Budget Summary:

Construction:	$72,819,100
A/E Fees:	$5,859,800
DFD Mgt:	$3,337,400
Contingency:	$10,614,500
Equipment:	$5,351,200
Other Fees:	$116,000
Total Project Cost:	**$98,098,000**

	Subcommittee	Full Commission
19. <u>UW-Stout – Recreation Complex Addition and Renovation</u> – Request the following: a) Approve the Design Report; and b) Authority to construct the Recreation Complex Addition and Renovation project for an estimated total cost of $31,728,000 ($16,713,000 PRSB, $10,015,000 EX-PRSB, and $5,000,000 PR-CASH). The project was enumerated in 2025 Act 15 for $31,728,000 ($16,713,000 PRSB, $10,015,000 EX-PRSB and $5,000,000 PR-CASH).		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #19

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Josh Bernadini, (608)266-8874, joshua.bernadini@wisconsin.gov

LOCATION: UW-Stout, Dunn County

PROJECT REQUEST: Request the following:

a) Approve the Design Report; and
b) Authority to construct the Recreation Complex Addition and Renovation project for an estimated total cost of $31,728,000 ($16,713,000 PRSB, $10,015,000 EX-PRSB, and $5,000,000 PR-CASH).

PROJECT NUMBER: 20K1R

PROJECT DESCRIPTION:
This project renovates and expands UW-Stout's original 1963 Sports and Fitness Center by constructing an 11,750 GSF west addition and renovating 27,658 GSF of existing space. Work includes repurposing the decommissioned pool into a multi-purpose gymnasium, upgrading locker rooms with improved privacy and gender-neutral options, expanding cardio and strength training areas, and replacing major building systems including mechanical, electrical, plumbing, data/telecom, life safety, and fire alarm to meet current codes and accommodate growing student demand.

PROJECT JUSTIFICATION:
The University of Wisconsin–Stout Sports and Fitness Center, built in 1963 around an Olympic-sized pool, no longer meets program needs or code requirements: the pool area has sat idle since its 2005 closure, and the original mechanical, electrical, plumbing, fire-alarm and data systems are beyond their useful life. At the same time, growing enrollment and a campus focus on holistic student health have created demand for flexible dry-floor recreation space, modern locker rooms with privacy and inclusion features, and energy-efficient infrastructure. The proposed project adds 11,750 gross square feet on the building's west end and renovates 27,658 square feet to convert the former pool into a multi-purpose gym, expand cardio and strength training areas, update locker rooms, and replace all major building systems. This scope aligns with peer institutions in enhancing recruitment and retention, supports emerging wellness programs, and ensures compliance with current codes and sustainability standards.

BUDGET/SCHEDULE:

Construction	$23,729,000
Design	$2,186,000
DFD Mgt	$1,090,200
Contingency	$3,523,800
Equipment	$1,199,000
TOTAL	**$31,728,000**

SBC Approval	Oct 2025
A/E Selection	Jun 2023
Design Report	Oct 2025
Bid Opening	Dec 2025
Start Construction	Feb 2026
Sub Completion	Mar 2028
Final Completion	Sep 2028

PREVIOUS ACTION: The project was enumerated in 2025 Act 15 for $31,728,000 ($16,713,000 PRSB, $10,015,000 EX-PRSB and $5,000,000 PR-CASH).

DESIGN REPORT

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

October 28, 2025

Recreation Complex Remodel and Addition
UW-Stout
Menomonie, WI

Project Number: 20K1R

For the: University of Wisconsin

Project Manager: Raivo Balciunas

Architect/Engineer: Ramlow/Stein, Inc
Milwaukee, WI

1. Project Description:

This project constructs a new 11,750 GSF addition on the west side of the Sports & Fitness Center and renovates 27,658 GSF within the complex to alleviate space deficits for fitness, recreation, and wellness. The decommissioned natatorium will be converted into a multi- purpose gymnasium, the athletic weight room will be converted into multi-use studios, and the Fitness center will become the new home for the relocated athletic weight room. The second floor of the addition will house several multi-use courts marked for a variety of sports. Locker rooms will be significantly expanded and improved to address issues including quality and privacy. Athletics' team locker rooms overall space will be slightly reduced while cardio/strength fitness space and recreation locker rooms, gymnasium, and multi-purposes space will be significantly increased in the resulting facility. A new, single facility entrance will be developed to improve accessibility and security, improve building circulation and management, and allow increased building capacity. The new entrance is primarily funded through donor gifts. This project also enhances accessibility and use of adjacent spaces within the Sports & Fitness Center that are not included in the proposed scope of work.

Building infrastructure will be completely renovated or replaced in project areas and site utilities will be relocated, renovated, and/or replaced as necessary to facilitate the new addition. Project work includes relocating the underground steam duct bank, medium voltage electrical service, and storm sewer; replacing the steam reducing station, medium voltage transformer, and switchgear; eliminating the motor control center and electrical feeder taps; and upsizing the domestic water service. Pedestrian pathways will be improved, and the adjacent parking lot will receive enhanced storm water treatment systems and be resurfaced. The fire alarm and smoke detection system in the entire complex will be replaced with a single, unified system. Project areas will receive new HVAC, electrical, telecommunications, fire protection, and plumbing systems.

2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for $31,728,000 ($16,713,000 PRSB, $10,015,000 EX-PRSB, $5,000,000 PR-CASH).

3. Schedule:

Bid Opening:	Dec 2025
Start of Construction:	Feb 2026
Substantial Completion / Occupancy:	Mar 2028

4. Budget Summary:

Construction:	$23,729,000
A/E Fees:	$2,186,000
DFD Mgt:	$1,090,200
Contingency:	$3,523,800
Equipment:	$1,199,000
Total Project Cost:	**$31,728,000**

