



State of Wisconsin Building Commission

TONY EVERS
Governor

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

Thursday, February 27, 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.

Thursday, February 27, 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.

Thursday, February 27, 2025

2:00 PM

State Capitol 115 East

Governor's Conference Room

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 18, 2024 and January 10, 2025.

No action required.

DEBT MANAGEMENT

1. General Obligation New Money Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 1 authorizes the sale and issuance of General Obligations in an amount not to exceed \$290,660,000, 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.

February 27, 2025

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

2. DOA on behalf of DOJ – Department of Justice Milwaukee Crime Laboratory and Partial Inflation Fund Release – Request the following:

- a) Authority to increase the project budget for the Department of Justice Milwaukee Forensic Science Protective Medicine Collaboration (Crime Lab) project by \$15,196,800 (\$9,025,000 EX-GFSB and \$6,171,800 SEG REV) for a revised estimated total cost of \$115,496,800 (\$30,415,000 EX-GFSB, \$6,171,800 SEG REV, \$800,000 PR-CASH, and \$78,110,000 EX-PRSB);
- b) Authority for the Department of Administration (DOA) to request from the Joint Committee on Finance (JFC) release of \$6,171,800 SEG REV of the total \$20,000,000 SEG REV to address inflationary impacts on this project; and
- c) Authority to disperse \$15,196,800 as a partial payment towards the closing on the condominium purchase.

In August 2022, the SBC authorized a waiver of §.16.855 and authority to acquire the new Department of Justice Milwaukee Crime Lab and related property as part of a condominium agreement, upon completion of construction for a total not to exceed cost of \$99,500,000 (\$21,390,000 EX-GFSB and \$78,110,000 EX-PRSB); and authorize \$800,000 PR-CASH for project soft costs prior to closing on the condominium purchase.

This project was enumerated in 2017 Wisconsin Act 59 for \$75,000,000 PRSB.

In April 2018, the SBC approved the release of \$867,000 Building Trust Funds-Contingency to purchase preliminary plans for a new Southeast Wisconsin Law Enforcement Facility (Milwaukee Crime Lab) as authorized by 2017 Wisconsin Act 59.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2025
REQUEST #2**

AGENCY: Department of Administration on behalf of Department of Justice

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

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

LOCATION: City of Wauwatosa, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Authority to increase the project budget for the Department of Justice Milwaukee Forensic Science Protective Medicine Collaboration (Crime Lab) project by \$15,196,800 (\$9,025,000 EX-GFSB and \$6,171,800 SEG REV) for a revised estimated total cost of \$115,496,800 (\$30,415,000 EX-GFSB, \$6,171,800 SEG REV, \$800,000 PR-CASH, and \$78,110,000 EX-PRSB);
- b) Authority for the Department of Administration (DOA) to request from the Joint Committee on Finance (JFC) release of \$6,171,800 SEG REV of the total \$20,000,000 SEG REV to address inflationary impacts on this project; and
- c) Authority to disperse \$15,196,800 as a partial payment towards the closing on the condominium purchase.

PROJECT NUMBER: 22H1M

PROJECT DESCRIPTION:

This project will construct a 73,188 GSF condominium share of a larger facility including an additional 64,802 GSF of shared space and a parking structure as a replacement for the existing Department of Justice's (DOJ) Milwaukee Crime Lab, part of the Division of Forensic Sciences (DFS) and include DOJ office and training spaces. The Crime Lab will be located as part of a larger facility that will also house Milwaukee County 911 and the Medical Examiner's office of Milwaukee County, as well as Versiti Blood Research. The facility will be located on the Medical College of Wisconsin's (MCW) portion of Milwaukee Regional Medical Center (MRMC) and create a centralized forensic science center for the advancement of the forensic sciences. Co-location of this facility on the MCW portion of MRMC along with co- location with Milwaukee County Medical Examiner, Milwaukee County 911 Dispatch and Versiti Blood Research provides forensic science synergies that are not available with a stand-alone site. This also provides space saving advantages with a co-located facility.

The state's portion of the condominium is approximately 50% of the building and represents approximately five percent of MCW's ownership share of the MRMC. Occupancy is estimated for May 2026. The Division's three state crime laboratories (Milwaukee, Madison and Wausau) analyze physical evidence for law enforcement officials and prosecutors, and defense upon court order, and also maintain the Wisconsin's DNA databank, which is linked to the national

DNA database, known as “CODIS.” DFS is also responsible for the Wisconsin’s Automated Fingerprint Information System (AFIS). In addition, the DFS’s Milwaukee Crime Lab will provide the following services within the new facility:

1. Chemistry – Controlled Substances/Seized Drugs (Analyzing physical evidence for controlled substances)
2. Chemistry – Toxicology (Analyzing biological specimens for presence of drugs, poisons, and alcohol)
3. Trace Evidence – Fiber, Arson, Explosives, Chemicals (Analyzing for very small amounts of hair, fibers & compounds.)
4. DNA Analysis (Technique to assist in the identification of individuals by their DNA profiles.)
5. Criminalistics – Forensic Imaging (Fingerprinting, document examination, photo, and video analysis.)
6. Criminalistics – Latent Prints and Footwear (Analyzes and compares friction ridge detail and examination of footwear impressions.)
7. Criminalistics – Firearms and Toolmarks (Microscopic examination of bullets and cartridge casings, serial number restoration, distance determination, and functional testing of firearms. Testing of bullet trajectories.)
8. Criminalistics – Crime Scene Response to include Auto Laboratory (Auto Lab is utilized for analyzing vehicles or large pieces of evidence that cannot be transported into any of the other crime laboratory section).

PROJECT JUSTIFICATION:

Currently, the DOJ DFS – Milwaukee Crime Laboratory is located in state owned space at 1578 South 11th Street, Milwaukee. The original Milwaukee Crime Lab was constructed in 1983, was formerly a grocery store, and was updated with an addition in 1992. The facility contains a total of 60,645 GSF and is over-crowded with inadequate laboratory conditions. There is no room for additional instrumentation, file storage or expansion of staff and services, and is unable to support emerging forensic methods and equipment. Additionally, the building has many deficiencies which involve security, ADA accessibility, deferred maintenance, and parking. The condition of the current location negatively impacts agency operations and employee attraction and retention.

The existing Milwaukee Crime Lab is no longer a functional facility moving into the latter stages of the 21st century. The need for a modern accredited Milwaukee Crime Lab is imminent and DOJ cannot maintain its presence at the existing sub-standard facility for much longer. The current location is also an impediment to recruitment and retention. The new facility at MRMC will have state-of-the-art forensic laboratory space for the Department of Justice. A requirement of the agreement is that the facility pass accreditation by the ANAB (ANSI International Accreditation Board), the laboratory’s accreditation program.

This project requires a budget increase due to the cost impact of unanticipated timeline delays in an unprecedented inflationary environment. Specifically, extended negotiations, the design timeline for the facility, and changes in the financing solution delayed the project timeline. In addition, unanticipated winter conditions on the construction site and delayed earthwork and soil excavation that would have been completed during the spring and summer months were shifted

to winter. The project Developer was able to successfully deliver a complete and cohesive design and construction is progressing well however, the timing of the construction shifted to occurring during the peak of the inflation spike, increasing the actual cost of the facility under construction, and the request for funding from the Inflation Fund reflects the inflationary impact to the project. Furthermore, the Developer experienced significant costs to execute the new financing model and is seeking relief from these one-time costs.

However, these increased costs will significantly enhance the project's benefits to the State. The State and the project Developer have worked together to balance the benefits and synergies of a collocated facility with a custom design which will result in a one-of-a-kind facility and a unique delivery method. The co-located facility was expanded to include additional partners, including Versiti Blood Research to achieve maximum collaboration and synergies. The Developer worked with the State, Milwaukee County, Versiti Blood Research, and the Medical College of Wisconsin to address each entity's needs and synergies, negotiate decisions, and fully design the co-located facility and related condominium agreements. While the State's overall scope didn't change, collaboration with the facility partners required some design adjustments to the building core and shell to integrate the spaces. This expanded and complex negotiation and design process extended the project significantly; however, the result of this collaboration will benefit the State of Wisconsin for decades to come.

While the project has experienced inflationary cost impacts and required significant collaboration between State and non-state entities, the State will experience cost savings on the overall the project. First, the State Building Commission previously approved the conversion of a long-term lease to a purchase at the completion of construction, saving the State \$63 million in lease payments. Second, during negotiation and design, the Developer was able to secure a new financing solution that shifted to a tax-exempt bond financing structure for construction of the project, resulting in construction loan interest payment savings to the State of \$4.4 million. While the State will benefit from this financing change at closing, the Developer experienced unanticipated significant costs to execute the new financing model. The Developer is seeking relief from these one-time costs.

