



# State of Wisconsin Building Commission

TONY EVERNS  
Governor

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

**Wednesday, February 4, 2026**

**10:00 AM**

**State Capitol 330SW**

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

**Wednesday, February 4, 2026**

**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.

**Wednesday, February 4, 2026**

**2:00 PM**

**State Capitol 115 East**

**Governor's Conference Room**

February 4, 2026

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 17, 2025.

No action required.

### **DEBT MANAGEMENT**

1. General Obligation Refunding Authorizing Resolution - 2026 State of Wisconsin Building Commission Resolution 1 authorizes the sale and issuance of General Obligations in an amount not to exceed \$500,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.
2. Transportation Revenue Obligations Authorizing Resolution – 2026 State of Wisconsin Building Commission Resolution 2 authorizes the issuance and sale of State of Wisconsin Transportation Revenue Obligations in an amount not to exceed \$125,000,000, in fixed or variable rate form.
3. Environmental Improvement Fund Revenue Bond Authorizing Resolution - 2026 State of Wisconsin Building Commission Resolution 3 authorizes the sale and issuance of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$150,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.

No action required.

No action required.

No action required.

February 4, 2026	Subcommittee	Full Commission
<p><b><u>ADMINISTRATIVE AFFAIRS</u></b></p> <p><b><u>Department of Corrections</u></b></p> <p>4. <u>Wisconsin Secure Program Facility – New Health Services Unit and Restrictive Housing Unit Expansion</u> - Request the following:</p> <ul style="list-style-type: none"> <li>a) Approve the Design Report;</li> <li>b) Authority to release \$8,433,000 GFSB for the New Health Services Unit and Restrictive Housing Unit Expansion; and</li> <li>c) Authority to construct the New Health Services Unit and Restrictive Housing Unit Expansion for an estimated total cost of \$16,225,000 (\$7,792,000 EX-GFSB and \$8,433,000 GFSB).</li> </ul> <p>This project enumeration was amended in 2025 Wisconsin Act 15 for \$16,225,000 (\$7,792,000 EX-GFSB and \$8,433,000 GFSB).</p> <p>In August 2023, the SBC approved the Design Report and authorized construction for the New Health Services Unit and Restrictive Housing Unit Expansion for an estimated total cost of \$7,792,000 GFSB.</p> <p>In June 2022, the SBC authorized the release of \$241,700 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report.</p> <p>This project was enumerated in 2021 Wisconsin Act 58 for \$7,792,000 GFSB.</p>		

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

**AGENCY:** Department of Corrections

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

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

**LOCATION:** Wisconsin Secure Program Facility, Grant County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to release \$8,433,000 GFSB for the New Health Services Unit and Restrictive Housing Unit Expansion; and
- c) Authority to construct the New Health Services Unit and Restrictive Housing Unit Expansion for an estimated total cost of \$16,225,000 (\$7,792,000 EX-GFSB and \$8,433,000 GFSB).

**PROJECT NUMBER:** 21I1H

**PROJECT DESCRIPTION:**

This project remodels the 4,657 GSF existing Health Services Unit (HSU) for a Restrictive Housing Unit (RHU), and constructs a new 11,000 GSF building addition for a HSU expansion. This project is required to address the lack of RHU space and additional health needs of the aging resident population at Wisconsin Secure Program Facility (WSPF). The HSU expansion will give WSPF the ability to treat older and more medically frail residents. The new building addition will consist of six exam rooms, a procedure room, optometry, tele-med rooms, laboratory and a dental area with three chairs, office, dental supply and a dental laboratory. The staff area will have a centralized nurse's station, four offices, a break room and a medication room. There is a 3,620 GSF mechanical penthouse over a portion of the new addition. The new addition will be built with spread footings, concrete slab, concrete block bearing walls with block rain screen to match existing, thermally broken aluminum frame and 60-minute attack-rated windows, and a precast plank roof with tapered EPDM roofing system.

**PROJECT JUSTIFICATION:**

The WSPF was designed to house all inmates in restrictive housing, with the medical staff going to each unit to provide medical care. The current HSU was part of the original 1999 construction and was designed for emergency care only. Since original construction, 411 of the 511 beds have transitioned to general population, which allows more Persons in our Care (PIOCs) to receive medical treatment at the HSU.