Subcommittee	Full Commission

20. UW-System – 2025-27 Minor Facilities Renewal Program, Groups 1 and 2 – Request the following:
    a) Authority to release $11,690,000 ($5,202,000 GFSB and $6,488,000 PRSB) of 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 $25,489,000 GFSB of 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 $38,026,000 ($30,691,00 GFSB, $6,488,000 PRSB, and $847,000 PR-CASH); 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 Program, Group 1		**$12,537,000**
MSN	Waters Res Hall Exterior Envelope Reno ($6,488,000 PRSB; $847,000 PR-CASH)	$7,335,000
PKS	Heating/Chilling Plant Curtain Wall Repl ($5,202,000 GFSB)	$5,202,000
2025-27 Minor Facilities Renewal Program, Group 2		**$25,489,000**
STP	Multi-Activity Ctr/Quandt Gym Roof Repl ($10,500,000 GFSB)	$10,500,000
WTW	Ctr of Arts Music Class/Lab/Studio Reno ($14,989,000 GFSB)	$14,989,000
TOTALS	**$30,691,000 GFSB $6,488,000 PRSB $847,000 PR-CASH**	**$38,026,000**

2025 Wisconsin Act 15 authorized $244,615,000 for UW Minor Facility Renewal projects in two categories, Groups 1 and 2.

In October 2023, the SBC authorized the release of $32,000 SEG REV to develop preliminary plans and specifications for the UW-Stevens Point – Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements project using All Agency project funding.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #20

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Josh Bernadini, (608)266-8874, joshua.bernadini@wisconsin.gov

LOCATION: UW-System, Systemwide

PROJECT REQUEST: Request the following:

a) Authority to release $11,690,000 ($5,202,000 GFSB and $6,488,000 PRSB) of 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 $25,489,000 GFSB of 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 $38,026,000 ($30,691,00 GFSB, $6,488,000 PRSB, and $847,000 PR-CASH); 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 PROGRAM GROUP 1

INSTITUTION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	24H1H	Waters Residence Hall Exterior Envelope Renovation	$0	$6,488,000	$847,000	**$7,335,000**
PARKSIDE (Kenosha Co.)	24G1U	Heating & Chilling Plant Curtain Wall Repairs & Replacement	$5,202,000	$0	$0	**$5,202,000**
		GROUP 1 SUBTOTAL	**$5,202,000**	**$6,488,000**	**$847,000**	**$12,537,000**

2025-27 MINOR FACILITIES RENEWAL PROGRAM GROUP 2

INSTITUTION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
STEVENS POINT (Portage Co.)	24A1U	Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements	$10,500,000	$0	$0	**$10,500,000**
WHITEWATER (Walworth Co.)	23K2L	Center of the Arts Music Classroom, Laboratory, & Studio Renovations	$14,989,000	$0	$0	**$14,989,000**
		GROUP 2 SUBTOTAL	**$25,489,000**	**$0**	**$0**	**$25,489,000**

	GFSB	PRSB	PR-CASH	TOTAL
OCTOBER 2025 TOTALS	**$30,691,000**	**$6,488,000**	**$847,000**	**$38,026,000**

UW-Madison – Waters Residence Hall Exterior Envelope Renovation (24H1H):

Project Description and Justification:
This project replaces exterior aluminum-clad wooden windows, wooden egress door assemblies, and built-up roofing systems. The project also completes exterior stone veneer repointing, glass block repairs, modifications to the ground-floor window wells, and sealant replacement. The replacement windows will be operable aluminum units and allow cleaning from the interior of the building. The egress doors will be aluminum-framed, fiber-reinforced plastic units with side and/or transom lights similar to the north entry point. The replacement roofing system will be a single-ply, fully adhered Ethylene Propylene Diene Monomer system. New self-adhering vapor barrier and poly-iso insulation will also be installed. Landscaping repair and reconfiguration is included. Work will be completed during two consecutive summer sessions when the residence hall is unoccupied.

The exterior window units are wood-clad and installed in the 1980s. Many of these windows do not operate properly, repair parts are hard to find, and in some cases unavailable. In addition, there are several windows with rotting sashes due to condensation. The roofing sections are approaching the end of their useful lives and should be replaced.

Budget/Schedule:

Construction	$5,610,000
Design	$640,900
DFD Mgt	$257,700
Contingency	$826,400
TOTAL	**$7,335,000**

SBC Approval	Oct 2025
A/E Selection	Oct 2024
Bid Opening	Feb 2026
Start Construction	Apr 2026
Substantial Completion	Dec 2027
Final Completion	Jun 2028

UW-Parkside – Heating & Chilling Plant Curtain Wall Repairs & Replacement (24G1U):

Project Description and Justification:
This project replaces the entire Heating & Chilling Plant curtain wall system, located on all four sides of the facility. The replacement curtain wall system will provide superior thermal and water management features and performance. The various replacement components will replicate the existing look and design of the original construction. The total system will be approximately 12,460 SF. During the construction process, the north canopy will be dismantled and reassembled, and the coping will be removed and replaced.

The curtain wall system consistently leaks into the building during weather events. The water infiltration causes wet floors and runs onto equipment and drives in the plant. The plant staff have created shrouds and hoods to divert water from pieces of equipment in the areas where water infiltrates the plant. The glass panes and the support structure appear to sag in certain locations. The campus has spent thousands of dollars in the last decade to realign and reseal panes of glass and reset the structural framework of the curtainwall panels, but those repairs are temporary and have only lasted 3-4 years each instance. The west curtain wall panels are pieces of foam board insulation clad in metal, and the panels leak on that wall as well. Plant staff have observed discoloration of the foam insulation indicating that it has become wet during weather

events. There is no way to dry out those insulated panels, so the R-Value of the panels is suspect, and there is a possibility of mold growth within those panels. The current curtain wall does not appear to be compartmentalized at each lite for drainage. Typically, zone plugs are installed at the intersection of vertical and horizontal framing members and will direct water to the weeps. The zone plugs are not present. Gaps are observed at many pressure plate gaskets, which indicates that anchors have loosened over time or have deteriorated. Displacement was observed at the lower section of the system which indicates deficiencies in the anchors.

Budget/Schedule:

Construction	$4,114,000
Design	$282,000
DFD Mgt	$189,300
Contingency	$616,700
TOTAL	**$5,202,000**

SBC Approval	Oct 2025
A/E Selection	Sep 2024
Bid Opening	Feb 2026
Start Construction	May 2026
Substantial Completion	Sep 2026
Final Completion	Jun 2027

UW-Stevens Point – Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements (24A1U):

Project Description and Justification:
This project replaces approximately 51,500 SF of roofing systems along with the associated flashings, insulation, and vapor retarder. This includes approximately 31,800 SF of coal tar pitch roofing on lightweight concrete deck and approximately 19,700 SF of built-up roofing systems od wood fiber deck. All roofing systems included in this project will be removed down to the roof deck. New insulation and a fully adhered Ethylene Propylene Diene Monomer (EPDM) roof system will be installed. The project also replaces skylights and clerestory windows affected by the roofing work.