The \$15,196,800 project budget increase will be funded from two sources. The \$9,025,000 EX-GFSB will be funded from the 'Projects' bonding and related enumeration that resulted from the 2019-21 biennial budget. The remaining amount, which is limited to costs related to inflation, will be funded with \$6,171,800 SEG REV and is contingent upon the release of funds by the Joint Finance Committee (JFC) from the inflationary supplement appropriation to this project. Pursuant to 2023 Wisconsin Act 19, Wis. Stats. s. 13.48(2)(L) was created to allow the SBC to utilize the appropriation under s. 20.867(3)(x) to supplement project budgets to offset inflationary cost overruns resulting from an increase in construction pricing due to inflation. In addition, Wis. Stats. s. 13.48(2)(L), also requires the release to be considered by JFC. This request seeks to obtain SBC's approval to request from JFC the release of \$6,171,800 SEG REV to this project budget specifically for cost impacts to projects associated with inflation spikes, and supply chain, and labor market challenges. Approval of this request by SBC will permit the DOA to submit a request to JFC in accordance with Wis. Stats. s.13.10, for the authority to expend the \$6,171,800 SEG REV to offset inflation cost overruns. Upon JFC's approval, DOA will allocate these SEG REV funds to the project to address the project's inflationary impacts.

SCHEDULE:

RFP Selection	Nov 2021
SBC Purchase Approval	Aug 2022
Condo Agreements Finalized	Mar 2024
Design and Construction	Apr 2026
Occupancy	May 2026

PREVIOUS ACTION: In August 2022, the SBC authorized a waiver of §.16.855 and authority to acquire the new Department of Justice Milwaukee Crime Lab and related property as part of a condominium agreement, upon completion of construction for a total not to exceed cost of \$99,500,000 (\$21,390,000 EX-GFSB and \$78,110,000 EX-PRSB); and authorize \$800,000 PR-CASH for project soft costs prior to closing on the condominium purchase.

This project was enumerated in 2017 Wisconsin Act 59 for \$75,000,000 PRSB.

In April 2018, the SBC approved the release of \$867,000 Building Trust Funds-Contingency to purchase preliminary plans for a new Southeast Wisconsin Law Enforcement Facility (Milwaukee Crime Lab) as authorized by 2017 Wisconsin Act 59.

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee

Full Commission

3. 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		\$1,092,400
Capitol	Electrical Main Breakers Repl/Upgr	\$1,092,400
	(\$1,092,400 SEG REV)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2025
REQUEST #3**

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: State Capitol, Dane County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Wisconsin State Capitol (Dane Co.)	23J7E	Electrical Main Breakers Replacement/Upgrades	\$1,092,400
Facility Maintenance and Repair Total			\$1,092,400

PROJECT DESCRIPTION:

This project replaces the six separate electrical services currently located within the Capitol, including the existing 1990s vintage surface-conduction electron-emitter display (SED) main breakers with new updated and current electrical breaker technology. Project scope includes the installation of six Remote Energy Reduction Maintenance Setting (ERMS) switches, a spare 3,000-amp breaker, and new fan controllers, replacement of six service meters, as well as surge protection for each service. An emergency power backup plan is required in case a planned re-energizing of the system is unexpectedly delayed. The work will be phased by building wing, is required to be done during weekends due to the requirement for complete power shutdowns, and work will take place during the spring months to avoid the highest demand periods for heating or cooling.

PROJECT JUSTIFICATION:

The State Capitol was constructed from 1906 to 1917 and contains 531,315 GSF of space. It was designed with four equal wings of five stories and a central rotunda and dome reaching 284.4 feet high. It is the most important, historic and core facility for the State of Wisconsin and houses the State Senate and Assembly, the State Supreme Court, the Attorney General, the Governor and Lieutenant Governor and their respective staff, as well as the State Capitol Police and DOA Capitol Tour staff.

The main breakers on each substation at the State Capitol were installed in the early 1990s as part of the Capitol Restoration Project. The obsolete breakers are approximately 30 years old,

with no backup stock available, and replacement parts are also often unavailable. The hardware is at the end of its expected service life with technology and is becoming rapidly unsupported. Due to the above issues, if a breaker failure occurred, the impacted wing of the Capitol building could be without power for a significant period of time. Additionally, improperly or non-functioning operating breakers could put other crucial building systems at risk, such as fire protection and building door security.

This project is needed to address and to stay ahead of potential power failures that could negatively impact tenants and visitors to the State Capitol. This project modernizes the existing technology with circuit breakers that are secure and have sustainable power distribution systems, which will provide for smooth and reliable operations and should reduce the risk of failure for many years to come.

BUDGET/SCHEDULE:

Construction	\$835,700
Design	\$92,800
DFD Mgt	\$38,500
Contingency	\$125,400
TOTAL	\$1,092,400

SBC Approval	Feb 2025
A/E Selection	Sep 2024
Bid Opening	Sep 2025
Start Construction	Mar 2026
Substantial Completion	Jul 2026
Final Completion	Aug 2026

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee

Full Commission

Department of Corrections

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

Utility Repair and Renovation		\$438,400
MCC	Municipal Water System Improv (Incr)	\$438,400
	(\$438,400 EX-GFSB)	

In October 2023, the SBC authorized the Flambeau and McNaughton Correctional Centers Municipal Water System Improvements project for construction for an estimated total cost of \$2,921,800 EX-GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 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: McNaughton Correctional Center, Oneida County

PROJECT REQUEST: Request the following:

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

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	EX-GFSB
McNaughton Correctional Center (Oneida Co.)	19K2J	Municipal Water System Improvements (Increase)	\$438,400
Utility Repair and Renovation Total			\$438,400

PROJECT DESCRIPTION:

The Flambeau Correctional Center (FCC) and McNaughton Correctional Center (MCC) were reclassified as municipal supply systems by the Wisconsin Department of Natural Resources (WDNR). This change in classification, along with other existing deficiencies (identified in the WDNR sanitary survey), require upgrades to the water systems. At both facilities, repairs include the replacement of existing well pumps and well house piping, replacement of pressure tanks, adding a PLC-based system control to give real time flow data, providing door intrusion alarms and motion sensors, replacing the water service piping and curb stops, and adding flushing ports. At FCC, a new Well No. 4 has been drilled. The project constructs a new masonry wall and asphalt shingle roofed well house with central treatment to house the new well. The project also replaces the pavement in the main area of the facility. At MCC, an automatic stand-by generator is being added for Well No. 2. The project also replaces the yard hydrants.

PROJECT JUSTIFICATION:

Several water system deficiencies at FCC and MCC requiring corrective action were identified by the WDNR during sanitary survey reviews of the facilities. The facilities were also recently reclassified from a Transient Non-community water system to a Municipal Community system, changing regulatory requirements.

Bids were received for the FCC portion of work on October 22, 2024, and for the MCC portion of work on January 29, 2025. There are insufficient funds to accept bids received and maintain an adequate construction contingency. This increase will allow the bids to be accepted for the

previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction. The low bidder has agreed to hold their bid until SBC approval.

BUDGET/SCHEDULE:

Construction	\$2,205,600	SBC Approval	Feb 2025
Design	\$571,000	A/E Selection	Feb 2020
DFD Mgt	\$101,000	Bid Opening	Jan 2025
Contingency	\$318,600	Start Construction	Apr 2025
Other Fees	\$164,000	Substantial Completion	Dec 2025
TOTAL	\$3,360,200	Final Completion	Jun 2026

PREVIOUS ACTION: In October 2023, the SBC authorized the Flambeau and McNaughton Correctional Centers Municipal Water System Improvements project for construction for an estimated total cost of \$2,921,800 EX-GFSB.

February 27, 2025

Subcommittee

Full Commission

Department of Health Services

5. Mendota Mental Health Institute – Utility Improvements – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Utility Improvements project for an estimated total cost of \$19,920,000 (\$14,920,000 EX-GFSB and \$5,000,000 SEG REV).

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

This project enumeration was amended in 2023 Wisconsin Act 19 for \$19,920,000 (\$14,920,000 EX-GFSB and \$5,000,000 SEG REV).

This project was enumerated in 2021 Wisconsin Act 58 for \$14,920,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 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: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Utility Improvements project for an estimated total cost of \$19,920,000 (\$14,920,000 EX-GFSB and \$5,000,000 SEG REV).

PROJECT NUMBER: 23G1C

PROJECT DESCRIPTION:

This project constructs new steam, chilled water, electric, telecommunication, storm sewer, sanitary sewer, and domestic water utilities. A new electrical yard with switchgear and new main electrical service to the campus will provide a greater level of reliability and redundancy. Electrical utility distribution to the heating plant and chiller plant will be replaced to increase capacity. New domestic water service mains will replace aging existing water mains at the water tower. New Steam and chilled water services will extend from the existing heating and chilled water plant to replace aging infrastructure. Steam, electric duct bank, and telecommunication duct bank utilities from Mendota Mental Health Institute to the Central Wisconsin Center will be replaced.

PROJECT JUSTIFICATION:

This project is needed to provide reliable utility services to the buildings at Mendota Mental Health Institute (MMHI) and Central Wisconsin Center. MMHI is a licensed psychiatric hospital. Central Wisconsin Center is a facility for the developmentally disabled. Steam, electric and chilled water demand have increased due to building additions and remodeling. The current electric service to the facility is nearing capacity and needs to be upsized to provide reliable service and sufficient capacity. Sections of the steam and water distribution system in this area of the campus are 70 years old. Much of the domestic water piping is cast iron which is brittle and susceptible to failure. Replacing these utilities will minimize future failures, eliminate the existing maintenance backlog, and provide more reliable utility service to buildings at both facilities.

