



State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, December 17, 2025

10:00 AM

State Capitol 300SE*

**please note room change*

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

Wednesday, December 17, 2025

11:00 AM

State Capitol 300SE*

**please note room change*

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

Wednesday, December 17, 2025

1:30 PM

State Capitol 115 East

Governor's Conference Room

BUILDING COMMISSION REQUESTS / ITEMS

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December 17, 2025

Subcommittee

Full Commission

The Secretary requests approval of the minutes of October 28, 2025.

No action required.

DEBT MANAGEMENT

1. General Obligation New Money Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 8 authorizes the sale and issuance of General Obligations in an amount not to exceed \$553,630,000 in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

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December 17, 2025

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

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	\$1,998,500
Wis Rapids Stone Panel and Window Repl	\$1,998,500
(\$1,998,500 PRSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 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: Wisconsin Rapids State Office Building, Wood County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
Wisconsin Rapids State Office Building (Wood Co.)	24L2H	Stone Panel and Window Replacement	\$1,998,500
Facility Maintenance and Repair Total			\$1,998,500

PROJECT DESCRIPTION:

This project replaces 150 existing windows, select cladding and sealant joints on the stone façade of the building. Stone cladding will be removed and replaced with a metal panel cladding system. Additionally, this work will include cleaning and tuckpointing, as well as removing and infilling or replacing existing louvres. This work will require site protection such as landscaping that needs to be restored in-kind, and protection of the interior spaces around the window work areas.

The window work consists of removing existing aluminum-clad wood window frames and glazing. The project will install new thermo-break window frames and 1" glazing with low e-insulated glass. The new windows will not need to be operable as the building's HVAC system has changed.

PROJECT JUSTIFICATION:

The original Wisconsin Rapids State Office Building was constructed in 1969. It is a two-story stone façade building with approximately 29,596 SF of office space with a partial basement and crawl space with mechanical systems and convenance system. In 1999-2001, a three-story addition to the original building was constructed with two floors of office space (19,636 SF) and a penthouse area for mechanicals and the convenance system. During the new construction, the HVAC, plumbing and electrical systems were upgraded in the original building. The current tenant of the building is the Department of Transportation.

The windows/glazing system in the 1969 building is also original and shows significant breakdown of thermal and moisture performance. The exterior cladding design of the building relies heavily on sealant joints and gasketing to resist weather. These joints are well past their expected life cycles and require replacement. The stone panel anchoring system has had past repair work done but shows panel movement indicating localized anchoring system failures.

BUDGET/SCHEDULE:

Construction	\$1,571,000
Design	\$119,500
DFD Mgt	\$72,300
Contingency	\$235,700
TOTAL	\$1,998,500

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

PREVIOUS ACTION: None.

December 17, 2025

Subcommittee

Full Commission

Department of Corrections

3. Dane County Type 1 Juvenile Correctional Facility –
Request the following:
- a) Approve the Design Report;
 - b) Authority to release \$124,749,000 GFSB for the Dane County Type 1 Juvenile Correctional Facility project; and
 - c) Authority to construct the Dane County Type 1 Juvenile Correctional Facility for an estimated total cost of \$130,749,000 (\$124,749,000 GFSB and \$6,000,000 EX-SEG REV).

2025 Wisconsin Act 15 enumerated \$130,749,000 (\$124,749,000 GFSB and \$6,000,000 EX-SEG REV) for the Type 1 juvenile correctional facility in Dane County.

In August 2023, the SBC authorized the release of \$6,000,000 SEG REV to prepare project planning, development, design, site selection, and land and property acquisition for the Dane County Juvenile Correctional Regional Facility.

2023 Wisconsin Act 19 allocated \$6,000,000 SEG REV for planning development, design, site selection, and land and property acquisition for a new Type 1 juvenile correctional facility.

2017 Wisconsin Act 185 enumerated the construction of “one or more Type 1 juvenile correctional facilities.”

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 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: Fitchburg, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to release \$124,749,000 GFSB for the Dane County Type 1 Juvenile Correctional Facility project; and
- c) Authority to construct the Dane County Type 1 Juvenile Correctional Facility for an estimated total cost of \$130,749,000 (\$124,749,000 GFSB and \$6,000,000 EX-SEG REV).

PROJECT NUMBER: 23G1L

PROJECT DESCRIPTION:

This project constructs a new Type 1 Juvenile Correctional Facility in Fitchburg, with sewer and water utilities serviced by the Village of Oregon. The facility will provide housing, food service, health services, education, counseling, vocational training, visitation, recreation, administrative spaces, and other supporting spaces for a population of 32 male and eight female youth. The design includes two buildings. The main building will be one-story 101,164 SF building with a partial mechanical penthouse, and an adjacent 13,940 SF outbuilding will contain staff spaces for storage and maintenance work. Exterior walls will be primarily brick with concrete block back up, with various accent cladding materials including phenolic siding and metal panel. Additional regional materials, native plantings and bird-safe glazing will be provided. Sustainable features include a solar photo voltaic array on site, high thermal performance low-e glazing, LED lighting within the building, dark sky approved lighting around the site, and EV charging stations. Exterior work will include parking and loading areas, recreation spaces, an agricultural yard and secure perimeter fencing.

PROJECT JUSTIFICATION:

The Department of Corrections (DOC) Division of Juvenile Corrections currently operates two juvenile correctional facilities, Lincoln Hills School for boys and Copper Lake School for girls, both located outside Irma in northern Wisconsin. Research on juvenile justice systems shows multiple advantages of having youth placed in small security facilities over larger conventional schools. The advantages include the chance to keep youth close to home and engaged with their families, greater opportunities to recruit mentors and other volunteers, and provide programs in a treatment environment.

2017 Act 185 enumerated up to \$25 million for state facilities that follow this model. It is anticipated that the Department of Corrections and chosen counties will construct a series of small facilities located in various locations throughout the state. 2021 Wisconsin Act 252 and 2023 Wisconsin Act 19 enumerated funding for the first Type 1 juvenile correctional facility, Southeast Regional Care Center for Youth, in Milwaukee which is currently under construction. This project will construct the State's second Type 1 facility.

Constructing these facilities, as well as a future Type 1 facility in Northeastern Wisconsin, allows DOC to transition youth out of Lincoln Hills and Copper Lake and begin converting those facilities for adult correctional use, fulfilling a core objective of Act 185 and Act 252 and improving outcomes by keeping youth closer to home and treatment supports.