The roof sections are more than 20 years old. Recent site inspections by professional consultants have 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.

Budget/Schedule:

Construction	$7,723,000
Design	$602,000
DFD Mgt	$355,000
Contingency	$1,820,000
TOTAL	**$10,500,000**

SBC Approval	Oct 2025
A/E Selection	Mar 2024
Bid Opening	Feb 2026
Start Construction	May 2026
Substantial Completion	Aug 2026
Final Completion	Feb 2027

UW-Whitewater – Center of the Arts Music Classroom, Laboratory, & Studio Renovations (23K2L):

Project Description and Justification:
This project provides acoustic improvements within the Center of the Arts Music Department, including upgrades to practice rooms, ensemble/classroom spaces, faculty instructional studios, a secondary wing of practice labs, and the recital hall. Work includes selective interior demolition, reconstruction of wall assemblies, and installation of acoustic doors, ceilings, and flooring to enhance sound isolation and control. The restrooms are being renovated to provide ADA accessibility. Selective replacement of mechanical and electrical systems is included to support project areas. The renovation impacts approximately 57,305 SF and is primarily limited to interior construction within an existing three-story academic building of original masonry construction.

Priority improvements address the practice laboratories, large ensemble classrooms, faculty instructional studios, and secondary practice rooms. Full implementation of the design will occur through phased construction across three floors of the building. Exterior work is limited to repairs associated with mechanical system upgrades. Selective civil work is included to relocate electrical equipment from inside the building to the exterior to support acoustic performance. Sustainable design strategies include material reuse where feasible and the selection of finishes to support occupant health and environmental quality.

During the re-accreditation review of the Music Department by the National Association of Schools of Music (NASM) in 2012, the department was deferred for re-accreditation by the National Association of Schools of Music (NASM), citing several concerns about their facilities. All the spaces utilized by the music department do not meet the requirements provided in the National Association of Schools of Music Handbook in that the spaces utilized by this department are not acoustically appropriate for this discipline, and the facilities, equipment, and technology do not adequately support teaching and learning for the curricular offerings. The subsequent accreditation visit was in 2022. Despite the efforts to address the sound attenuation internally with campus funds, the results of the accreditation review were not favorable and did not resolve the issues.

The sound attenuation issue applies to all the music department's teaching and practice spaces. They are original construction and not soundproof or acoustically treated for their intended use. When the Warhawk Marching Band rehearses, the decibel levels have reached 113.2 dB. The sound travels up through the floor making the teaching studios unusable during that time. Sound bleeds between studios on the second floor and into the classrooms below these studios. This creates scheduling issues as faculty must avoid simultaneous classes and studio instruction due to sound bleed. The existing conditions make it difficult to attract new students to the program, as prospective students must utilize these spaces when they audition for acceptance. Through student exit interviews, the number one complaint and suggestion from graduating seniors is the need to update our practice rooms and address sound issues.

Budget/Schedule:

Construction	$10,690,000
Design	$680,000
DFD Mgt	$491,800
Contingency	$1,603,500
Equipment	$1,523,700
TOTAL	**$14,989,000**

SBC Approval	Oct 2025
A/E Selection	Jan 2024
Bid Opening	Feb 2026
Start Construction	May 2026
Substantial Completion	Aug 2027
Final Completion	Feb 2028

Previous Action: 2025 Wisconsin Act 15 authorized $244,615,000 for UW Minor Facility Renewal projects in two categories, Groups 1 and 2.

In October 2023, the SBC authorized the release of $32,000 SEG REV to develop preliminary plans and specifications for the UW-Stevens Point – Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements project using All Agency project funding.

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

a) Authority to release $20,585,800 ($6,515,800 SEG REV, $4,820,900 PRSB and $9,249,100 PR-CASH) for the All Agency maintenance and repair request(s) listed below;
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		**$8,230,600**
GBY	Weidner Ctr Stage Lift Equip Repl ($813,800 SEG REV; $348,800 PR-CASH)	$1,162,600
MSN	Multi-Parking Ramp Waterproofing ($1,011,000 PR-CASH)	$1,011,000
MSN	Lot 75 Stair/Elevator Tempering (Incr) ($202,000 PR-CASH)	$202,000
PLT	Art Building Roof Replacement ($1,752,000 SEG REV)	$1,752,000
RVF	Crabtree-Parker Elec/Telecomm Reno ($2,275,000 PRSB)	$2,275,000
STP	Multi-Bldg Elevator Replacements ($1,828,000 SEG REV)	$1,828,000
Utility Repair and Renovation		**$12,679,200**
GBY	Walter Way Reconstruction ($1,119,300 PR-CASH)	$1,119,300
MSN	Multi-Surface Lot Repair/Replacements ($1,568,000 PR-CASH)	$1,568,000
OSH	Steam & Condensate Utility Repl ($2,446,000 SEG REV; $2,545,900 PRSB)	$4,991,900
STP	Coleman Field Track Replacement ($5,000,000 PR-CASH)	$5,000,000
TOTALS	**$6,839,800 SEG REV $4,820,900 PRSB $9,249,100 PR-CASH**	**$20,909,800**

In December 2024, the SBC authorized the UW-Madison Lot 75 Stairwell and Elevator Vestibule Tempering project for construction for an estimated total cost of $934,100 PR-CASH.

In October 2023, the SBC authorized the release of $82,000 SEG REV to develop preliminary plans and specifications for the UW-River Falls Crabtree-Parker Halls Electrical and Telecommunications Renovation project.

	Subcommittee	Full Commission

(Previous Actions Continued…)

In October 2023, the SBC authorized the release of $75,500 SEG REV to develop preliminary plans and specifications for the UW-Green Bay Walter Way Reconstruction.