BUDGET/SCHEDULE:

Construction	\$15,055,800
Design	\$1,511,500
DFD Mgt	\$692,600
Contingency	\$2,258,400
Other Fees	\$401,700
TOTAL	\$19,920,000

SBC Approval	Feb 2025
A/E Selection	Oct 2023
Design Report	Aug 2024
Bid Opening	Jul 2025
Start Construction	Oct 2025
Substantial Completion	Oct 2027
Final Completion	Apr 2028

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$5,000,000 SEG REV to prepare preliminary plans and specifications for this project.

This project enumeration was amended in 2023 Wisconsin Act 19 for \$19,920,000 (\$14,920,000 EX-GFSB and \$5,000,000 SEG REV).

This project was enumerated in 2021 Wisconsin Act 58 for \$14,920,000 GFSB.

DESIGN REPORT

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

February 27, 2025

Utility Improvements
Mendota Mental Health Institute
Madison, WI

Project Number: 23G1C
For the: Department of Health Services
Project Manager: Troy Cunat
Architect/Engineer: Affiliated Engineers, Inc.
Madison, WI

1. Project Description:

In general, the work consists of replacement, relocation, and/or constructs new steam, chilled water, electric, signal, storm sewer and domestic water utilities. The project includes a new electrical yard, replacement of the electrical switchgear and main electrical service to the campus to provide a greater level of reliability and redundancy. Electrical services to the heating plant and chiller plant will be replaced to increase capacity. New domestic water service mains will be provided to replace aging / failing existing water mains. New Steam and chilled water services will be extended from the existing heating and chilled water plant to replace aging / failing existing utilities. Steam and electrical utilities will be extended from MMHI to the Central Wisconsin Center to replace the existing aging / failing utilities.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$14,920,000 GFSB. The project was amended in 2023 Wisconsin Act 19 for a total project budget of \$19,920,000 (\$5,000,000 SEG REV and \$14,920,000 EX-GFSB).

3. Schedule:

Bid Opening:	Jul 2025
Start of Construction:	Oct 2025
Substantial Completion / Occupancy:	Oct 2027

4. Budget Summary:

Construction:	\$15,055,800
DFD Mgt:	\$692,600
Design:	\$1,511,500
Contingency:	\$2,258,400
Other Fees:	\$401,700
Total Project Cost:	\$19,920,000

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee

Full Commission

Department of Natural Resources

6. Stewardship Small Project Release – The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$500,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$500,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development as small projects.

CORRESPONDENCE/MEMORANDUM

REQUEST #6

DATE: February 27, 2025 FILE REF: Stewardship Recreational Development

TO: Naomi De Mers, Secretary
State Building Commission

FROM: Dan Olson, Manager
Facilities Operations Section
Department of Natural Resources

SUBJECT: Stewardship Small Project Release

The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$500,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$500,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development as small projects.

The Friends group and NCOs are authorized to receive up to \$500,000 in matching funds each fiscal year for projects at DNR properties. No individual DNR property can exceed \$20,000 in a fiscal year.

A total of 32 Friends group and NCO projects with a total of \$430,877 in Stewardship matching grants have been selected for approval (see attached). The total estimated cost of 2024 projects are \$3,442,646 with \$660,847 in sponsor cash and in-kind contributions. If in any year the total requested for grants does not equal or exceed \$500,000, any remaining balance to the Stewardship matching funds will revert to the general property development category of the Stewardship program.

Project	State Property	County	Sponsor	Project Name	Total Project Cost	Sponsor Match	Amount Requested
F2501	Buckhorn State Park	Juneau	Friends of Buckhorn State Park	Install Accessible Fire Pit and Sidewalk	\$ 13,000	\$ 6,500	\$ 6,500
F2502	Cedarburg Bog State Natural Area	Ozaukee	Friends of Cedarburg Bog	Buckhorn Control and Habitat Restoration	\$ 402,380	\$ 20,000	\$ 20,000
F2503	Copper Falls State Park	Ashland	Friends of Copper Falls State Park	Outdoor Education Classroom Firepit and Benches	\$ 12,800	\$ 6,400	\$ 6,400
F2504	Council Grounds State Park	Lincoln	Friends of Council Grounds State Park, Inc.	Electronic Kiosk for Park Sticker Sales	\$ 17,000	\$ 8,500	\$ 8,500
F2505	Devil's Lake State Park	Sauk	Friends of Devil's Lake State Park	Accessible Campfire Rings and Grills	\$ 40,464	\$ 20,464	\$ 20,000
F2506	Fox River State Trail	Brown	Friends of the Fox River State Trail, Inc.	Regrading and Resurface Southern Section of Trail	\$ 40,000	\$ 20,000	\$ 20,000
F2507	Governor Nelson State Park	Dane	Friends of Governor Nelson State Park	Hogan House Restoration Phase I	\$ 120,000	\$ 20,026	\$ 20,000
F2508	Heritage Hill State Park	Brown	Friends of Heritage Hill Foundation	Replace Storm Water Culvert	\$ 20,200	\$ 10,200	\$ 10,000
F2509	High Cliff State Park	Calumet	Friends of High Cliff State Park	Lime Kiln Trail Stairs Replacement Phase II	\$ 1,351,887	\$ 20,000	\$ 20,000
F2510	Ice Age Trail at Clover Valley Wildlife Area	Walworth	Ice Age Trail Alliance, Inc.	Ice Age Trail Updates Including Bridge Replacements	\$ 44,140	\$ 24,140	\$ 20,000
F2511	Interstate Park	Polk	Friends of Interstate and Straight Lake Parks	Install Interpretive Signs along the CCC Camp Interstate Trail	\$ 15,000	\$ 7,500	\$ 7,500
F2512	Interstate Park	Polk	Friends of Interstate and Straight Lake Parks	Improve Camp Shelter Trail Accessibility	\$ 30,000	\$ 17,500	\$ 12,500
F2513	Kettle Moraine State Forest-Southern Unit	Waukesha	Kettle Moraine Natural History Association	Ottawa Lake Accessible Kayak Launch	\$ 40,000	\$ 20,000	\$ 20,000
F2514	Kinnickinnic State Park	Pierce	Friends of Willow River and Kinnickinnic State Parks, Inc.	Single Track Mountain Bike Trail Network Phase III	\$ 117,200	\$ 26,800	\$ 20,000
F2515	Kohler Andrae State Park	Sheboygan	Friends of Kohler Andrae State Park	Kohler Andrae Amphitheater Enclosure Phase I	\$ 160,000	\$ 20,000	\$ 20,000
F2516	Lake Wissota State Park	Chippewa	Friends of Lake Wissota State Park	Lake Wissota State Park Overlook Parking Lot Vault Toilet	\$ 20,000	\$ 10,000	\$ 10,000
F2517	Lakeshore State Park	Milwaukee	Friends of Lakeshore State Park, Inc.	Kid's Prairie Trails Accessibility Upgrade	\$ 21,160	\$ 11,782	\$ 9,378
F2518	Merrick State Park	Buffalo	Friends of Merrick State Park	New Accessible Fishing Pier	\$ 40,690	\$ 20,690	\$ 20,000
F2519	Military Ridge State Trail	Dane & Iowa	Friends of the Military Ridge	Trail Signage for Way Finding, Phase I	\$ 8,000	\$ 2,000	\$ 2,000
Project	State Property	County	Sponsor	Project Name	Total Project Cost	Sponsor Match	Amount Requested
F2520	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Accessible Fire Ring at Mirror Lake Beach	\$ 7,500	\$ 3,750	\$ 3,750
F2521	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Accessible Outdoor Cooking Grill Replacements	\$ 2,830	\$ 1,415	\$ 1,415
F2522	Mirror Lake State Park	Sauk	Seth Peterson Cottage Conservancy, Inc. (SPCC)	Parking Lot and Driveway Paving	\$ 33,748	\$ 19,748	\$ 14,000
F2523	New Glarus Woods State Park	Green	Friends of New Glarus Woods State Park	Mountain Bike Trail Phase II	\$ 350,000	\$ 59,720	\$ 20,000
F2524	Newport State Park	Door	Newport Wilderness Society	Dark Sky Amphitheater	\$ 204,775	\$ 184,775	\$ 20,000
F2525	Peninsula State Park	Door	Friends of Peninsula State Park	Outdoor Gathering Area at Mountain Bike Trailhead	\$ 40,000	\$ 20,000	\$ 20,000
F2526	Perrot State Park	Trempealeau	Friends of Perrot State Park	Accessibility Upgrades at Interpretive Trail	\$ 35,600	\$ 17,800	\$ 17,800
F2527	Point Beach State Forest	Manitowoc	Friends of Point Beach State Forest	Playground Update with New Accessible Equipment	\$ 120,000	\$ 20,000	\$ 20,000
F2528	Rib Mountain State Park	Marathon	Friends of Rib Mountain	North Observation Decking Surface Restoration	\$ 5,069	\$ 2,535	\$ 2,534
F2529	Rib Mountain State Park	Marathon	Friends of Rib Mountain	Walkway Paving Improvements to Amphitheatre and Concession Stand	\$ 15,500	\$ 7,750	\$ 7,750
F2530	Wildcat Mountain State Park	Vernon	Friends of Wildcat Mountain	Horse Camp Trail Improvements, Phase I	\$ 92,003	\$ 20,003	\$ 20,000
F2531	Yellowstone Lake State Park	Lafayette	Friends of Yellowstone Lake State Park	Fire Ring Replacement	\$ 5,298	\$ 2,649	\$ 2,649
F2532	Yellowstone Lake State Park	Lafayette	Friends of Yellowstone Lake State Park	Prairie and Savanna Restoration	\$ 16,402	\$ 8,201	\$ 8,201
TOTALS				TOTALS	\$ 3,442,646	\$ 660,847	\$ 430,877

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee

Full Commission

7. Badger State Trail – Stewart Tunnel Repair Planning – Request the release of \$117,000 SEG REV to prepare preliminary plans and a Design Report for the Stewart Tunnel Repair project at the Badger State Trail.