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	\$96,786,000	SBC Approval	Dec 2025
Design	\$6,400,000	A/E Selection	Jan 2019
DFD Mgt	\$4,460,000	Design Report	Dec 2025
Contingency	\$14,705,000	Bid Opening	Jul 2026
Equipment	\$6,678,000	Start Construction	Sep 2026
Other Fees	\$1,720,000	Substantial Completion	Sep 2028
TOTAL	\$130,749,000	Final Completion	May 2029

PREVIOUS ACTION: 2025 Wisconsin Act 15 enumerated \$130,749,000 (\$124,749,000 GFSB and \$6,000,000 EX-SEG REV) for the Type 1 juvenile correctional facility in Dane County.

In August 2023, the SBC authorized the release of \$6,000,000 SEG REV to prepare project planning, development, design, site selection, and land and property acquisition for the Dane County Type 1 Juvenile Correctional Facility.

2023 Wisconsin Act 19 allocated \$6,000,000 SEG REV for planning development, design, site selection, and land and property acquisition for a new Type 1 juvenile correctional facility.

2017 Wisconsin Act 185 enumerated the construction of "one or more Type 1 juvenile correctional facilities."

DESIGN REPORT

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

December 17, 2025

Dane County Type 1 Juvenile Correctional Facility
Department of Corrections
Fitchburg, Wisconsin

Project Number: 23G1L

For the: Department of Corrections

Project Manager: Robert Hoffmann

Architect/Engineer: BWBR Architects Inc
Madison, WI

1. Project Description:

This project will construct a new, Type 1 juvenile correctional facility in Fitchburg, Dane County, Wisconsin. The facility will provide housing, food service, health services, education, counseling, vocational training, visitation, recreation, administrative spaces, and other supporting spaces for a population of 32 male and eight female juveniles.

The design includes two buildings. The main building will be one story with a partial mechanical penthouse, and an adjacent outbuilding will contain staff spaces for storage and maintenance work. Exterior walls will be primarily brick with concrete block back up, with various accent cladding materials including phenolic siding and metal panel. Additional regional materials, native plantings and bird-safe glazing will be provided. Sustainable features include a solar photo voltaic array on site, high thermal performance low-e glazing, LED lighting within the building, dark sky approved lighting around the site, and EV charging stations. Exterior improvements include parking and loading areas, recreation spaces, an agricultural yard and secure perimeter fencing.

2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for \$130,749,000 (\$124,749,000 GFSB and 6,000,000 SEG REV).

3. Schedule:

Bid Opening:	Jul 2026
Start of Construction:	Sep 2026
Substantial Completion / Occupancy:	Sep 2028

4. Budget Summary:

Construction:	\$96,786,000
A/E Fees:	\$6,400,000
DFD Mgt:	\$4,460,000
Contingency:	\$14,705,000
Equipment:	\$6,678,000
Other Fees:	\$1,720,000
Total Project Cost:	\$130,749,000

BUILDING COMMISSION REQUESTS / ITEMS

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December 17, 2025

Subcommittee

Full Commission

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

Facility Maintenance and Repair	\$2,999,200
REECC Roof Replacement	\$2,999,200
(\$2,999,200 SEG REV)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 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: Robert E. Ellsworth Correctional Center, Racine County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Robert E. Ellsworth Correctional Center (Racine Co.)	25B3E	Roof Replacement	\$2,999,200
Facility Maintenance and Repair Total			\$2,999,200

PROJECT DESCRIPTION:

This project replaces the existing smooth surface built-up roofing system with a fully adhered Ethylene Propylene Diene Monomer (EPDM) roofing assembly, including new tapered insulation, flashing, and all associated roof components. The existing pre-cast coping will be removed and reinstalled in order to replace the existing through the wall flashing. The existing roof hatch will be replaced with a ladder at grade within a security area of the site. The ballast and EPDM membrane covering the lower roofs will be replaced, adding a layer of insulation. The sheet metal on these lower roofs will be reused.

PROJECT JUSTIFICATION:

The main building roof has 69 pipe stacks, 10 drains and 15 roof top mechanical units. In addition to many leaking areas of the roof itself, six of the ten drains are leaking. The leaks are impacting staff work areas and the rooms of Persons In Our Care (PIOCs). The roof is well beyond its useful life and requires too many repairs to make anything other than a full replacement a practical solution.

BUDGET/SCHEDULE:

Construction	\$2,314,200
Design	\$225,400
DFD Mgt	\$106,500
Contingency	\$347,100
Other Fees	\$6,000
TOTAL	\$2,999,200

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

PREVIOUS ACTION: None.

December 17, 2025

Subcommittee

Full Commission

Department of Health Services

5. Various All Agency Projects – Request the following:
- a) Authority to release \$12,432,900 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		\$9,515,000
CWC	Building 6 Roof and Envelope Repairs (\$1,943,500 SEG REV)	\$1,943,500
MMHI	Lorenz Hall Roof Replacement (\$2,035,100 SEG REV)	\$2,035,100
SRSTC	Shower Room Renovation (\$2,996,700 SEG REV)	\$2,996,700
SWC	Food Service Cook Chill System Repl (\$2,539,700 SEG REV)	\$2,539,700
Health, Safety and Environmental Protection		\$2,999,900
SRSTC	Fire Alarm System Upgrades (\$2,999,900 SEG REV)	\$2,999,900
TOTAL		\$12,514,900

In October 2023, the SBC authorized the release of \$82,000 SEG REV to develop preliminary plans and specifications for the Sand Ridge Secure Treatment Center Fire Alarm System Upgrades project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #5**

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: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$12,432,900 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
Central Wisconsin Center (Dane Co.)	24L1B	Building 6 Roof and Envelope Repairs	\$1,943,500
Mendota Mental Health Institute (Dane Co.)	24L2O	Lorenz Hall Roof Replacement	\$2,035,100
Sand Ridge Secure Treatment Center (Juneau Co.)	24L1A	Shower Room Renovation	\$2,996,700
Southern Wisconsin Center (Racine Co.)	24K1Y	Food Service Cook Chill System Replacement	\$2,539,700
Facility Maintenance and Repair Total			\$9,515,000

Health, Safety and Environmental Protection			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Sand Ridge Secure Treatment Center (Juneau Co.)	24J1P	Fire Alarm System Upgrades	\$2,999,900
Health, Safety and Environmental Protection Total			\$2,999,900

	SEG REV
TOTALS	\$12,514,900

Central Wisconsin Center – Building 6 Roof and Envelope Repairs (24L1B):

Project Description and Justification

This project repairs the building envelope and replaces 24,000 SF of the flat roof at Building 6 at the Central Wisconsin Center. The existing flat roof, insulation, flashing and metal cap will be replaced with a fully adhered EPDM roof membrane system that complies with current roof standards. Roof drains will also be replaced. Exterior envelope work will include tuckpointing, masonry repairs, window sealants, lintel repairs, and exterior trim painting. Lower-Level window area wells will be repaired including concrete and railings.