In October 2023, the SBC authorized the release of $324,000 SEG REV to develop preliminary plans and specifications for the UW-Oshkosh Steam and Condensate Utility Replacement project.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #21

AGENCY: University of Wisconsin System

UWSA CONTACT: Deej Lundgren, (608) 262-5450, deej.lundgren@wisconsin.edu
DFD CONTACT: Josh Bernadini, (608)266-8874, joshua.bernadini@wisconsin.gov

LOCATION: UW-System, Systemwide

PROJECT REQUEST: Request the following:

a) Authority to release $20,585,800 ($6,515,800 SEG REV, $4,820,900 PRSB, and $9,249,100 PR-CASH) for the All Agency maintenance and repair request(s) listed below;
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

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	24J3O	Weidner Center Stage Lift Equipment Replacement	$813,800	$0	$348,800	**$1,162,600**
MADISON (Dane Co.)	24I2D	Multi-Parking Ramp Waterproofing and Repairs	$0	$0	$1,011,000	**$1,011,000**
MADISON (Dane Co.)	22E2V	Parking Lot 75 Stairwell and Elevator Vestibule Tempering (Increase)	$0	$0	$202,000	**$202,000**
PLATTEVILLE (Grant Co.)	25B3O	Art Building Roof Replacement	$1,752,000	$0	$0	**$1,752,000**
RIVER FALLS (Pierce Co.)	23F1W	Crabtree-Parker Halls Electrical & Telecommunications Renovation	$0	$2,275,000	$0	**$2,275,000**
STEVENS POINT (Portage Co.)	23J2M	Multi-Building Elevator Replacements	$1,828,000	$0	$0	**$1,828,000**
		FACILITY MAINTENANCE AND REPAIR SUBTOTAL	**$4,393,800**	**$2,275,000**	**$1,561,800**	**$8,230,600**

UTILITY REPAIR AND RENOVATION

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	24H1U	Walter Way Reconstruction	$0	$0	$1,119,300	**$1,119,300**
MADISON (Dane Co.)	24I2E	Multi-Surface Lots Repairs and Replacement	$0	$0	$1,568,000	**$1,568,000**
OSHKOSH (Winnebago Co.)	23J2Q	Steam and Condensate Utility Replacement	$2,446,000	$2,545,900	$0	**$4991,900**
STEVENS POINT (Portage Co.)	24H1S	Coleman Field Track Replacement	$0	$0	$5,000,000	**$5,000,000**
		UTILITY REPAIR AND RENOVATION SUBTOTAL	**$2,446,000**	**$2,545,900**	**$7,687,300**	**$12,679,200**

	SEG REV	PRSB	PR-CASH	TOTAL
OCTOBER 2025 TOTALS	$6,839,800	$4,820,900	$9,249,100	$20,909,800

UW-Green Bay – Weidner Center Stage Lift Equipment Replacement (24J3O):

Project Description and Justification:
This project replaces the stage lift platform system, which is the only means to access symphony instruments stored below the stage, can be lowered for an orchestra pit, and can be raised to allow 250 additional seats if there is no orchestra required for a particular production. The stage lift system requires all equipment to be fully operational to move the platform. Project work includes replacing two drive motors and drive shafts, nine spiral lifts and gear boxes, and augmenting or replacing the control system.

The existing system is unreliable and can no longer raise or lower the platform evenly, resulting in gaps and unlevel surfaces. The spiral lifts cannot be adjusted individually, they must operate in a synchronized manner. If one motor, or one driveshaft, or one gearbox is inoperable, the stage lift remains stationary in its current position until repairs can be completed. The nine spirals each have gearboxes with parts that are no longer available. The synchronized driveshaft between the two motors is also obsolete and requires custom parts be reproduced to make a repair. The gearboxes have substantial oil leaks and require constant monitoring and new oil added prior to each use to prevent premature failure. The spiral lifts have been routinely inspected and patched frequently to prevent collapse.

Budget/Schedule:

Construction	$885,000
Design	$104,000
DFD Mgt	$40,800
Contingency	$132,800
TOTAL	**$1,162,600**

SBC Approval	Oct 2025
A/E Selection	Dec 2024
Bid Opening	Dec 2025
Start Construction	Feb 2026
Substantial Completion	Aug 2026
Final Completion	Feb 2027

Previous Action: None.

UW-Madison – Multi-Parking Ramp Waterproofing and Repairs (24I2D):

Project Description and Justification:
The project repairs deck waterproofing systems in various UW-Madison parking ramps. Lot 17 work includes repairing and replacing sealant joints, repairing and replacing traffic coating membrane, and repairing and replacing storm drains. Repairs to the concrete substrate and shear connectors will be included as required for this work. Lot 20 and Lot 63 work includes repairing and replacing traffic coating membrane. Repairs to the concrete substrate will be included as required for this work. Lot 75 work includes repairing and replacing sealant joints and repairing and replacing traffic coating membrane. Repairs to the concrete substrate and shear connectors will be included as required for this work.

This project resolves three main issues: safety, customer satisfaction, and access. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities in a timely manner, especially with scheduling constraints related to campus needs (i.e. events, hospital appointments, classroom instruction, etc.)

Budget/Schedule:

Construction	$761,500
Design	$100,000
DFD Mgt	$35,100
Contingency	$114,400
TOTAL	**$1,011,000**

SBC Approval	Oct 2025
A/E Selection	Dec 2024
Bid Opening	Mar 2026
Start Construction	Jun 2026
Substantial Completion	Aug 2027
Final Completion	Feb 2028

Previous Action: None.

UW-Madison – Parking Lot 75 Stairwell and Elevator Vestibule Tempering (Increase) (22E2V):

Project Description and Justification:
This project replaces heating units located in the west elevator and stairwell vestibules of Parking Ramp 75. The new units will provide both heating and cooling to the elevator and stairwell vestibules to improve user comfort and elevator longevity. The goal is to complete the work as quickly as possible. Project work may require prioritization and phasing to accommodate the desired and seasonal construction window available

This request increases the project budget to match recent bid results. The budget increase is needed to complete the originally approved project scope and intent.

Budget/Schedule:

Construction	$911,100
Design	$93,800
DFD Mgt	$40,100
Contingency	$91,100
TOTAL	**$1,136,100**

SBC Approval	Oct 2025
A/E Selection	Mar 2024
Bid Opening	Jul 2025
Start Construction	Jun 2026
Substantial Completion	Jan 2027
Final Completion	Jul 2027

Previous Action: In December 2024, the SBC authorized this project for construction for an estimated total cost of $934,100 PR-CASH.