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
FEBRUARY 2025
REQUEST #7**

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 release of \$117,000 SEG REV to prepare preliminary plans and a Design Report for the Stewart Tunnel Repair project at the Badger State Trail.

PROJECT NUMBER: 24E7S

PROJECT DESCRIPTION:

The goal of the project is to repair the tunnel to protect the historic infrastructure and alleviate public safety concerns. 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, the option for Corrugated Metal Pipe Lining has been recommended, as it will provide a long-term solution for ensuring safer year-round access to the tunnel for recreational purposes while also preserving a bat hibernaculum. This option includes the installation of a large diameter corrugated metal arch through the tunnel, and there will also be granular backfill or flowable fill above the top of the arch. Additionally, the project will improve drainage along the trail corridor, re-establish trail surface, restore existing tunnel stonework, and maintain the bat hibernaculum within the tunnel.

PROJECT JUSTIFICATION:

This limestone tunnel is located near 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 upon engineer recommendations, resulting in a trail detour, and this project is necessary to address ongoing safety concerns within the tunnel. DNR staff monitoring the condition of the tunnel have found limestone rocks on the trail surface that had dislodged from the ceiling of the tunnel, which was located about 20 feet above the trail, presenting an unsafe condition for trail users.

The trail is a popular recreational attraction offering bicycling, hiking, walking, and snowmobiling in the winter and the tunnel is a special tourist attraction in the area. The 1,200-foot-long tunnel is unique as it is built on a curve, with visitors not able to see the other end when first entering the tunnel. The trail is 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 Badger State Trail travels 40 miles between Madison and the Wisconsin-Illinois border, traversing farmlands, woods, rolling hills, scenic meadows, remnant prairies, ravines, glacial topography, and several small communities. The trail connects to the Capital City, Military Ridge, and Sugar River state trails in one direction, and the Madison bikeway system in the other.

This project had design funds set aside through SBC action in October 2023, and a contract with an A/E firm has been signed with work already underway. However, there are additional funds required to fully complete preliminary design on the full scope of the project.

PREVIOUS ACTION: 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.

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee	Full Commission
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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.

Utility Repair and Renovation		\$5,888,900
Horicon	Chaya Dike Improvements	\$759,700
Marsh	(\$759,700 FED)	
KMSFH	Iron Treatment System	\$3,169,000
	(\$3,169,000 SEG REV)	
Chippewa/ Flambeau	Boat Launch Improvements	\$1,176,200
	(\$1,176,200 STWD)	
NHALSF	North Central Region Boat Launches	\$784,000
	(\$784,000 STWD)	
TOTALS	\$759,700 FED \$1,960,200 STWD	
	\$3,169,000 SEG REV	\$5,888,900

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 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.

Utility Repair and Renovation						
LOCATION	PROJ. NO.	PROJECT TITLE	FED	STWD	SEG REV	TOTAL
Horicon Marsh Wildlife Area (Dodge Co.)	23E2Q	Chaya Dike Improvements	\$759,700	\$0	\$0	\$759,700
Kettle Moraine Springs Fish Hatchery (Sheboygan Co.)	24B1N	Iron Treatment System	\$0	\$0	\$3,169,000	\$3,169,000
Chippewa Flowage and Flambeau River State Forest (Sawyer Co.)	24B1S	Boat Launch Improvements	\$0	\$1,176,200	\$0	\$1,176,200
Northern Highland American Legion State Forest (Forest and Oneida Co.)	24B2C	North Central Region Boat Launches	\$0	\$784,000	\$0	\$784,000
Utility Maintenance and Repair Total			\$759,700	\$1,960,200	\$3,169,000	\$5,888,900

Horicon Marsh Wildlife Area – Chaya Dike Improvements (23E2Q):

Project Description and Justification:

This project rehabilitates the existing earthen embankment impoundment. The work will include repairing animal burrows, raising the embankment crests (north, east, south, and west), adding

four inches of stone to select locations, and regrading the south and north spillways. The spillways will also receive one foot of select crushed stone and four inches of one-and-a-quarter inch stone.

The existing dike was constructed in 2008 and has since deteriorated. The east dike has numerous segments with muskrat burrow damage and other sunken areas. The west dike surface is unimproved, limiting access to water control structures during wet weather. Repairs are necessary to continue habitat management on the interior of the impoundment and to facilitate annual maintenance. Without these repairs, staff will no longer be able to mow this dike and it will eventually cause a breach, resulting in no water level control capabilities inside the impoundment.

Horicon Marsh is the largest freshwater cattail marsh in the United States. Located in southeast Wisconsin, Horicon Marsh has been formally recognized as a Wetland of International Importance by the Ramsar Convention of the United Nations. This renowned marsh is also home to the Horicon Marsh Education and Visitor Center. The project will be funded through the DNR’s allocation under the Pittman-Robertson Wildlife Restoration Act, which is funded via the US Department of Interior.

Budget/Schedule:

Construction	\$488,200	SBC Approval	Feb 2025
Design	\$95,700	A/E Selection	Apr 2024
DFD Mgt	\$23,500	Bid Opening	May 2025
Contingency	\$97,700	Start Construction	Aug 2025
Other Fees	\$54,600	Substantial Completion	Nov 2025
TOTAL	\$759,700	Final Completion	Dec 2025

Previous Action: None.

Kettle Moraine Springs Fish Hatchery – Iron Treatment System (24B1N):

Project Description and Justification:

This project constructs a new iron treatment system for the Kettle Moraine Springs Fish Hatchery (KMSFH). The system will serve to alleviate issues at the main wastewater treatment plant (WWTP) for the facility by capturing and separately disposing of iron laden backwash from the four existing biological carbon filters. This project adds a pre-treatment storage system to the Aquaculture Wastewater (AWW) stream. This system will temporarily store the backwash waste stream from the carbon filter cleaning process and suppress the iron enriched waste stream surge going to the waste treatment facility. The storage system will reduce the AWW stream turbidity, through settling time, and collect the iron in the residue tank where it can be slowly released into the facility outflow discharge at acceptable concentration levels. Over time, excess iron is manually removed from the storage system.

Currently, the designed waste treatment facility at the hatchery is unable to treat the high flows received when the carbon filters are in backwash. The backwash from the filters has a higher concentration of iron and causes the disc filters in the wastewater treatment plant to go into a

bypass flow state and exceed the waste permit levels. By implementing this system, it will allow the hatchery to continue fish rearing for stocking on vital water bodies around the state while maintaining adherence to the Wisconsin Pollutant Discharge Elimination System permit. The overall system will include the necessary piping, valves, and manholes to convey the flow to the existing outfall.

Budget/Schedule:

Construction	\$2,363,000
Design	\$330,800
DFD Mgt	\$108,700
Contingency	\$354,500
Other Fees	\$12,000
TOTAL	\$3,169,000

SBC Approval	Feb 2025
A/E Selection	Mar 2024
Bid Opening	Apr 2025
Start Construction	Jun 2025
Substantial Completion	Apr 2026
Final Completion	May 2026

Previous Action: None.

Chippewa Flowage and Flambeau River State Forest – Boat Launch Improvements (24B1S):

Project Description and Justification:

This project reconstructs boat launches and approaches at Connors Lake and Hay Creek on the Chippewa Flowage in Sawyer County. At Connors Lake, the improvements include installing a new ADA-accessible dock and shore interface and replacing the existing concrete boat ramp with a wider minimum 14-foot-wide precast concrete ramp. A launch preparation area will also be added, complete with pavement markings and signage to guide boaters through the launch process. Additionally, the project will address a scour hole at the end of the ramp, extend the current short ramp, and repair and replace the asphalt approach as needed.