This project is required to maintain the building envelope against water infiltration. Building 6 was built in 1965 and the roof was last replaced in 1990. Materials have reached the end of their service life. The flat roof is failing resulting in an increase in leaks and repairs. The brick-and-mortar joints in the building exterior are cracking, allowing water to infiltrate the building. The building exterior has cracked expansion joints and sealants around doors and windows. Replacing the roof and repairing the building exterior will maintain the integrity of the building and provide patients with comfortable and dry living conditions.

Budget/Schedule:

Construction	\$1,509,000
Design	\$141,000
DFD Mgt	\$69,400
Contingency	\$224,100
TOTAL	\$1,943,500

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

Previous Action: None.

Mendota Mental Health Institute – Lorenz Hall Roof Replacement (24L2O):

Project Description and Justification:

This project replaces approximately 34,000 SF of roof on Lorenz Hall at Mendota Mental Health Institute. The existing roof membrane, insulation, flashing and metal cap will be replaced with a fully adhered EPDM roof membrane system that complies with current roof standards. Roof drains will also be replaced. Overflow drainage will be added, and any abandoned equipment or penetrations will be removed.

This project is required to maintain the building envelope against water infiltration. Lorenz Hall was built in 1952, and the roof was last replaced in 1994. Materials have reached the end of their service life. The existing roof is failing, resulting in an increase in leaks and repairs. Lorenz Hall is a licensed psychiatric hospital which houses medium security forensic patients. Replacing the roof will maintain the physical environment and minimize water infiltration to the building.

Budget/Schedule:

Construction	\$1,580,000
Design	\$144,200
DFD Mgt	\$72,700
Contingency	\$237,000
Other Fees	\$1,200
TOTAL	\$2,035,100

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

Previous Action: None.

Sand Ridge Secure Treatment Center – Shower Room Renovation (24L1A):**Project Description and Justification:**

This project remodels the existing shower rooms in Buildings A and B at the Sand Ridge Secure Treatment Center (SRSTC). Shower rooms will be reconfigured to allow a single user in a secure environment. This includes tamper resistant and anti-ligature fixtures and finishes. Wall and floor tile will be replaced. The plumbing supply, waste and vent piping will be reconfigured. Ventilation and exhaust will be modified to accommodate the remodeled spaces. Ceiling and lights will also be replaced. Showers will be remodeled in phases, one unit at a time, to limit disruption to the facilities' safety and security operations.

This project is required to maintain a safe living environment for the residents who reside in Buildings A and B. The SRSTC is a secure treatment facility. These buildings consist of separate units which house the most acute residents. The current gang style shower configuration limits use to one resident at a time for safety and security reasons. Reconfiguring the shower layouts will allow multiple residents to safely shower separately. Remodeling the shower area with tamper resistant materials and anti-ligature hardware will minimize self-harm risk.

Budget/Schedule:

Construction	\$2,267,000
Design	\$261,300
DFD Mgt	\$104,300
Contingency	\$340,100
Equipment	\$24,000
TOTAL	\$2,996,700

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

Previous Action: None.

Southern Wisconsin Center – Food Service Cook Chill System Replacement (24K1Y):**Project Description and Justification:**

This project replaces 18 existing cook chill units at the Food Service Building at Southern Wisconsin Center (SWC). The equipment includes docking stations and 36 new transport carts. Existing cook chill units will be demolished and replaced in phases to maintain kitchen operation.

The current food delivery system at SWC is over 18 years old and is no longer supported by the manufacturer and spare parts are not readily available. Carts and docking stations have been repaired using used parts and parts from other carts and docking stations. However, this has reduced the system capacity. The cook chill system allows food service staff to prepare the residents' meals ahead of time and then distribute them when needed. The new equipment will be more reliable. This will ensure that meals are prepared and stored at the proper and safe temperature so that they can be delivered when needed.

Budget/Schedule:

Construction	\$1,980,000
Design	\$171,600
DFD Mgt	\$91,100
Contingency	\$297,000
TOTAL	\$2,539,700

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

Previous Action: None.

Sand Ridge Secure Treatment Center – Fire Alarm System Upgrades (24J1P):

Project Description and Justification:

This project upgrades the fire alarm system at Sand Ridge Secure Treatment Center. This includes replacing the fire alarm control panels and annunciator panels in 13 buildings. It also includes replacing field devices such as smoke and heat detectors, horns, and strobes in all resident buildings. This includes new wiring to the new devices as well as any required reprogramming and testing. The existing system communications network will be supplemented with new single mode fiber optics and upgraded to a Class A network to the extent possible to add system redundancy. The existing fire alarm system will remain fully functional during construction and phased in a way to minimize impact on daily facility operations.

This project is required to maintain the reliability and functionality of the existing fire alarm system. The existing version of fire alarm panels are no longer supported. Parts availability has become limited, and some panels cannot be serviced because replacement parts are not available. Existing faults are prevalent, in part due to existing class B wiring. Upgrading the communications infrastructure from Class B to Class A wiring will reduce the number of system faults and offer greater redundancy. Although the existing fire alarm system is operational, the upgrades are necessary now to avoid an emergency that may result upon failure.

Budget/Schedule:

Construction	\$2,310,000
Design	\$234,000
DFD Mgt	\$106,400
Contingency	\$349,500
TOTAL	\$2,999,900

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

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

December 17, 2025

Subcommittee

Full Commission

Department of Military Affairs

6. Milwaukee Readiness Center Remodel Phase IV –
Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Milwaukee Readiness Center Remodel Phase IV project for an estimated total cost of \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

In May 2025, the SBC authorized the release of \$209,000 BTF-Planning to prepare preliminary plans and a Design Report for the Milwaukee Readiness Center Remodel Phase IV project.

This project was enumerated in 2021 Wisconsin Act 58 for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #6**

AGENCY: Department of Military Affairs

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

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

LOCATION: Milwaukee, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Milwaukee Readiness Center Remodel Phase IV project for an estimated total cost of \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

PROJECT NUMBER: 24E7M

PROJECT DESCRIPTION:

This project focuses primarily on the drill hall, with additional improvements throughout the administration wing and drill hall to support artifact displays. The west side of the drill hall will be reconfigured to include four unit storage areas on the first floor and a mezzanine-level OCIE (Organizational Clothing and Individual Equipment) storage area above. Each unit storage space will feature a supply office, supply room, arms vault, and caged storage areas. A new central corridor will connect these spaces to both the administration wing and the eastern drill hall assembly area, improving internal circulation. Additional support spaces on the first floor will include a hub room and a new fire stair for vertical access and code compliance. The second-floor OCIE storage will be accessible via a west-side entrance and a stairwell exiting at the southeast corner. The space will include double-stacked cages with benches for organized equipment storage, and will retain the existing skylights to bring natural light into the room. A double-door opening and balcony on the east side of the mezzanine will allow equipment to be transferred directly between the drill hall and the storage area. The balcony will include a removable railing to facilitate easier handling of large items.