UW-Platteville – Art Building Roof Replacement (25B3O):

Project Description and Justification:
This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes replacing approximately 11,750 SF of Ethylene Propylene Diene

Monomer (EPDM) roofing on the Art Building with a fully adhered EPDM roofing system. This project adds roof drains to roof sections that do not have adequate drainage. Roofing work will be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Abandoned curbs that housed former equipment will be removed as part of this project.

The roof sections are more than 25 years old. Recent site inspections 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 Art Building roof has deteriorated due to age and is beyond its useful life. It is failing throughout due to years of solar degradation and weather extremes, resulting in crazed cracking (alligator cracking), blistering, and seam deterioration and failure. Although regular routine roof maintenance and repair have addressed these issues throughout the functional lifespan of the roof, the roof is now too old and deteriorated for further repairs and must be replaced.

Budget/Schedule:

Construction	$1,418,300
Design	$55,500
DFD Mgt	$63,000
Contingency	$212,800
TOTAL	**$1,752,000**

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

Previous Action: None.

UW-River Falls – Crabtree-Parker Halls Electrical and Telecommunications Renovation (23F1W):

Project Description and Justification:
This project installs a new emergency generator to serve both Crabtree and Parker Halls, including two transfer switches in each building to provide both emergency and optional standby feeds. The buildings' radiant heat pumps and associated controls will be connected to the new emergency generator to provide freeze protection capabilities. Electrical power distribution and branch panels will be replaced throughout each building. New branch panels and circuits will be installed for the apartments and kitchens. All Category-3, Category-5, and coaxial network cabling will be removed and replaced with new Category-6A network cabling throughout both buildings. New Category-6A cable will be installed into each residence room and common area.

The electrical equipment for these buildings is original to their construction in 1967. This equipment is outdated and in need of replacement. Many breakers do not perform the way they were designed and are a safety concern. Dedicated panels will be installed for the apartments in each building. The apartments are currently fed from several electrical panels, which is a code violation. The current emergency power system that feeds these two student residence halls is served with a 45 KW generator located in Grimm Hall. There are a total of four buildings that are connected to this generator which was installed in 1993. This project will split off Crabtree

and Parker Halls on to the new generator, located outside the buildings and designated for just these two facilities. The new generator system will provide freeze protection in the event of a power failure in the winter. This allows residents to remain in their rooms during the outage. Telecommunications room power will also be installed to the optional system to provide emergency communications.

The network cabling in these buildings is becoming obsolete and modern wireless access points required Category-6A cabling to reach peak performance. These issues are more pronounced every year with students connecting more devices onto the campus network.

Budget/Schedule:

Construction	$1,719,000
Design	$206,000
DFD Mgt	$79,100
Contingency	$258,000
Other Fees	$12,900
TOTAL	**$2,275,000**

SBC Approval	Oct 2025
A/E Selection	Mar 2024
Bid Opening	Jan 2026
Start Construction	May 2026
Substantial Completion	Aug 2027
Final Completion	Feb 2028

Previous Action: In October 2023, the SBC authorized the release of $82,000 SEG REV to develop preliminary plans and specifications.

UW-Stevens Point – Multi-Building Elevator Replacements (23J2M):

Project Description and Justification:
This project provides for renovation and replacement to elevators in multiple campus buildings, including all required modifications and augmentation of the fire alarm and smoke detection system and electrical distribution systems. College of Professional Studies work includes modernizing the five-stop traction passenger elevator by replacing the controller, geared traction machine and sheaves, door operator, and interior cab finishes and fixtures. A new mini-split cooling system will be installed in the machine room. Science Building work includes modernizing a three-stop hydraulic passenger elevator with double-sided entry by replacing the controller, hydraulic pumping unit, door operators, interior cab finishes and fixtures, and in-ground cylinder with PVC casing. Machine room ventilation system will retained without modification. George Stien Heating Plant work includes modernizing a two-stop hydraulic elevator by replacing the controller, hydraulic pumping unit, door operators, and interior cab finishes and fixtures. A new mini-split cooling system will be installed in the machine room.

The hydraulic and traction elevators in these buildings have become a financial challenge due to their deteriorated infrastructure and dated technology. These elevators rely on electromechanical relays and hard-wired circuitry, which are prone to failure and associated with extensive troubleshooting. The College of Professional Studies elevator was originally installed in 1971 and the controls were updated in 2006. The Science Building elevator was originally installed in 1988 and the Heating Plant elevator was originally installed in 1992.

Budget/Schedule:

Construction	$1,379,000
Design	$178,600
DFD Mgt	$63,500
Contingency	$206,900
TOTAL	**$1,828,000**

SBC Approval	Oct 2025
A/E Selection	Dec 2023
Bid Opening	Apr 2026
Start Construction	Aug 2026
Substantial Completion	Aug 2027
Final Completion	Feb 2028

Previous Action: None.

UW-Green Bay – Walter Way Reconstruction (24H1U):

Project Description and Justification:
This project improves the road on Walter Way from Lenfestey Court to East Circle Drive and Downham Court. Infrastructure improvements include asphalt pavement replacement, culvert replacement, spot curb and gutter replacement, spot sidewalk replacement, and replacement of electrical conduit between light poles. Drainage improvements include replacing culverts and drainage ditches that have failed, are in poor condition, or undersized.

Walter Way was originally constructed in 1978. Annual maintenance (crack sealing and pothole patching) has been completed to extend the useful life of the roadway since original construction. Additional base patching has also been completed on an as needed basis; however, the condition of Walter Way has deteriorated and resulted in cracking throughout a large portion of the roadway, multiple potholes, and medium to large ruts. It also appears that the base course has failed in two locations with significant ruts. A completed 2020 pavement study recommended reconstruction of the roadway due to the condition assessment. A completed stormwater study indicated that various culverts are also undersized. The existing ditches do not drain properly, creating drainage concerns along the roadway.

Budget/Schedule:

Construction	$854,300
Design	$79,600
DFD Mgt	$39,300
Contingency	$128,200
Other Fees	$17,900
TOTAL	**$1,119,300**

SBC Approval	Oct 2025
A/E Selection	Sep 2024
Bid Opening	Feb 2026
Start Construction	Apr 2026
Substantial Completion	Sep 2026
Final Completion	Mar 2027

Previous Action: In October 2023, the SBC authorized the release of $75,500 SEG REV to develop preliminary plans and specifications.