For Hay Creek, the upgrades involve installing a new ADA-accessible dock and shore interface, constructing an ADA-accessible sidewalk from the parking lot access road to the shore, and replacing the current concrete boat ramp with a wider, precast concrete ramp with a minimum width of 14 feet. Tree clearing will reclaim the original launch facility footprint, and ADA parking stalls will be added closer to the ramp. The parking lot will be top-dressed with gravel, and a vault toilet will be installed at the rear of the parking lot. Like Connors Lake, the project will address a scour hole and extend the existing ramp, to better accommodate fluctuating water levels in the flowage.

These boat launches are heavily used and are not meeting current user demands. Parking is limited and users occasionally resort to parking on the roads when the lots are full. The current ramps are cracked, uneven, and far too short due to fluctuating water levels and power loading. The Hay Creek boat launch ramps have become completely exposed when habitat drawdowns happen at the flowage in the fall, and several stakeholder groups have particularly pushed for improvements at that launch.

Budget/Schedule:

Construction	\$846,300
Design	\$142,000
DFD Mgt	\$39,000
Contingency	\$126,900
Other Fees	\$22,000
TOTAL	\$1,176,200

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

Previous Action: None.

Northern Highland American Legion State Forest – North Central Region Boat Launches (24B2C):

Project Description and Justification:

The Lake Lucerne project renovates the boat launch and reconstructs the parking lot. The project will reinforce concrete, along with renovating the dock interface, and will pulverize and relay the asphalt parking area. The Stacks Bay site includes reconstruction of the parking lot, which will add a new overflow parking area. Additionally, there will be clearing and grubbing of the site, earthwork, and base aggregate will be constructed for the new overflow lot.

The boat launch at Lake Lucerne currently consists of 10-foot-wide concrete planks and has continual maintenance and rebuilding issues due to spring ice push, low water levels, and blowholes. As a result, boat trailers have been damaged from buckled planks. Additionally, the site will be renovated to meet ADA requirements by moderating the slope to the lake and installing a new dock interface. Lastly, the parking area and entrance road will be resurfaced to provide safe and convenient access.

Stacks Bay boat landing, located within Northern Highland American Legion State Forest, was reconstructed in 2018; however, the parking was not expanded at the time due to space limitations. The boat launch is located on the extremely popular Lake Minocqua and is the busiest launch on the lake. Currently, there are only 12 parking stalls for boats and trailers along with ten stalls for single vehicles. This has resulted in vehicles with trailers often lining both sides of the town road leading to the landing, and safety has become a primary concern due to reduced traffic flow and users having to navigate potentially dangerous situations to access the boat launch. At 1,339 acres, the lake is an ideal tourist destination in northern Wisconsin and attracts visitors to both the region and the Northern Highland State Forest.

Budget/Schedule:

Construction	\$594,600
Design	\$55,000
DFD Mgt	\$27,400
Contingency	\$89,200
Other Fees	\$17,800
TOTAL	\$784,000

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

Previous Action: None.

February 27, 2025

Subcommittee	Full Commission
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Department of Public Instruction

9. Wisconsin School for the Deaf and Hard of Hearing – New Student Dormitory – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the New Student Dormitory for an estimated total cost of \$25,000,000 (\$17,611,700 GFSB and \$7,388,300 EX-GFSB).

In October 2023, the SBC authorized \$1,050,500 BTF-Planning to prepare preliminary plans and a Design Report.

The enumeration was amended in 2021 Wisconsin Act 58 for \$25,000,000 (\$17,611,700 GFSB and \$7,388,300 EX-GFSB) to construct a new dormitory in place of Huff Hall.

This project was enumerated in 2019 Wisconsin Act 9 for \$7,388,300 GFSB to renovate the existing Huff Hall.

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

AGENCY: Department of Public Instruction

DPI CONTACT: Holly Berry (608)295-3389, holly.berry@dpi.wi.gov

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

LOCATION: Wisconsin School for the Deaf and Hard of Hearing, Walworth County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the New Student Dormitory for an estimated total cost of \$25,000,000 (\$17,611,700 GFSB and \$7,388,300 EX-GFSB).

PROJECT NUMBER: 22G2W

PROJECT DESCRIPTION:

This project constructs a new 50,500 SF, three-story campus dormitory to replace the existing 87,106 SF dormitory, Huff Hall. Coed student residents will range in age from kindergarten to 21 years old. K-12 students will occupy the lower two levels while young adult students will occupy the top floor as part of the Agency's step program, for transitioning to independent living. A "great hall" break-out and circulation space will separate the private areas of the dormitory from the public areas of the adjacent student and education centers, located on the ground floor. A direct internal connection to the campus' dining services, located in Hannan Hall, will be provided.

PROJECT JUSTIFICATION:

The current dorm does not meet safety requirements and the cost to update would exceed the cost of constructing a new dormitory. In addition, a direct connection between student housing and the rest of campus does not currently exist and has been a campus goal for many years to improve security and safety.

BUDGET/SCHEDULE:

Construction	\$18,936,000
Design	\$1,585,000
DFD Mgt	\$874,000
Contingency	\$2,914,000
Equipment	\$691,000
TOTAL	\$25,000,000

SBC Approval	Feb 2025
A/E Selection	Nov 2023
Design Report	Apr 2025
Bid Opening	Jul 2025
Start Construction	Sep 2025
Substantial Completion	Jun 2027
Final Completion	Sep 2027

PREVIOUS ACTION: In October 2023, the SBC authorized \$1,050,500 BTF-Planning to prepare preliminary plans and a Design Report.

The enumeration was amended in 2021 Wisconsin Act 58 for \$25,000,000 (\$17,611,700 GFSB and \$7,388,300 EX-GFSB) to construct a new dormitory in place of Huff Hall.

This project was enumerated in 2019 Wisconsin Act 9 for \$7,388,300 GFSB to renovate the existing Huff Hall.

DESIGN REPORT

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

February 27, 2025

New Student Dormitory
School for the Deaf and Hard of Hearing
Delavan, WI

Project Number: 22G2W
For the: Department of Public Instruction
Project Manager: Caleb Janus
Architect/Engineer: Angus Young
Madison, WI

5. Project Description:

This new 3-story campus dormitory will total 50,500 S.F. and will replace the existing 87,106 S.F. dormitory, Huff Hall. Coed student residents will range in age from Kindergarten to 21 years old. K-12 students will occupy the lower two levels while young adult students will occupy the top floor as part of the Agency's step program, for transitioning to independent living. A "great hall" break-out and circulation space will separate the private areas of the dormitory from the public areas of the adjacent student and education centers, located on the ground floor. A direct internal connection to the campus's dining services, located in Hannan Hall, will be provided. A direct connection between student housing and the rest of campus does not currently exist and has been a campus goal for many years to improve security and safety.

6. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$7,388,300 GFSB to renovate the existing Huff Hall. The enumeration was amended in 2021 Wisconsin Act 58 for \$25,000,000 (\$17,611,700 GFSB and \$7,388,300 EX-GFSB) to construct a new dormitory in place of Huff Hall.

7. Schedule:

Bid Opening:	Jul 2025
Start of Construction:	Sep 2025
Substantial Completion / Occupancy:	Jun 2027

8. Budget Summary:

Construction:	\$18,936,000
DFD Mgt:	\$874,000
Design:	\$1,585,000
Contingency:	\$2,850,000
Equipment:	\$691,000
Total Project Cost:	\$25,000,000

February 27, 2025

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin System

10. UW-System – SEG REV Planning Release – Request the following:

- a) Release \$2,055,000 SEG REV for projects enumerated in 2023 Wisconsin Act 102 to develop preliminary plans and specifications;
- b) Release \$286,000 SEG REV for projects enumerated in 2023 Wisconsin Act 19 to develop preliminary plans and specifications; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Act 102 – Utility Projects Design		\$1,350,000
LAC	Chiller Replacement/Installation (\$328,500 SEG REV)	\$328,500
GBY	Central Utility Plant/Distribution Reno (\$522,750 SEG REV)	\$522,750
STP	4 th Ave. Corridor Utility Replacement (\$498,750 SEG REV)	\$498,750
Act 102 – Demolition Projects Design		\$705,000
OSH	Multi-Building Demolition (\$130,000 SEG REV)	\$130,000
PLT	Brigham & Warner Halls Demolition (\$89,000 SEG REV)	\$89,000
PKS	Child Care Building Demolition (\$33,000 SEG REV)	\$33,000
WTW	White Hall Building Demolition (\$44,000 SEG REV)	\$44,000
MSN	Demolish Extension Building (\$150,000 SEG REV)	\$150,000
MSN	Multi-Building Demolition (\$231,000 SEG REV)	\$231,000
MSN	Demolition of 1800 University Avenue (\$28,000 SEG REV)	\$28,000
Act 19 – Renovation Projects Design		\$286,000
MSN	Barron Co Vet Diag Lab Reno/Expan (\$286,000 SEG REV)	\$286,000
TOTAL		\$2,341,000

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee	Full Commission
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In February 2024, the SBC authorized the following: a) In accordance with §13.48(19)(a), authority to waive provisions in Wis. Stat. §16.855 to allow the use of Construction Manager alternative delivery method for the construction of the Veterinary Diagnostics Lab-Barron renovation and expansion project; and b) Release \$500,000 SEG REV to develop preliminary plans and specifications.