New artifact display locations will be incorporated in both the administration wing and the drill hall. On the first floor, displays will be located in the main lobby, the grand stair entrance, and the corridor east of the lobby. On the second floor, additional displays will be located in the second-floor lobby and the corridor east of the lobby. Within the drill hall, artifact displays will be placed along the new connecting corridor and in a designated area on the northeast side of the drill hall assembly space.

PROJECT JUSTIFICATION:

There are numerous building issues. Work will be done to ensure integrity of the building envelope, and there will be updates of the administrative area's HVAC system, electrical distribution system, plumbing system, fire alarm system, as well as attention to other

deficiencies. Renovations have been divided into a phased scope of work to address these major requirements. During the Phase II remodel of the office building, asbestos, mold and fuel oil contamination was discovered, requiring extensive remediation. This was unanticipated at the start of the project and led to the interior of the building being gutted as part of remediation. As a result, Phase II funds could only be used to complete the basement level, with minimal electrical, HVAC, and fire suppression installed on the remaining floors for life, health, safety reasons. Phase III was bid in August 2024, and construction is underway. Phase III includes a reconfiguration of the first and second floors to accommodate offices and classrooms, as well as accessible toilet rooms on those floors. Existing wood mezzanines on the north side of the Drill Hall are being demolished, allowing for higher ceilings and natural daylighting. Phase IV will provide a modern, efficient, and safe facility to better meet the continued training, and readiness needs of the units housed at the Milwaukee Readiness Center. Activities taking place in this facility include training, administration, maintenance of vehicles, supply storage, and physical fitness.

BUDGET/SCHEDULE:

Construction	\$4,957,400
Design	\$576,700
DFD Mgt	\$228,000
Contingency	\$731,900
TOTAL	\$6,494,000

SBC Approval	Dec 2025
A/E Selection	Jan 2025
Design Report	Dec 2025
Bid Opening	Jul 2026
Start Construction	Nov 2026
Substantial Completion	Sep 2027
Final Completion	Oct 2027

PREVIOUS ACTION: In May 2025, the SBC authorized the release of \$209,000 BTF-Planning to prepare preliminary plans and a Design Report for the Milwaukee Readiness Center Remodel Phase IV project.

This project was enumerated in 2021 Wisconsin Act 58 for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

DESIGN REPORT

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

December 17, 2025

Interior Renovations Phase 4
Milwaukee Readiness Center
Department of Military Affairs
Milwaukee, Wisconsin

Project Number: 24E7M

For the: Department of Military Affairs

Project Manager: Jen Becker

Architect/Engineer: Boer Architects Inc
Milwaukee, WI

1. Project Description:

The scope of this renovation focuses primarily on the drill hall, with additional improvements throughout the administration wing and drill hall to support artifact displays. The project aims to enhance both functional storage capacity and the preservation and presentation of historical artifacts.

The west side of the drill hall will be reconfigured to include four unit storage areas on the first floor and a mezzanine-level OCIE (Organizational Clothing and Individual Equipment) storage area above. Each unit storage space will feature a supply office, supply room, arms vault, and caged storage areas. A new central corridor will connect these spaces to both the administration wing and the eastern drill hall assembly area, improving internal circulation. Additional support spaces on the first floor will include a hub room and a new fire stair for vertical access and code compliance.

The second-floor OCIE storage will be accessible via a west-side entrance and a stairwell exiting at the southeast corner. The space will include double-stacked cages with benches for organized equipment storage, and will retain the existing skylights to bring natural light into the room. A double-door opening and balcony on the east side of the mezzanine will allow equipment to be transferred directly between the drill hall and the storage area. The balcony will include a removable railing to facilitate easier handling of large items.

Artifact preservation and display are also integral to this project. New display locations will be incorporated in both the administration wing and the drill hall. On the first floor, displays will be located in the main lobby, the grand stair entrance, and the corridor east of the lobby. On the second floor, additional displays will be located in the second floor lobby and the corridor east of the lobby. Within the drill hall, artifact displays will be placed along the new connecting corridor and in a designated area on the northeast side of the drill hall assembly space.

To support these renovations, existing building systems - including fire protection, plumbing, HVAC, electrical, lighting, power, and communications - will be reconfigured or extended as needed to align with the updated layout and programmatic requirements.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$6,494,000 (\$3,247,000 GFSB and

\$3,247,000 FED).

3. Schedule:

Bid Opening:	Jul 2026
Start of Construction:	Nov 2026
Substantial Completion / Occupancy:	Sep 2027

4. Budget Summary:

Construction:	\$4,957,400
A/E Fees:	\$576,700
DFD Mgt:	\$228,000
Contingency:	\$731,900
Total Project Cost:	\$6,494,000

BUILDING COMMISSION REQUESTS / ITEMS

8

December 17, 2025

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.

Facility Maintenance and Repair		\$4,125,300
Menomonie	Replace Boiler and DDC (\$509,750 SEG REV; \$509,750 FED)	\$1,019,500
Arcadia	Replace Boiler and DDC (\$451,100 SEG REV; \$451,100 FED)	\$902,200
Medford	Roof Replacement (\$404,300 SEG REV; \$404,300 FED)	\$808,600
Madison AASF2	PODs 3-6 Roof Replacement (\$1,395,000 FED)	\$1,395,000
Utility Repair and Renovation		\$1,437,800
Mauston	Parking Lot Pavement Replacement (\$403,000 SEG REV; \$403,000 FED)	\$806,000
Madison Calvary	Boiler Replacement (\$315,900 SEG REV; \$315,900 FED)	\$631,800
TOTALS	\$2,084,050 SEG \$3,479,050 FED	\$5,563,100
	REV	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #7**

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	FED	TOTAL
Menomonie Readiness Center (Dunn Co.)	24B2E	Replace Boiler and DDC	\$509,750	\$509,750	\$1,019,500
Arcadia Readiness Center (Trempealeau Co.)	24I2P	Replace Boiler and DDC	\$451,100	\$451,100	\$902,200
Medford Readiness Center (Taylor Co.)	24J3L	Roof Replacement	\$404,300	\$404,300	\$808,600
Madison Army Aviation Support Facility 2 (Dane Co.)	25C3E	PODs 3-6 Roof Replacement	\$0	\$1,395,000	\$1,395,000
Facility Maintenance and Repair Total			\$1,365,150	\$2,760,150	\$4,125,300

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	FED	TOTAL
Mauston Readiness Center (Juneau Co.)	24E8C	Parking Lot Pavement Replacement	\$403,000	\$403,000	\$806,000
Madison Calvary Armory (Dane Co.)	24K1J	Boiler Replacement	\$315,900	\$315,900	\$631,800
Utility Repair and Renovation Total			\$718,900	\$718,900	\$1,437,800

	SEG REV	FED	TOTAL
TOTALS	\$2,084,050	\$3,479,050	\$5,563,100

Menomonie Readiness Center – Replace Boiler and DDC (24B2E):

Project Description and Justification:

This project upgrades mechanical, electrical, and plumbing at the Menomonie Readiness Center. Upgrades include removal of the facility's existing natural gas boiler and replacement with two new high efficiency condensing boilers and ancillary piping, primary and secondary pumps, and controls. Office air conditioners will be removed and replaced with split system air handling units. The existing condensing units will be removed and replaced with new condensing units and refrigerant piping utilizing Department of Energy-compliant refrigerants such as R458A and/or R-32. A new building automation system will be added to control HVAC systems and equipment throughout the facility, including air handlers, boilers, pumps, zone control valves, and terminal equipment. Plumbing upgrades include removal of the facility's existing water heater and water softener, and replacement with a new tank-style, high efficiency water heater and water softener.