UW-Madison – Multi-Surface Lots Repairs and Replacement (24I2E):

Project Description and Justification:
This project repairs various surface parking lots at UW-Madison. Infrastructure improvements and maintenance include asphalt pavement replacement, concrete pavement installation, spot curb and gutter replacement, and lawn restoration. Project work for Lot 64, Lot 82, Lot 12, Lot

39, Lot 54, and Lot 11 will be performed in the summer of 2026. Project work for Lot 21, Lot 26, and additional work in Lot 64 and Lot 82 will be performed in the summer of 2027.

This project resolves three main issues: safety, customer satisfaction, and access. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities in a timely manner, especially with scheduling constraints related to campus needs (i.e. events, hospital appointments, classroom instruction, etc.)

Budget/Schedule:

Construction	$1,146,900
Design	$196,200
DFD Mgt	$52,800
Contingency	$172,100
TOTAL	**$1,568,000**

SBC Approval	Oct 2025
A/E Selection	Dec 2024
Bid Opening	Mar 2026
Start Construction	Jun 2026
Substantial Completion	Jul 2027
Final Completion	Jan 2028

Previous Action: None.

UW-Oshkosh – Steam and Condensate Utility Replacement (23J2Q):

Project Description and Justification:
This project replaces select sections of the central steam distribution system. Project work includes approximately 2,300 LF of trenching to support new steam and condensate piping, direct buried electrical conduit installation, and construction of multiple steam vaults. Site restoration includes resurfacing roadways and driveways, pedestrian walkways, and landscape areas disturbed by utility upgrades.

The steam and condensate tunnels run underneath a heavily used pedestrian and vehicle pathway that allows access to the campus central mall. The tunnels are the main heating supply routes for Dempsey Hall, Halsey Science Center, Harrington Hall, Oviatt House, and Polk Library. Vehicle traffic consists of university plow trucks, delivery trucks, and light duty vehicles. The area sees considerable foot traffic by students, staff, and faculty. Due to the age of the tunnel system and past flooding, the tunnel walls and ceilings have deteriorated and are no longer considered structurally sound. This makes it unsafe for maintenance personnel to access the piping and equipment to perform maintenance and inspections to ensure system reliability.

The failure of piping and structural concerns with the tunnels in this area resulted in the need to temporarily relocate the utilities above ground during December 2021/January 2022. Through emergency procurement efforts, steam wrapped condensate lines that were insulated were placed, temporary aluminum ramps, and protective boxes for were constructed where the lines crossed pedestrian walkway sections. These above ground utilities have impacted both pedestrian and vehicle pathways causing issues for grounds maintenance, pedestrian accessibility, and adding tripping hazards to foot traffic.

Partial design funds for this project were previously released by the SBC. The current request for authority to construct incorporates the total amount of the project including those previously released design funds. Therefore, the difference between the release amount and the authority to construct amount represents the design funds already approved.

Budget/Schedule:

Construction	$3,800,000
Design	$373,100
DFD Mgt	$174,900
Contingency	$570,700
Other Fees	$73,200
TOTAL	**$4,991,900**

SBC Approval	Oct 2025
A/E Selection	Dec 2023
Bid Opening	Jan 2026
Start Construction	Apr 2026
Substantial Completion	May 2027
Final Completion	Dec 2027

Previous Action: In October 2023, the SBC authorized the release of $324,000 SEG REV to develop preliminary plans and specifications.

UW-Stevens Point – Coleman Field Track Replacement (24H1S):

Project Description and Justification:
This project demolishes the exterior track and reconstructs an NCAA-compliant replacement track surface, including infield throw and jump areas, to enable hosting of NCAA-sanctioned track and field events. The entire track area will be enclosed with fencing to ensure security and safety. The track infield will be natural turf with an irrigation system. The infield will accommodate throws areas, throw cages, and landing zones for track events such as shot put, discus, and hammer throw. The jump areas will feature runways and sand pits for long jump, triple jump, and space for pole vaulting. The track area will be equipped with lighting to facilitate evening events and walkway lighting will be installed along all pathways. An enclosed grandstand with seating for up to 500 people, including a press box, will be constructed. Storage areas beneath the grandstand will be designated for track equipment. A sound system and an electronic video scoreboard will be installed to display event results.

The Coleman Field track, located east of the George Stien Heating Plant, was originally installed in 1982. The existing urethane surface track is severely cracked, pitted and delaminating. The radii of the two curves do not comply with current NCAA standards and the university varsity teams are unable to host conference track meets or conference championships. This situation negatively affects the recruitment of student athletes, impacts the athletic operating budget, and incurs additional expense of transporting athletes to off-campus meets. The track is used by students, staff, and the community for general fitness and exercise. The track was previously used for the annual statewide, three-day Special Olympics event, which attracts over 2,000 Special Olympians and another 600 coaches and supporters. After a long history of hosting this event, it did not return to the university in 2023 in large part due to the condition of the track.

Budget/Schedule:

Construction	$3,871,000
Design	$370,200
DFD Mgt	$178,100
Contingency	$580,700
TOTAL	**$5,000,000**

SBC Approval	Oct 2025
A/E Selection	Sep 2024
Bid Opening	Jan 2026
Start Construction	Apr 2026
Substantial Completion	Mar 2027
Final Completion	Sep 2027

Previous Action: None.

Subcommittee	Full Commission

Other Business

22. Design Funds Release – Request the following:
    a) Release $48,899,000 BTF to develop preliminary plans and specifications for projects specifically allocated planning funding in 2025 Wisconsin Act 15;
    b) Release $25,875,000 PR-CASH to develop preliminary plans and specifications for projects specifically allocated cash planning funding in 2025 Wisconsin Act 15;
    c) Release $15,302,000 BTF to develop preliminary plans and specifications for projects that were enumerated in 2025 Wisconsin Act 15; and
    d) Release $5,000,000 SEG REV for planning and design services for All Agency projects funded by SEG REV in the 2025-27 biennium.

    In December 2023, the SBC authorized the release of $3,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the UW-Oshkosh – Polk Library Facility Renewal project.