The Barron Co Vet Diagnostic Lab Renovation and Expansion project was enumerated in 2021 Wisconsin Act 58 for \$9,555,000 GFSB and amended in 2023 Wisconsin Act 19 for \$14,555,000 (\$9,555,000 EX-GFSB and \$5,000,000 SEG REV).

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

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Release \$2,055,000 SEG REV for projects enumerated in 2023 Wisconsin Act 102 to develop preliminary plans and specifications;
- b) Release \$286,000 SEG REV for projects enumerated in 2023 Wisconsin Act 19 to develop preliminary plans and specifications; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

ACT 102 - UTILITY PROJECTS DESIGN

LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV 50% Design Budget
LA CROSSE (La Crosse Co)	24D3M	Chiller Replacement & Installation	\$328,500
GREEN BAY (Brown Co.)	24E5Q	Central Utility Plant & Distribution Renovations	\$522,750
STEVENS POINT (Portage Co.)	24H2D	Fourth Avenue Corridor Utility Replacement	\$498,750
UTILITY SUBTOTAL			\$1,350,000

ACT 102 - DEMOLITION PROJECTS DESIGN

LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV 50% Design Budget
OSHKOSH (Winnebago Co.)	24F9Z	Multi-Building Demolition	\$130,000
PLATTEVILLE (Grant Co.)	24F8I	Brigham & Warner Halls Demolition	\$89,000
PARKSIDE (Kenosha Co.)	24J2T	Child Care Center Building Demolition	\$33,000
WHITEWATER (Walworth Co.)	24F9Q	White Hall Building Demolition	\$44,000
MADISON (Dane Co.)	24L3B	Demolish Extension Building	\$150,000
MADISON (Dane Co.)	24H1G	Multi-Building Demolition	\$231,000
MADISON (Dane Co.)	24L1U	Demolition of 1800 University Avenue	\$28,000
DEMOLITION SUBTOTAL			\$705,000

ACT 19 - RENOVATION PROJECTS DESIGN

LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV 50% of Design Budget
MADISON (Barron Co.)	21I2Q	Barron Co Vet Diagnostic Lab Renovation & Expansion	\$286,000

TOTAL SEG REV	SEG REV
	\$2,341,000

UW-La Crosse - Chiller Replacement & Installation (24D3M):

Project Description and Justification:

This project expands chilled water capacity at the central plant by replacing non-functioning and installing new units. Chiller No. 2 will be replaced and new Chiller No. 6 will be installed along with all associated cooling towers, pumps, motors, piping, valves, controls, and electrical service. Final design development will determine the number of replacement and capacity of chillers installed under this project. This project also installs and integrates chilled water load and flow balancing features and controls between the east and west chilled water plants so that they can run efficiently in tandem when necessary. A section of the chilled water loop piping will be increased from 18-inches to 24-inches to facilitate the overall plant capacity increase and to better allow load and flow balancing between the east and west plants.

The two McQuay chillers in the East Chiller Plant are over 25 years old and beyond their useful life expectancy. Both have experienced major breakdowns and needed significant repairs in the last few years. Additionally, they are constant volume chillers, so they do not take advantage of modern variable speed controls to save energy. The cooling towers for the McQuay chillers are also beyond their useful life and have numerous leaks that waste domestic water and chemicals during operation. The replacement of Chiller #2 is critical to keep up with current demand on campus. The added capacity of Chiller #6 is needed to provide added capacity for the future Mitchell Hall HVAC Project and the future New Residence Hall Project. In addition to the added load, having an appropriate level of redundant capacity for the chiller plant system is needed in case of future failures of the other chillers in the system.

Previous Action: None.

UW-Green Bay - Central Utility Plant & Distribution Renovation (24E5Q):

Project Description and Justification:

The project completely removes the decommissioned 725-ton, steam-driven chiller and the 1,200-ton, electric chiller located in the Heating and Cooling Plant. The project will replace the capacity of these chillers, cooling tower, related pumps and piping, controls and filters. In addition to the chillers and related equipment, an in-line air separator will be installed in the chilled water return line. All controls will be tied into the campus energy management system and synchronized with economizers and building chilled water valves. The new chillers located at the Heating Plant would also need new piping, valves and controls to allow these units to operate as the lead chillers in our system. The old 1,200-ton electric chiller contains approximately 2,600 pounds of R-500 refrigerant, which may be considered hazardous waste. The 725-ton steam chiller contains asbestos that will need to be abated prior to demo. The chillers scheduled for removal are over 40 years old, inefficient, and damaged in some form that makes them unusable or less than 100% operational. Capacity for additional chilled water is necessary with the recent construction of the STEM Center. With new variable volume chillers, we will be able to reduce demand energy and subsequent energy budgets since we will be able to adjust the chiller's output based on campus cooling loads. Our current maximum cooling load currently is roughly 2,000 tons, however with recent construction (STEM Center), new chillers

are to be sized for a 30-year lifespan and need to be large enough to handle that expected cooling load, as well as any future loads that the university may see in the future.

Previous Action: None.

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

Project Description and Justification:

This project replaces all campus utilities along and adjacent to 4th Avenue, including steam, chilled water, electrical, and data. Campus steam and condensate lines through this area are patched, past their useful life and have numerous steam pit condition issues. Chilled water service is incomplete through this area. Primary electrical and data needs to be evaluated and replaced as needed. The goal of the project is to bring all utilities through this portion of the 4th Avenue corridor, and potentially the adjacent Isadore Street corridor up to a modern standard ahead of the planned City of Stevens Point reconstruction of 4th Avenue.

Previous Action: None.

UW-Oshkosh - Multi-Building Demolition (24F9Z):

Project Description and Justification:

This project demolishes Webster and Donner Halls which were constructed in the late 1950's and early 1960's. They were constructed as traditional residence halls (double-occupancy rooms, double-loaded corridors), with virtually no ventilation other than operable windows. The buildings were closed at the end of the 2024 academic year.

Previous Action: None.

UW-Platteville - Brigham & Warner Halls Demolition (24F8I):

Project Description and Justification:

Brigham and Warner Halls are relic 1950's era university buildings originally constructed as traditional residence halls (double-occupancy rooms, double-loaded corridors), with virtually no ventilation other than operable windows. The buildings were pressed into service in the 1970's as academic office and student support service buildings as-is, without any significant remodeling. Brigham currently has no occupants. The accommodated programs and functions in Warner (academic departments/offices and student services programs) will be moved to other buildings on UW-Platteville campus.

Previous Action: None.

UW-Parkside - Child Care Center Building Demolition (24J2T):

Project Description and Justification:

This project demolishes the Child Care Center and adjoining parking lot at UW-Parkside. Included in the demolition is the removal of electrical service to the building and parking lot,

removal of all parking lot light poles and bases. Water utility to the building is to be removed back to water valve 16 and capped. Fiber optic cabling and natural gas service can be abandoned. Sewer connection to be capped and abandoned. It is also to complete site improvements for campus green space. The Child Care Center ceased operations in 2013. Utilities, other than power and fire alarm have been turned off to the building. The building has not been actively maintained since 2013 and is now derelict. The building serves as storage for campus. Most of the storage items are obsolete and will be scrapped or put through the surplus process.

Previous Action: None.

UW-Whitewater - White Hall Building Demolition (24F9Q):

Project Description and Justification:

This project demolishes White Hall. It is beyond useful life and is no longer needed. The facility is currently vacant and staff who once occupied this facility have been transitioned to new or renovated construction over time. White Hall is a relic 1960's era university building originally constructed as traditional residence hall (double-occupancy rooms, double-loaded corridors), with virtually no ventilation other than operable windows. The building was put into service in later years as academic office and student support service buildings as-is, without any remodeling. Past efforts to make this facility code-compliant for continued office use have been denied. White Hall has no occupants and is currently only used as storage space. Staff who once occupied this facility have been transitioned to new or renovated construction over time. Demolition of this facility will also open up prime green space for future facility use.

Previous Action: None.

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

Project Description and Justification:

The existing Extension Building cannot be cost-effectively remodeled to accommodate the needs of the Music Department for a Music Academic Building. Removal of the existing building allows UW-Madison to design and construct a new Music Academic Building.

Previous Action: None.

UW-Madison - Multi-Building Demolition (24H1G):

Project Description and Justification:

This project demolishes the Biotron and Old Meat and Muscle Building and installs a new electrical feed to the Lot 62 Lift Station. Both laboratory buildings have reached the end of their useful life and were built for such specialized purposes that they cannot be cost-effectively repurposed. The cost to repurpose them is prohibitive and they are a drain on UW resources. The removal of the Biotron and OMM buildings enables future development. Both facilities were designated for demolition in the 2015 Campus Master Plan.

Previous Action: None.

UW-Madison - Demolition of 1800 University Ave (24L1U):

Project Description and Justification:

The project removes a vacant building with ADA and other code violations. The site will be used for additional faculty/staff parking or expanded green space until future development occurs in this area.

Previous Action: None.