The Menomonie Readiness Center has a hot water boiler that was built in 1997. The manufacturer went out of business in 2002, and replacement parts are no longer made for the unit. Part stocks are getting difficult to find, and there are longer lead times with current shortages. The heat exchanger is 25+ years old and will have to be replaced soon. Replacement will add cost savings in the long run with the new high-efficiency modulating boilers. Adding a Direct Digital Control (DDC) system will help facilities staff monitor heating and cooling conditions remotely.

Budget/Schedule:

Construction	\$775,900
Design	\$91,700
DFD Mgt	\$35,700
Contingency	\$116,200
TOTAL	\$1,019,500

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

Previous Action: None.

Arcadia Readiness Center – Replace Boiler and Install DDC (24I2P):

Project Description and Justification:

This project upgrades mechanical systems at the Arcadia Readiness Center. Upgrades include the removal of the facility's existing natural gas boiler and replacement with two new high efficiency condensing boilers and ancillary piping, primary and secondary pumps, and controls. The facility's existing air handling units and air-cooled condensers will be removed and replaced with new air handling units and condensing units utilizing code compliant refrigerant such as R-454B and/or R32. As part of the project, all pneumatic controls will be removed, and a new Direct Digital Control (DDC) building automation system will be added to control HVAC systems and equipment throughout the facility including air handlers, boilers, and pumps. Electrical modifications will be provided as required to facilitate the mechanical equipment upgrades and replacement. Architectural work including ceiling removal and replacement will be required to accommodate the mechanical upgrades.

The boiler and HVAC systems are 30 years old and have had only minor repairs and alterations performed since original construction. The boiler is already beyond the projected lifespan and there is no backup heat source for the facility. The drill floor unit is heated by hot water from the boiler system, leaving no redundancy in the event of a boiler failure. The pneumatic control system needs updating or replacement.

Budget/Schedule:

Construction	\$676,000
Design	\$93,700
DFD Mgt	\$31,100
Contingency	\$101,400
TOTAL	\$902,200

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

Previous Action: None.

Medford Readiness Center – Roof Replacement (24J3L):

Project Description and Justification:

This project replaces Roof Areas 1 and 2 at the Medford Readiness Center. Project work includes removal and disposal of the existing roof system down to the steel deck, including existing eave, ridge, and head ventilation systems, as well as existing sheet metal flashings/gutters and downspouts. A gypsum thermal barrier and vapor retarder over the existing steel deck will be provided. A three-inch vented nail base consisting of two layers of polyisocyanurate insulation, two layers of lumber covered with plywood sheathing, an ice-dam prevention membrane, two layers of synthetic underlayment, and an impact-resistant architectural asphalt shingle will be installed. Pre-manufactured ventilation systems and associated sheet metal flashings will be provided, as well as roof edge gutters, downspouts, and reinstall heat trace systems. Downspout connections to underground French-drains along the east elevation and stone landscape along the west elevation will also be provided.

The existing roof was replaced in 1999 and several repairs have been made in recent years. Most of the shingles are unsealed and/or curling, and numerous tabs are broken off. Gutters were never installed on the original roof except for the front entrance area, which was installed by staff several years ago. The existing warranty has expired.

Budget/Schedule:

Construction	\$655,000
Design	\$59,200
DFD Mgt	\$28,900
Contingency	\$65,500
TOTAL	\$808,600

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

Previous Action: None.

Madison Army Aviation Support Facility 2 – Replace PODs 3-6 Roof Replacement (25C3E):

Project Description and Justification:

This project removes approximately 32,000 SF of existing white polyvinyl chloride (PVC) roofing system and underlying insulation down to existing metal roof panel; and provides an air barrier, polyisocyanurate insulation, gypsum coverboard, and 60-mil PVC roof system. This project also installs prefinished sheet metal flashings including gutters, downspouts, thru-wall scuppers and perimeter flashings. Ladders will be provided, allowing for facility personnel to access the roof.

Roof repairs were done the 1980s, about 30 years after the original construction of the PODs, and roof repairs and replacements due to storm damage were performed in 1992. Holes and tears have been observed in the existing fabric roofing material of PODs 3-6. The existing roofs are beyond life cycle replacement and out of warranty. The facility is located within Dane County Regional Airport, which requires special site conditions.

Budget/Schedule:

Construction	\$1,082,800
Design	\$100,000
DFD Mgt	\$49,800
Contingency	\$162,400
TOTAL	\$1,395,000

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

Previous Action: None.

Mauston Readiness Center – Parking Lot Pavement Replacement (24E8C):

Project Description and Justification:

The project reconstructs the existing parking lot pavement and base with a reduction in overall footprint. Work includes: site grading improvements with installation of concrete curb/flume drainage way, pipe underdrains, and parking lot surface grade adjustment; widening of drainage way at the southern limits; extension of outdoor lighting (parking lot lights) utilizing LED fixtures; the addition of a dumpster enclosure with swing gates; excavation/grading/base

aggregate for additional parking stalls at the front of the building; construction of concrete sidewalk; and surface restoration including pavement marking and turf restoration.

This parking lot was identified as one of the worst lots on the campus. The pavement is in a deteriorated condition with a large amount of alligator cracking, significant lateral and transverse cracking, and overall poor condition of the lot. Additionally, there is currently no enclosure for the dumpsters, nor is there any security lighting for the privately owned vehicle parking area. Drainage along the west side of the lot is poor, with flat spots and a non-functioning flat ditch area.

Budget/Schedule:

Construction	\$592,300
Design	\$85,400
DFD Mgt	\$27,300
Contingency	\$88,800
Other Fees	\$12,200
TOTAL	\$806,000

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

Previous Action: None.