STATE BUILDING COMMISSION ACTION
OTHER BUSINESS ITEM
OCTOBER 2025
REQUEST #22

Date: October 29, 2025

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Design Funds Release for October 2025 State Building Commission Meeting

PROJECT REQUEST: Request the following:

a) Release $48,899,000 BTF to develop preliminary plans and specifications for projects specifically allocated planning funding in 2025 Wisconsin Act 15;
b) Release $25,875,000 PR-CASH to develop preliminary plans and specifications for projects specifically allocated cash planning funding in 2025 Wisconsin Act 15;
c) Release $15,302,000 BTF to develop preliminary plans and specifications for projects that were enumerated in 2025 Wisconsin Act 15; and
d) Release $5,000,000 SEG REV for planning and design services for All Agency projects funded by SEG REV in the 2025-27 biennium.

This request seeks to release $48,899,000 BTF to develop plans and specifications for projects specifically allocated planning funding in 2025 Wisconsin Act 15, for the following construction projects:

Project Title	Agency	Amount
Sand Ridge Secure Treatment Center – Health Service Unit Expansion	DHS	$800,000
Wisconsin Resource Center – North Building Wet Cell Renovation	DHS	$800,000
Chippewa Falls – New Readiness Center	DMA	$1,700,000
Wausau – New Readiness Center	DMA	$1,995,000
Wisconsin Rapids – New Readiness Center	DMA	$1,149,000
Northern Highland American Legion State Forest – Vault Toilet Building Replacements	DNR	$276,000
Statewide – Minor Facilities Renewal Program – Toilet/Shower Building	DNR	$1,147,000
Northern Highland American Legion State Forest – Boat Access Improvements	DNR	$493,000
Statewide – Minor Facilities Renewal Program – Road and Parking Lot Improvements	DNR	$2,635,000
Statewide – Public Entrance Visitor Station Replacements	DNR	$606,000
Willow River State Park – Interpretive Center Replacement	DNR	$250,000
Grow Academy – New 16-Bed Facility	DOC	$1,500,000

Fox Lake Correctional Institution – Toilet/Shower Room Reconstruction	DOC	$800,000
Jackson Correctional Institution – Reverse Osmosis Water Treatment System	DOC	$300,000
Racine Correctional Institution – Infirmary Medical Unit Remodel	DOC	$300,000
State Fair Park – Swine, Sheep and Goat Barn Redevelopment	SFP	$4,000,000
UW-Madison Humanities Relocation and Demolition	UWSA	$5,000,000
UW-Milwaukee Sandburg Hall East Tower Restroom Renovations	UWSA	$800,000
UW Systemwide – Central Plants and Utility Distribution Repairs, Renovations, and Replacements	UWSA	$10,721,000
UW-Milwaukee – Engineering and Neuroscience	UWSA	$6,900,000
UW-Platteville – Ottensman Hall Addition and Renovation	UWSA	$6,727,000
Total Enumerated Design Funds		**$48,899,000**

This request also seeks to release $25,875,000 PR-CASH to develop preliminary plans and specifications for projects specifically allocated cash planning funding in 2025 Wisconsin Act 15, for the following construction projects:

Project Title	Agency	Amount
UW Systemwide – Central Plants and Utility Distribution Repairs, Renovations, and Replacements	UWSA	$6,222,000
UW Madison – West Campus Research Building and Parking Ramp	UWSA	$19,653,000
Total Enumerated Design Funds		**$25,875,000**

This request also seeks to release $15,302,000 BTF to develop preliminary plans and specifications for projects that were enumerated in 2025 Wisconsin Act 15. The release amounts were calculated as 50% of the approved design estimates included in the capital budget agency requests and will provide sufficient funding to develop Design Reports and return to the SBC for authority to construct. The following construction projects are included in this release:

Department of Administration		
Project Name	**Total Design Budget**	**50% of Design Budget**
State Capitol – Elevator Modernization	$617,000	$308,500
Tommy G. Thompson Center – Elevator Modernization	$445,000	$222,500
DOA Total:	**$1,062,000**	**$531,000**
Department of Corrections		
Project Name	**Total Design Budget**	**50% of Design Budget**
Prairie du Chien Correctional Institution – Central Heating Plant Replacement	$1,440,000	$720,000
Statewide – Minor Facilities Renewal Program – Heating Distribution Systems Upgrades	$1,879,000	$939,500
Milwaukee Secure Detention Facility – Elevator Replacement	$603,000	$301,500
Kettle Moraine Correctional Institution – Emergency Generator Replacement	$492,000	$246,000
DOC Total:	**$4,414,000**	**$2,207,000**

Department of Health Services		
Project Name	**Total Design Budget**	**50% of Design Budget**
Mendota Mental Health Institute – Utility Improvements Phase II	$3,977,000	$1,988,500
DHS Total:	**$3,977,000**	**$1,988,500**
Department of Military Affairs		
Project Name	**Total Design Budget**	**50% of Design Budget**
Madison – Readiness Center Remodel	$350,000	$175,000
West Bend AASF – Fire Suppression System Replacement	$466,000	$233,000
Whitewater – Field Maintenance Shop Expansion	$417,000	$208,500
Milwaukee – Readiness Center Remodel – Phase V	$753,000	$376,500
Camp Douglas – Camp Williams Generator Replacement	$469,000	$234,500
DMA Total:	**$2,455,000**	**$1,227,500**
Department of Natural Resources		
Project Name	**Total Design Budget**	**50% of Design Budget**
Devil's Lake State Park – Conservation Warden Office Renovation	$249,000	$124,500
Mead Wildlife Area – River Dike System Upgrade	$401,000	$200,500
Spring Green Ranger Station – Fire Response Ranger Station Replacement	$425,000	$212,500
Statewide – Forest Fire Command Center Replacement	$345,000	$172,500
Badger State Trail – Trail Repairs	$423,000	$211,500
Wausaukee Ranger Station - Peshtigo and Wausaukee Ranger Stations Consolidation	$385,000	$192,500
Richard Bong State Recreation Area – Conservation Warden Office and Storage Expansion	$171,000	$85,500
DNR Total:	**$2,399,000**	**$1,199,500**
Department of Veterans Affairs		
Project Name	**Total Design Budget**	**50% of Design Budget**
Wisconsin Veterans Home at King – Food Service and Laundry Facilities	$4,932,000	$2,466,000
Wisconsin Veterans Home at King – Plumbing Repairs and Lead Abatement	$584,000	$292,000
Wisconsin Veterans Home at King – Boiler and Deaerator Feed Replacement	$1,716,000	$858,000
Wisconsin Veterans Home at Chippewa Falls – Technology Improvements	$386,000	$193,000
Northern Wisconsin Veterans Memorial Cemetery – Phase V Expansion	$263,000	$131,500
DVA Total:	**$7,881,000**	**$3,940,500**
State Fair Park		
Project Name	**Total Design Budget**	**50% of Design Budget**
State Fair Park – West Side Restrooms Reconstruction	$545,000	$272,500