UW-Madison – Barron Co Vet Diagnostic Lab Renovation & Expansion (21I2Q):

Project Description and Justification:

This project is requesting funds for design work to expand and renovate the Wisconsin Veterinary Diagnostics Laboratory-Barron Co (WVDL-Barron), Wisconsin to create a modern scientific facility that meets the laboratory and space needs of the University and the State of Wisconsin, Department of Agriculture, Trade and Consumer Protection (DATCP). The recommended solution allows the WVDL to remain operational during a two-phase project. Phase I constructs two separate additions that incorporate the existing under-utilized storage shed into the facility, and Phase II is an extensive renovation of the interior of the facility to increase lab space and accommodate anticipated staff increase. The SEG REV funding is needed for the continuing design work until the project is approved for construction after a Construction Manager is procured.

Previous Action: In February 2024, the SBC authorized the following: a) In accordance with §13.48(19)(a), authority to waive provisions in Wis. Stat. §16.855 to allow the use of Construction Manager alternative delivery method for the construction of the Veterinary Diagnostics Lab-Barron renovation and expansion project; and b) Release \$500,000 SEG REV to develop preliminary plans and specifications.

This project was enumerated in 2021 Wisconsin Act 58 for \$9,555,000 GFSB and amended in 2023 Wisconsin Act 19 for \$14,555,000 (\$9,555,000 EX-GFSB and \$5,000,000 SEG REV).

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee	Full Commission
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11. UW-System – Multi-Building Demolition Program –

Request the following:

- a) Authority to release \$17,110,300 SEG REV of the total \$45,400,000 SEG REV allocation of the Multi-Building Demolition Program;
- b) Authority to demolish the specified projects for an estimated total cost of \$17,110,300 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the Multi-Building Demolition Program.

Multi-Building Demolition		\$17,110,300
EAU	Multi-Building Demolition (\$4,354,800 SEG REV)	\$4,354,800
MIL	Chemistry Building Demolition (\$12,755,500 SEG REV)	\$12,755,500

2023 Wisconsin Act 105 enumerated \$45,400,000 SEG REV for UW-System systemwide demolition projects.

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

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@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 \$17,110,300 SEG REV of the total \$45,400,000 SEG REV allocation of the Multi-Building Demolition Program;
 - b) Authority to demolish the specified projects for an estimated total cost of \$17,110,300 SEG REV; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets within the Multi-Building Demolition Program.

MULTI-BUILDING DEMOLITION

INST	PROJ. NO.	PROJECT TITLE	SEG REV
EAU CLAIRE (Eau Claire Co.)	24D2M	Multi-Building Demolition	\$4,354,800
MILWAUKEE (Milwaukee Co.)	24L1H	Chemistry Building Demolition	\$12,755,500
MULTI-BUILDING DEMOLITION SUBTOTAL			\$17,110,300

	SEG REV
FEBRUARY 2025 TOTAL	\$17,110,300

UW-Eau Claire – Multi-Building Demolition (24D2M):

Project Description and Justification:

The proposed project demolishes four buildings on the UW-Eau Claire campus: Zorn Arena, Brewer Hall, Campus School and Kjer Theater, constructed in 1951. These buildings, which have a combined footprint of approximately 84,421 square feet, will be removed as part of a hazardous materials abatement and building demolition bid package. Following the demolition, a signal duct bank will be constructed to replace the route through Zorn Arena. The project area will then be redeveloped into green space, pedestrian walkways, brick paver pathway replacement, site lighting, and the reconstruction of the adjacent asphalt parking lot.

Removing these outdated and potentially hazardous buildings will significantly enhance safety and environmental conditions on campus. Redeveloping the area into green space and pedestrian walkways will improve the aesthetic appeal and functionality of the campus, providing a more pleasant and useful environment for students, staff, and visitors. Additionally, constructing the signal duct bank and replacing the brick paver pathway will enhance infrastructure and

accessibility, ensuring the campus remains modern and efficient. Overall, this project will make a considerable contribution to the long-term development and sustainability of the University of Wisconsin-Eau Claire.

Budget/Schedule:

Construction	\$3,398,200
Design	\$156,400
DFD Mgt	\$290,500
Contingency	\$509,700
TOTAL	\$4,354,800

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

Previous Action: None.

UW-Milwaukee – Chemistry Building Demolition (24L1H):

Project Description and Justification:

This project abates hazardous materials and demolishes the Old Chemistry Building at UW-Milwaukee. The building footprint will be filled and a new campus quad greenspace constructed. The building's structural system fails to meet current floor load code requirements for a science facility. Consequently, a new chemistry building was constructed, and the old one was considered for renovation and reassignment. Analysis revealed that renovation costs would be excessively high, with all major building systems (life safety, mechanical, electrical, and plumbing) being beyond their useful life. The investment required to bring the building up to code and update its systems exceeds 74% of the building's value, making it a prime candidate for demolition. This decision aims to reduce UW-Milwaukee's building area, thereby lowering the campus's facility operation and maintenance costs.

The Chemistry department moved to the new building in the summer of 2024, and the old building's heating, security, and maintenance costs are now an unnecessary burden on the university and taxpayers. Therefore, the plan is to demolish the unoccupied 1974 Chemistry building (148,596 GSF), abate hazardous materials, and create a new campus quad greenspace. The quad will feature extended fire lanes, stormwater management, pedestrian pathways, open turf space, trees and plantings, and areas for student teaching and gatherings.

Budget/Schedule:

Construction	\$9,197,900
Design	\$1,090,000
DFD Mgt	\$437,000
Contingency	\$1,726,600
Equipment	\$260,000
Other Fees	\$44,000
TOTAL	\$12,755,500

SBC Approval	Feb 2025
A/E Selection	Dec 2018
Design Report	Dec 2024
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Oct 2026
Final Completion	Dec 2026

Previous Action: 2023 Wisconsin Act 105 enumerated \$45,400,000 SEG REV for UW-System systemwide demolition projects.

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

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@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 \$6,261,000 SEG REV of the total \$46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
- b) Authority to construct the specified instructional space and technology renovation project at an estimated total cost of \$6,261,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 INSTRUCTIONAL SPACE AND TECHNOLOGY PROGRAM

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV
STOUT (Dunn Co.)	23F4P	Communications Technology Classroom Renovations	\$6,261,000

SEG REV
FEBRUARY 2025 TOTAL \$6,261,000

UW- Stout - Communications Technology Classroom Renovations (23F4P):

Project Description and Justification:

This project converts four dysfunctional classroom and laboratory spaces and their nine associated support spaces into three new general-access classrooms and one digital video laboratory. The selected spaces and their associated building infrastructure systems will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. Project work includes the demolition of partition walls, suspended acoustical ceiling systems, light fixtures and controls, door assemblies, tiered concrete floors, floor finishes, project booths, and ventilation, electrical, and telecommunication distribution throughout the project areas. Ventilation equipment, including air handling units, will be removed. A new concrete floor slab will replace the tiered concrete floor. All new partition walls will feature sound-deadening materials. New air handling units and ventilation, electrical, and telecommunications distribution and panels will be installed to accommodate the new room layouts and capacities. Fire alarm and smoke detection devices will be replaced and augmented to meet current code requirements. New door assemblies with sidelights will be installed. All new room finishes will include suspended acoustical ceiling systems and carpet tile. New dimmable LED lighting and controls will be installed. Instructional technology will include an instructor station with integrated controls, multiple monitors, electronically controlled data projectors and projection screens, cameras, and an integrated audio/video system.

These tiered classrooms are problematic for current pedagogy at this polytechnic university, where student collaboration for in-class projects is common. Instructors resist using these rooms due to the tiered flooring, which hinders rearranging seating for collaborative work. These classrooms, not modernized since 1985, lack adequate ADA provisions. The latest classroom demand analysis shows a need for classrooms accommodating 28-40 students. This project creates three new 55-seat classrooms, increasing utilization rates by supporting various pedagogical needs. Centrally located on campus, these rooms are accessible and near other academic buildings, providing convenient access for students and instructors. They are also close to the growing Engineering and Video Production programs.

The poor physical condition of these spaces contributes to their functional limitations. The mechanical systems and controls, last updated in 1985, are inefficient, unreliable, and outdated. The electrical systems are undersized, in poor condition, obsolete, and difficult to find replacement parts.