Madison Cavalry Armory – Boiler Replacement (24K1J):

Project Description and Justification:

This project replaces the two existing, outdated, and inefficient boilers with three modern and energy-efficient models. The project will enhance the overall heating system's performance, reliability, and safety while optimizing energy consumption and reducing operational costs. The project replaces the existing boilers, circulating pumps, and supporting equipment. Electrical power distribution will be provided for the new equipment. The existing building automation system will be extended to control the new equipment.

The existing two boilers are outdated and highly inefficient, leading to escalating energy costs and increasingly frequent breakdowns, causing disruption in heating services. The installation of three new boilers will increase the reliability of the heating system by providing redundancy if one of the boilers is inoperative. The heating efficiency of the heating system will be increased by enabling the three boilers to run at different rates, allowing for a larger range of heating options based on the varying occupancy of the facility.

Budget/Schedule:

Construction	\$481,800
Design	\$55,500
DFD Mgt	\$22,200
Contingency	\$72,300
TOTAL	\$631,800

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

9

December 17, 2025

Subcommittee

Full Commission

Department of Natural Resources

8. 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	\$625,200
Gov Cox Hollow Dam Retaining Wall Repair	\$625,200
Dodge (\$625,200 STWD)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 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

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	STWD
Governor Dodge State Park (Iowa Co.)	24L2W	Cox Hollow Dam Retaining Wall Repair	\$625,200
Facility Maintenance and Repair Total			\$625,200

PROJECT DESCRIPTION:

This project removes the failing 1960s-era stone block retaining wall adjacent to the Cox Hollow Dam spillway. The wall will be reconstructed into a safe, stable, and maintainable soil and rock slope. The proposed site grading will also address overall site safety and sinkholes that appear in the picnic area. Improvements will be made to the site drainage along the existing trail, and down to the dam and existing culvert below the trail. New site features will also include a fence along the slope crest, viewing platforms at the top of the hill above the exposed bedrock, and native plantings on the new slope surface. Tree and brush clearing will be performed to provide an improved view of the dam area from the new slope crest.

PROJECT JUSTIFICATION:

The stone block retaining wall is severely deteriorated and may be at risk of complete failure if not repaired or removed. Failure of the wall could negatively impact the Cox Hollow Dam, which is located immediately adjacent to the wall. Complete removal of the wall was determined to be the most cost-effective solution for mitigation of this hazard.

Governor Dodge State Park is home to two lakes - Cox Hollow Lake and Twin Valley Lake. Cox Hollow Lake is a 96-acre impoundment containing a maximum capacity of 1,040 acres. The dam that creates the impoundment was constructed in 1961. The lake provides opportunities for fishing, non-motorized boating, swimming, and wildlife habitat and Cox Hollow Beach is a major draw for most visitors to the park.

BUDGET/SCHEDULE:

Construction	\$405,700
Design	\$60,400
DFD Mgt	\$18,700
Contingency	\$60,900
Other Fees	\$79,500
TOTAL	\$625,200

SBC Approval	Dec 2025
A/E Selection	Mar 2025
Bid Opening	Feb 2026
Start Construction	Apr 2026
Substantial Completion	Nov 2026
Final Completion	Dec 2026

Previous Action: None.

December 17, 2025

Subcommittee

Full Commission

Department of Veterans Affairs

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

Facility Maintenance and Repair		\$3,832,800
Union Grove	Member Safety and Nurse Call Upgrade (\$2,834,400 PRSB)	\$2,834,400
King	Central Services Roof Replacement (\$998,400 SEG REV)	\$998,400
TOTALS	\$2,834,400 PRSB \$998,400 SEG REV	\$3,832,800

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #9**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Christy Roberts, (608) 910-2191, christy.roberts@dva.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	SEG REV	TOTAL
Wisconsin Veterans Home at Union Grove (Racine Co.)	23I2C	Member Safety and Nurse Call Upgrades	\$2,834,400	\$0	\$2,834,400
Wisconsin Veterans Home at King (Waupaca Co.)	25B3F	Central Services Roof Replacement	\$0	\$998,400	\$998,400
Facility Maintenance and Repair Total			\$2,834,400	\$998,400	\$3,832,800

Wisconsin Veterans Home at Union Grove – Member Safety and Nurse Call Upgrades (23I2C):

Project Description and Justification:

This project will update the member safety and nurse call systems in Boland, Maurer, and Gates Halls. This will entail upgrading communications and electronic safety and security systems, as well as providing door access infrastructure and controls. New cabling and data racks will be installed in 7 communications rooms in Boland Hall, as well as communications rooms in both Maurer and Gates Halls. After new cabling is installed, the old system will be terminated, with limited interruption of services.

These upgrades are necessary for the health and safety of the Veterans residing on the Union Grove campus. Boland Hall is a 122,000 GSF nursing facility as part of the campus, built in 2006. While it has undergone various significant upgrades, the nurse call, cabling, and infrastructure is outdated and needs up-to-date improvements. The upgrades to the system in Boland will connect to Maurer Hall, which is 25,000 GSF, and home of the new kitchen renovation for the campus. Having communication between Maurer and Boland Halls is crucial to the day-to-day operations at Union Grove. Also connected to Boland and Maurer is 24,048

GSF Gates Hall, which currently houses the temporary kitchen. These facilities are in need of improved technology to effectively communicate between all three buildings for many years ahead

This project adds onto upgrades that are part of the Voice over Internet Protocol (VoIP) system project that was enumerated in the 2019 Wisconsin Act 9 and approved for construction by SBC in May 2021. DVA has applied for funding under the USDVA State Homes Construction Grant Program to cover up to 65% of project costs, and while this project has appeared on the US DVA's grants priority list, that funding is not guaranteed given fiscal constraints. However, this project is essential to improving member safety and security at Union Grove, and DVA will pay debt service associated with the project regardless of federal funding.

Budget/Schedule:

Construction	\$2,023,300	SBC Approval	Dec 2025
Design	\$310,200	A/E Selection	Nov 2023
DFD Mgt	\$97,100	Bid Opening	Mar 2026
Contingency	\$400,200	Start Construction	May 2026
Other Fees	\$3,600	Substantial Completion	Apr 2027
TOTAL	\$2,834,400	Final Completion	Jun 2027

Previous Action: None.

Wisconsin Veterans Home at King – Central Services Roof Replacement (25B3F):

Project Description and Justification:

This project removes approximately 19,000 SF of existing roof systems down to the existing deck. The project will provide self-adhered vapor retarder, tapered insulation, and perimeter sheet metal flashings. This project will also provide free-standing guard rails at select areas as required. In order to retain daylighting into the facility, metal wall panels will be provided over deteriorated stone wall panels, along with polycarbonate panels over existing glass block clearstory windows. The project will also address ponding water and life safety concerns by providing an extremely durable synthetic rubber roofing membrane (EPDM) roof system repair to the Security Building also located on campus.