State Fair Park – North Parking Lots Infrastructure and Repaving	$1,454,000	$727,000
SFP Total:	**$1,999,000**	**$999,500**
University of Wisconsin		
Project Name	**Total Design Budget**	**50% of Design Budget Remaining**
UW- Oshkosh – Polk Library Facility Renewal	$12,417,000	$3,208,500
SFP Total:	**$12,417,000**	**$3,208,500**
Grand Total:	**$36,604,000**	**$15,302,000**

This request also seeks to release an additional $5,000,000 in SEG REV for planning and design services for All Agency projects funded by SEG REV in the 2025-27 biennium. These funds will allow agencies to expedite design work by providing sufficient funds to develop design estimates of scope, schedule, and budget and return to the SBC for authority to construct.

In summary, this request will release these total amounts of preliminary design funds to expedite the design of projects included in the 2025-27 Capital Budget:

Building Trust Funds	
Total Design Funds Specifically Enumerated	$48,899,000
Estimated 50% Design Funds for Enumerated Projects	$15,302,000
BTF Total	**$64,201,000**
PR-CASH	
Toal Design Funds Specifically Enumerated	$25,875,000
PR-CASH Total	**$25,875,000**
Segregated Revenue	
Estimated Design Funds for All Agency Projects	$5,000,000
SEG REV Total	**$5,000,000**
TOTAL REQUEST	**$95,076,000**

Previous Action: In December 2023, the SBC authorized the release of $3,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the UW-Oshkosh – Polk Library Facility Renewal project.

	Subcommittee	Full Commission
23. Small Project Program Release – Request the following: a) Release $50,000,000 from SEG REV All Agency allocations to corresponding Small Project allocations; b) Release $5,000,000 from BTF allocations to corresponding BTF allocations; c) Release $10,000,000 from the Energy Conservation All Agency allocation to corresponding Small Project allocations; and d) Release $12,000,000 from PRSB All Agency allocations to the corresponding Small Project allocations.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2025
REQUEST #23

Date: October 28, 2025

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Project Program Release for October 2025 State Building Commission Meeting

PROJECT REQUEST: Request the following:

a) Release $50,000,000 from SEG REV All Agency allocations to corresponding Small Project allocations; and
b) Release $5,000,000 from BTF allocations to corresponding BTF allocations; and
c) Release $10,000,000 from the Energy Conservation All Agency allocation to corresponding Small Project allocations; and
d) Release $12,000,000 from PRSB All Agency allocations to the corresponding Small Project allocations.

SEG REV Allocation

This request seeks to release $50,000,000 from All Agency residual allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories until the end of the fiscal year. This is the first request to release funding for small projects in the 2025-27 biennium. The table below provides a summary of requested Small Project appropriation balances.

Project Category	Balance	Requested Change	Revised Balance
Facility Maintenance & Repair		33,000,000	33,000,000
Utility Repair & Renovation		13,500,000	13,500,000
Health, Safety & Environmental Protection		2,000,000	2,000,000
Preventative Maintenance		300,000	300,000
Programmatic Remodel		300,000	300,000
Capital Equipment		240,000	240,000
Road Maintenance		360,000	360,000
Facilities Repair/Roofing		300,000	300,000
	-	50,000,000	50,000,000

For the fiscal year 2025, agencies submitted 462 small project requests totaling $88 million. From that, $51.3 million was spent using GFSB/SEG REV, or an average of $4.3 million GFSB/SEG REV per month, and represents 58% of total funds allocated for small projects. UWS represents the largest share (166 projects or 36% of total projects), followed by the DOC (104

projects or 23% of total projects). The table below summarizes one year of data showing the project count and GFSB/SEG REV spent, by agency, as of July 1, 2025.

	Project Requests		% of Total	
Agency	# of projects	Sum of GFSB & SEG REV	Projects	GFSB & SEG REV
Administration	53	619,700	11.5%	1.2%
Corrections	104	9,263,016	22.5%	18.1%
Education Communications Board	7	3,159,100	1.5%	6.2%
Health Services	33	4,532,100	7.1%	8.8%
Historical Society	9	743,665	1.9%	1.5%
Military Affairs	28	1,269,734	6.1%	2.5%
Natural Resources	24	1,138,500	5.2%	2.2%
Public Instruction	27	3,374,279	5.8%	6.6%
State Fair Park	5	1,319,389	1.1%	2.6%
Transportation	2	0	0.4%	0.0%
University of Wisconsin	166	24,214,090	35.9%	47.2%
Veterans Affairs	4	1,650,500	0.9%	3.2%
Total	462	51,284,073	100.0%	100.0%

BTF Allocation
This request seeks to release $3,600,000 from Building Trust Funds – BT60 Contingency allocations to the corresponding Building Trust Funds – BT700 Small Project allocations. This request also seeks to release $1,400,000 from Building Trust Funds – BT60 Contingency allocations to Building Trust Funds – BT90 All Agency Planning. The requested release is projected to fund studies and consultant contracts for the 2025-2027 biennium and partially fund All Agency projects for the 2027-29 biennium. This is the first BTF request to release funding in the 2025-27 biennium.

Energy Conservation Allocation
This request seeks to release $10,000,000 from Energy Conservation All Agency allocations to the corresponding Small Project allocations. This is the first Energy Conservation request to release funding for small projects in the 2025-27 biennium. This amount is projected to fund the small projects in this program through June 2027. Current spending is trending upwards due to the threshold increase and additional agency needs.

PRSB Allocation
This request seeks to release $12,000,000 from All Agency allocations to the corresponding Small Project allocations. This is the first PRSB request to release funding for small projects in the 2025-27 biennium.

Adding $12,000,000 to the September 2025 balance of $4,459,455 is projected to fund the small projects in this program through June 2027. Current spending is averaging $4.5 million per year but is expected to trend upwards due to the threshold increase and due to added needs and costs.