Budget/Schedule:

Construction	\$4,290,400	SBC Approval	Jan 2025
Design	\$456,000	A/E Selection	Sep 2023
DFD Mgt	\$197,400	Bid Opening	May 2026
Contingency	\$643,600	Start Construction	Aug 2026
Equipment	\$673,600	Substantial Completion	Oct 2027
TOTAL	\$6,261,000	Final Completion	Feb 2027

Previous Action: 2023 Wisconsin Act 19 enumerated these projects as part of the Instructional Space Projects Program for a program total of \$46,604,000 SEG REV. To date, the SBC has authorized approximately \$42 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

SBC Mtg	Project	Amount Authorized
Oct 2023	50% of total design budget (all projects)	\$1,690,500
Feb 2024	PKS - Health Services Laboratory Renovation (22J3I)	\$4,650,000
Aug 2024	MSN - Brogden Psychology Lecture Hall 105 Renovation (23F4K)	\$2,012,000
Aug 2024	MSN - Van Hise Hall First Floor Classroom Renovation (23F4O)	\$2,280,000
Aug 2024	EAU - Hibbard Hall Classroom Renovation (23F4M)	\$2,087,000
Aug 2025	PLT - Boebel Hall Biochemistry Laboratory Renovation (RM 327) (23F4U)	\$1,141,000
Aug 2024	WTW - Center of the Arts Metals Laboratory Renovation (23F4T)	\$2,295,000
Oct 2024	EAU - Haas Fine Arts – Art & Design Studio Renovation (23F4Q)	\$5,516,000
Oct 2024	LAX - Wing Technology Center Computer Science Lab Renovation (23F4N)	\$2,418,000
Oct 2024	RVF - Agricultural Engineering & Agricultural Science Laboratory (34F4V)	\$2,689,000
Dec 2024	GBY - Studio Arts Fourth Floor Visual Arts Lab Renovations (23F4R)	\$4,980,000
Dec 2024	MSN - Steenbock Library Active Learning Space Renovation (23F4L)	\$7,393,000
Dec 2024	OSH - Art & Communication Center Music Hall Renovation (23F4S)	\$2,882,000
	Program Total	\$42,033,500

BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee	Full Commission
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13. UW-System – 2023-25 Minor Facilities Renewal Program - Request the following:

- a) Authority to release \$6,085,000 SEG REV of the total \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
- b) Authority to construct the specified projects for an estimated total cost of \$6,085,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program Group.

2023-25 Minor Facilities Renewal Program	\$6,085,000
STO Multi-Bldg Exterior Envelope Repair (\$6,085,000 SEG REV)	\$6,085,000

2023 Wisconsin Act 19 authorized approximately \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for UW Minor Facility Renewal projects. To date, the SBC has authorized approximately \$45.5 million from these enumerations.

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

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@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 \$6,085,000 SEG REV of the total \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
- b) Authority to construct the specified project for an estimated total cost of \$6,085,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program.

2023-25 MINOR FACILITIES RENEWAL PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV
STOUT (Dunn Co.)	23F5B	Multi-Building Exterior Envelope Maintenance & Repair	\$6,085,000
MINOR FACILITIES RENEWAL SUBTOTAL			\$6,085,000
			SEG REV
FEBRUARY 2025 TOTAL			\$6,085,000

UW-Stout – Multi-Building Exterior Envelope Maintenance & Repair (23F5B):

Project Description and Justification:

This project replaces exterior windows, glazed curtain walls, exterior doors, and hardware, attached exterior lighting, and masonry control joints; refinishing steel lintels, fascia, and soffits; and masonry tuckpointing. The DFD Sustainability Guidelines will be fully implemented to the extent possible within the established project budget. Protection of entrances and pedestrian walkways and vehicular and pedestrian traffic routes throughout construction will be coordinated with the university. Project work will be phased as necessary to limit campus disruption.

The Administration Building was constructed in 1975 and houses campus administration. There has been no extensive exterior envelope maintenance since the original construction. Control joints have shrunk, and cracks have appeared, allowing air and water penetration. The masonry mortar has deteriorated and requires tuckpointing. The exterior doors, hardware, and finishes of the entrance vestibules are worn, allow air infiltration, and have increased frequency of maintenance service calls. Rust will be removed from steel lintels and painted. Exterior light fixtures will be replaced with LED lighting.

The Communications Technology building was constructed in 1959 as a student union. The building was converted to an academic facility in 1985 and now houses classrooms, laboratories, and faculty offices. Some of the exterior windows were blocked out in the renovation to address classroom needs. All exterior windows require replacement. Some of the double pane window seals have broken and fogging has occurred between the panes. Rainwater and air penetrate the building around the frames. The soffits at the roof and the fascia around windows have significant surface and finish deterioration. The nature of the materials (cementitious plaster and metal) prescribes replacement instead of repair. The exterior doors, hardware and finishes of the exterior entrance vestibules are worn, allowing air infiltration, and becoming misaligned resulting in difficulty to keep in adjustment and the building secure.

Fryklund Hall was constructed in 1961 and renovated in 1991, including the installation of new exterior windows. It houses classrooms, labs, and faculty offices. No exterior envelope maintenance has been completed since 1991 except for a panel section of exterior face brick rebuilt. The exterior envelope requires general maintenance to resolve deterioration and weathering. Control joints have shrunk, and cracks have appeared, allowing air and water penetration. The perimeter of the window frames has lost their seal and allowed significant water penetration and causing deterioration of the interior wall finishes. The exterior doors, hardware, and finishes of the entrance vestibules are worn, allowing air infiltration, and have become more difficult to keep in adjustment and the building secure.

Budget/Schedule:

Construction	\$4,750,000
Design	\$380,400
DFD Mgt	\$219,500
Contingency	\$735,100
TOTAL	\$6,085,000

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

Previous Action: 2023 Wisconsin Act 19 authorized approximately \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for UW Minor Facility Renewal projects. To date, the SBC has authorized approximately \$45.5 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

SBC Mtg	Project	Amount Authorized
Oct 2023	50% of total design budget (SEG REV share)	\$2,442,100
Aug 2024	WTW – Wells Hall Elevator Modernization (23F5A)	\$5,463,600
Oct 2024	GBY – Campuswide Fire Alarm & Smoke Detection System Replacement (23F3V)	\$6,976,000
Oct 2024	LAC – Graff Main Hall/Mitchell Hall Exterior Envelope Maintenance & Repairs (23F3Z)	\$6,620,000
Oct 2024	MSN – Nielsen Tennis Center Roof Replacement (23F4Z)	\$5,221,000
Oct 2024	MIL – Kenilworth Square East Exterior Envelope Maintenance & Repairs (23F3W)	\$7,381,000
Oct 2024	PKS – Facilities Management Center Health & Safety Renovations (23F3X)	\$6,677,000
Dec 2024	PLT – Williams Fieldhouse Exterior Envelope Maintenance & Repairs	\$4,736,000

	<i>Program Total</i>	\$45,516,700
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BUILDING COMMISSION REQUESTS / ITEMS

February 27, 2025

Subcommittee	Full Commission
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14. 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		\$3,544,200
EAU	Towers Hall Freight Elevators Repl (\$814,200 PRSB)	\$814,200
MSN	Parking Ramps 17/75 Membrane Repr (\$2,730,000 PR-CASH)	\$2,730,000
TOTAL	\$814,200 PRSB \$2,730,000 PR-CASH	\$3,544,200

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2025
REQUEST #14**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@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
EAU CLAIRE (Eau Claire Co.)	23F3Q	Towers Hall Freight Elevators Replacement	\$814,200	\$0	\$814,200
MADISON (Dane Co.)	24B2G	Parking Ramps 17 & 75 Membrane Repairs	\$0	\$2,730,000	\$2,730,000

	PRSB	PR-CASH	TOTAL
FEBRUARY 2025 TOTALS	\$814,200	\$2,730,000	\$3,544,200

UW-Eau Claire – Towers Hall Freight Elevators Replacement (23F3Q):

Project Description and Justification:

This project upgrades freight elevators in both North and South towers to meet current code requirements. The elevator doors and hydraulic piping, pumping unit, motor, and associated controller will be replaced. The North Tower unit has been inoperable since August 2023 and while the South unit remains operational, it is identical to the North Tower unit and should also be replaced. Prior to replacing the elevator, a modernization survey will be performed by an elevator design professional. An elevator design professional will also need to be engaged throughout the project to evaluate the specifications, determine compliance, and consult on installation issues.

The hydraulic piping located underneath the concrete slab is no longer acceptable. The pumping unit is obsolete, the motor must be replaced, and replacement parts are not available. The original controller is functional, but would not support a new pumping unit, so it also requires replacement. The freight elevator doors are worn after 60 years of continual use and require replacement.

Budget/Schedule:

Construction	\$616,300
Design	\$76,000
DFD Mgt	\$28,400
Contingency	\$92,500
Other Fees	\$1,000
TOTAL	\$814,200

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

Previous Action: None.

UW-Madison – Parking Ramps 17 and 75 Membrane Repairs (24B2G):**Project Description and Justification:**

This project performs critical repairs on Parking Ramps 17 and 75 as identified in the October 2020 study. The repairs include sealant replacement, vehicle traffic membrane removal and replacement, concrete repairs, bearing pad replacement, and structural steel reinforcement of precast tees.

The Existing Ramp Evaluation report completed in October 2020 provided a comprehensive condition assessment of the structural, mechanical, electrical, plumbing, and fire protection systems. This project intends to maintain the integrity of each parking structure and reduce the risk of further damage that could result in safety issues and increased repair costs. Investment in this project maintains and maximizes existing campus parking infrastructure.

Budget/Schedule:

Construction	\$2,123,800
Design	\$189,900
DFD Mgt	\$97,700
Contingency	\$318,600
TOTAL	\$2,730,000

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

Previous Action: None.