The current roof system is leaking, and significant water damage has become a concern to the kitchen, laundry and the IT working environment in the facility. The roof replacement is necessary to maintain operations within the building.

Budget/Schedule:

Construction	\$744,000	SBC Approval	Dec 2025
Design	\$148,800	A/E Selection	May 2025
DFD Mgt	\$35,800	Bid Opening	Apr 2026
Contingency	\$69,800	Start Construction	Jul 2026
TOTAL	\$998,400	Substantial Completion	Nov 2026
		Final Completion	Jan 2027

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

11

December 17, 2025

Subcommittee

Full Commission

Wisconsin Historical Society

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

Facility Maintenance and Repair	\$2,630,500
First Sitewide Renovations and Maintenance	\$2,630,500
Capitol (\$2,630,500 SEG REV)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #10**

AGENCY: Wisconsin Historical Society

WHS CONTACT: Jessica Hansen, (608) 575-6798, jessicap.hansen@wisconsinhistory.org

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

LOCATION: First Capitol Historic Site, Lafayette County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
First Capitol Historic Site (Lafayette Co.)	23H3Q	Sitewide Renovation & Maintenance	\$2,630,500
Facility Maintenance and Repair Total			\$2,630,500

PROJECT DESCRIPTION:

This project provides a comprehensive site and building maintenance and improvement project at the First Capitol Historic Site in Belmont. The Council House and Court House buildings are listed on the National Register of Historic Places and therefore the Secretary of the Interior's Standards for the Treatment of Historic Properties apply. Project work includes restoring, repairing, and repainting the exterior of the building, including the entire exterior weather-resisting envelope of both main buildings, as well as the existing siding, windows, doors, and trim. A new toilet building will be constructed for all-season use and will include covered space for visitors and school groups. New paths and signage will be installed to cohesively connect these facilities to the site. Historic materials that are intact and/or repairable will be maintained and preserved in place. Materials that are deteriorated beyond repair will be replicated. Other buildings and features on the site are not historically significant and will be removed to allow for new structures and features that better suit the site's use as an educational facility.

PROJECT JUSTIFICATION:

The Council House's and Court House's siding, trim, windows, and doors are in poor condition. The interior of each building is damaged due to previous roof and envelope structural deficiencies. Additionally, there are minimal mechanical, electrical, and plumbing systems in the two historic buildings, with the Council House and Court House both heated by a propane furnace with no cooling or ventilation. This project will install new electrical, plumbing, and mechanical heating, ventilation, and cooling. There are three outbuildings (maintenance shed,

wellhouse, and vault toilet building) that are in poor condition. A new toilet building and a maintenance building with covered picnic space will be constructed to replace these structures.

BUDGET/SCHEDULE:

Construction	\$2,010,100
Design	\$215,300
DFD Mgt	\$92,500
Contingency	\$301,600
Other Fees	\$11,000
TOTAL	\$2,630,500

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

12

December 17, 2025

Subcommittee

Full Commission

State Fair Park

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.

Facility Maintenance and Repair	\$2,999,500
SFP Expo Center HVAC Replacement, Phase II (\$2,999,500 SEG REV)	\$2,999,500

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #11**

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.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
State Fair Park (Milwaukee Co.)	24I1N	Expo Center HVAC Replacement, Phase II	\$2,999,500
Facility Maintenance and Repair Total			\$2,999,500

PROJECT DESCRIPTION:

This project replaces the HVAC equipment in the Exposition Center at State Fair Park, including four 90-ton rooftop air conditioning units serving the event halls. The work also includes associated work such as gas piping, sheet metal ductwork, insulation, temperature controls, testing and balancing, structural roof reinforcement, roofing repairs and hoisting.

PROJECT JUSTIFICATION:

The Exposition Center was constructed in 2002, is approximately 300,000 GSF, and the Event Halls are served by 14 rooftop air conditioning units. All mechanical equipment is original to the building and is at the end of its useful lives. Additionally, the building housed a COVID emergency center, which further strained the aging mechanical systems. The first phase of work is currently under construction at the Exposition Center, after being approved by the SBC in October 2023. That work includes the replacement of four hot water boilers, five roof mounted air-cooled condensing units, three air handling systems, and ductwork served by several air handling units. There are multiple phases of HVAC work at the Expo Center that are planned to take place beyond the 2025-27 biennium.

BUDGET/SCHEDULE:

Construction	\$2,306,500
Design	\$240,900
DFD Mgt	\$106,100
Contingency	\$346,000
TOTAL	\$2,999,500

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

PREVIOUS ACTION: None.

December 17, 2025

Subcommittee

Full Commission

HIGHER EDUCATION**University of Wisconsin****12. 2025-27 Minor Facilities Renewal Program, Group 1 -**

Request the following:

- a) Authority to release \$7,395,000 GFSB 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 construct the specified projects for an estimated total cost of \$7,395,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Minor Facilities Renewal Program, Group 1.

2025-27 Minor Facilities Renewal Program, \$7,395,000
Group 1

GBY Instructional Services Roof/Plaza Deck \$7,395,000
 Waterproofing and Replacement
 (\$7,395,000 GFSB)

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #12**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$7,395,000 GFSB 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 construct the specified projects for an estimated total cost of \$7,395,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Minor Facilities Renewal Program, Group 1.

2025-27 MINOR FACILITIES RENEWAL PROGRAM, GROUP 1

INSTITUTION	PROJ. NO.	PROJECT TITLE	GFSB
GREEN BAY (Brown Co.)	23J3M	Instructional Services Roof/Plaza Deck Waterproofing & Replacement	\$7,395,000
GROUP 1 SUBTOTAL			\$7,395,000
DECEMBER 2025 TOTAL			\$7,395,000

UW-Green Bay – Instructional Services Roof/Plaza Deck Waterproofing & Replacement (23J3M):

Project Description and Justification:

This project reconstructs the Instructional Services plaza deck roof to prevent water infiltration, provide an accessible plaza design, and improve the overall quality of plaza surfaces. Project work includes demolition and removal of approximately 60,000 SF of concrete decking, brick pavers and setting bed materials, roofing membrane and insulation materials, concrete curbs and stairs, natural turf, and landscaping areas down to the structural concrete surface. A new liquid membrane waterproofing, protection board, R-30 insulation system, and concrete topping deck will be installed along with new natural turf and landscaping areas as designated. The new waterproofing system will tie-in and be integrated into adjacent areas and concrete sections will be replaced to match existing. The lighting and plumbing fixtures in the project area will be reused in the final design solution.

The brick pavers are spalling, creating a trip hazard for pedestrian traffic and hindering snow removal. There are also leaks in the concrete deck and at the below grade wall penetration that

seep into the occupied classrooms, newly remodeled Electrical Engineering laboratories and the IT Center below the deck. A previous paving project was completed over 15 years ago and the pavers are reaching the end of their useful life. This work will improve the insulation on the deck, eliminate leaks, and improve safety, snow removal procedures, and the appearance of the walkways and landscape areas.

Budget/Schedule:

Construction	\$5,814,500
Design	\$440,000
DFD Mgt	\$267,500
Contingency	\$873,000
TOTAL	\$7,395,000

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

Previous Action: 2025 Wisconsin Act 15 authorized \$244,615,000 for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$38 million from these enumerations, as detailed below.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Oct 2025	UW-Madison (24H1H) Waters Residence Hall Exterior Envelope Renovation	\$7,335,000
	Oct 2025	UW-Parkside (24G1U) Heating & Chilling Plant Curtain Wall Repairs & Replacement	\$5,202,000
		Group 1 Subtotal	\$12,537,000
Group 2	Oct 2025	UW-Stevens Point (24A1U) Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements	\$10,500,000
	Oct 2025	UW-Whitewater (23K2L) Center of the Arts Music Classroom, Laboratory, & Studio Renovations	\$14,989,000
		Group 2 Subtotal	\$25,489,000
Program Total			\$38,026,000

BUILDING COMMISSION REQUESTS / ITEMS

14

December 17, 2025

Subcommittee

Full Commission

13. UW-System – 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		\$5,944,000
MSN	Multi-Parking Ramp Structural Repairs (\$2,949,000 PR-CASH)	\$2,949,000
STP	Dreyfus University Ctr Roof Repl (\$2,995,000 PRSB)	\$2,995,000
Energy Conservation		\$932,100
GBY	Kress Events Ctr Lighting Renovation (\$932,100 PRSB)	\$932,100
TOTALS	\$3,927,100 PRSB \$2,949,000 PR-CASH	\$6,876,100

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2025
REQUEST #13**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

INSTITUTION	PROJ. NO.	PROJECT TITLE	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	24I2B	Multi-Parking Ramp Structural Repairs	\$0	\$2,949,000	\$2,949,000
STEVENS POINT (Portage Co.)	24J3P	Dreyfus University Center Roof Replacements	\$2,995,000	\$0	\$2,995,000
FACILITY MAINTENANCE & REPAIR SUBTOTAL			\$2,995,000	\$2,949,000	\$5,944,000

ENERGY CONSERVATION

INSTITUTION	PROJ. NO.	PROJECT TITLE	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	25J1S	Kress Events Center Lighting Renovation	\$932,100	\$0	\$932,100
ENERGY CONSERVATION SUBTOTAL			\$932,100	\$0	\$932,100

DECEMBER 2025 TOTAL

PRSB	PR-CASH	TOTAL
\$3,927,100	\$2,949,000	\$6,876,100

UW-Madison – Multi-Parking Ramp Structural Repairs (24I2B):

Project Description and Justification:

This project implements a phased construction project for select maintenance, repair, and renovation in Parking Ramps 46 and 75. Project work includes a range of items including concrete slab, beam, and column repairs, steel connector repairs, sealant replacement, carbon fiber wrap of one steam of a double tee, and the related traffic coating repairs.

This project addresses safety items, customer satisfaction, and access throughout construction. Comprehensively addressing these issues allows the desired quality of service to be provided in an efficient and timely manner, especially with scheduling constraints related to campus needs (events, hospital appointments, classroom instruction, etc.)

Budget/Schedule:

Construction	\$2,266,900
Design	\$237,700
DFD Mgt	\$104,300
Contingency	\$340,100
TOTAL	\$2,949,000

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

Previous Action: None.

UW-Stevens Point – Dreyfus University Center Roof Replacements (24J3P):**Project Description and Justification:**

This project replaces approximately 54,650 SF of roofing systems, related flashings, and insulation on the Dreyfus University Center. Approximately 22,000 SF of Ethylene Propylene Diene Monomer (EPDM) and built-up roofing will be removed down to the structural deck and new insulation and a fully-adhered EPDM roof system will be installed. Approximately 27,250 SF of ballasted EPDM membrane roofing will be replaced with new ballasted EPDM membrane; existing ballast and insulation in good condition will be retained, and supplemental insulation will be added. Approximately 5,400 SF of standing seam metal roof will be replaced. Exterior envelope rehabilitation will be performed at roof perimeters known to have existing leaks.

The roof sections are 20 years old. Recent site inspections by Facilities staff have determined that the roofing sections are leaking and require replacement to rectify the issues. This was confirmed by an independent third-party inspection. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

Budget/Schedule:

Construction	\$2,317,500
Design	\$223,200
DFD Mgt	\$106,700
Contingency	\$347,600
TOTAL	\$2,995,000

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

Previous Action: None.

UW-Green Bay – Kress Events Center Lighting Renovation (25J1S):**Project Description and Justification:**

This project retrofits fluorescent and incandescent lighting fixtures throughout the Kress Events Center with new LED technology. Select interior and exterior lighting fixtures will be upgraded and the performance lighting and controls in Kress Arena will be replaced. Additionally, the sporting events performance lighting and controls in Kress Arena will also be upgraded to LED lighting.

These upgrades are projected to reduce the annual electricity consumption of the building by 658,830 kWh per year. The implementation of the energy conservation measures identified in this Energy Savings Performance Contract request includes a guaranteed energy annual cost savings of \$59,163. The upfront cost of the project will be recovered through reduced energy bills with a simple payback period of 15.7 years. Savings will be measured, verified, and guaranteed by the Energy Service Company (ESCO). Franklin Energy, DOA's independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

Budget/Schedule:

Construction	\$895,300
DFD Mgt	\$18,300
Contingency	\$18,500
TOTAL	\$932,100

SBC Approval	Dec 2025
A/E Selection	Jun 2025
Start Construction	Feb 2026
Substantial Completion	Sep 2026
Final Completion	Mar 2027

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

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December 17, 2025

Subcommittee

Full Commission

Other Business

14. Small Project Program Release – Request the release of \$1,500,000 of the DNR Stewardship allocation for All Agency projects to the corresponding Small Project allocation.

**STATE BUILDING COMMISSION ACTION
OTHER BUSINESS ITEM
DECEMBER 2025
REQUEST #14**

Date: December 17, 2025

To: SBC Members

From: Naomi De Mers, Secretary

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

PROJECT REQUEST: Request the release of \$1,500,000 of the DNR Stewardship allocation for All Agency projects to the corresponding Small Project allocation.

Stewardship Allocation:

This request seeks to release \$1,500,000 of the DNR Stewardship allocation for All Agency projects to the corresponding Small Project allocation. The requested release is projected to fund small project requests for the next six months. Because this is the first release for the 2025-27 biennium, there is not a current balance for small projects funded through the Stewardship program.