Of the inmates currently housed at WSPF, 391 have chronic conditions, and on average, there are 350 appointments per week. This includes approximately 25 off-site appointments which require transportation to the local hospital, as well as hospitals in La Crosse and Madison. Providers of

multiple disciplines are seeing patients daily, including but not limited to: physical therapy, ophthalmology, telemedicine and tele-psychiatry. Having sufficient HSU space can expand provider availability, would decrease transportation costs, and enhance public safety. A new HSU would also provide adequate safety and security for providers as they provide care for PIOC, as the institution has recently lost the services of area physical therapists who do not feel the current area provides adequate safety. In addition, the staff nurses are seeing patients in the limited converted exam areas. That area cannot be further expanded, as it is surrounded by food service, the current RHU, and the primary institution corridor; with remodeling already maximized.

The current RHU was not designed with the intent of providing programming to PIOC in this area, with the only space to meet being visitor booths and converted recreation areas that were intended for use by only one person. Adequate programming space would allow for more coordinated activities to facilitate transition of PIOC back into general population, where there is access to greater educational and vocational opportunities.

This project was originally approved for construction in the August 2023 SBC meeting and was bid in February 2024. There were not enough funds in the originally enumerated budget to pay for the work that would be required to complete the project. The project's budget was increased in an amended enumeration that was approved in 2025 Wisconsin Act 15, and the project has been designed to the updated enumerated amount.

**BUDGET/SCHEDULE:**

Construction	\$12,300,000
Contingency	\$1,892,100
Design	\$928,700
DFD Fee	\$567,700
Equipment	\$500,000
Other Fees	\$36,500
<b>TOTAL</b>	<b>\$16,225,000</b>

SBC Approval	Feb 2026
A/E Selection	Dec 2021
Design Report	Dec 2025
Bid Opening	Jun 2026
Start Construction	Sep 2026
Substantial Completion	Sep 2028
Final Completion	May 2029

**PREVIOUS ACTION:** This project enumeration was amended in 2025 Wisconsin Act 15 for \$16,225,000 (\$7,792,000 EX-GFSB and \$8,433,000 GFSB).

In August 2023, the SBC approved the Design Report and authorized construction for the New Health Services Unit and Restrictive Housing Unit Expansion for an estimated total cost of \$7,792,000 GFSB.

In June 2022, the SBC authorized the release of \$241,700 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$7,792,000 GFSB.

## BUILDING COMMISSION REQUESTS / ITEMS

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February 4, 2026	Subcommittee	Full Commission																		
<p>5. <u>Various All Agency Projects</u> – Request the following:</p> <p>a) Authority to construct the All Agency maintenance and repair request(s) listed below; and</p> <p>b) Permit the Division of Facilities Development to adjust individual project budgets.</p> <table> <thead> <tr> <th colspan="2"><b>Facility Maintenance and Repair</b></th> <th><b>\$6,893,200</b></th> </tr> </thead> <tbody> <tr> <td>CCI</td> <td>Housing Unit Renovations (\$2,991,200 SEG REV)</td> <td>\$2,991,200</td> </tr> <tr> <td>CCI</td> <td>HVAC Upgrade (\$2,995,100 SEG REV)</td> <td>\$2,995,100</td> </tr> <tr> <td>FLSF</td> <td>Farm Shop and Office Replacement (\$906,900 PR-CASH)</td> <td>\$906,900</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>\$5,986,300 SEG REV</b></td> <td><b>\$906,900 PR-CASH</b></td> </tr> <tr> <td></td> <td></td> <td><b>\$6,893,200</b></td> </tr> </tbody> </table>	<b>Facility Maintenance and Repair</b>		<b>\$6,893,200</b>	CCI	Housing Unit Renovations (\$2,991,200 SEG REV)	\$2,991,200	CCI	HVAC Upgrade (\$2,995,100 SEG REV)	\$2,995,100	FLSF	Farm Shop and Office Replacement (\$906,900 PR-CASH)	\$906,900	<b>TOTALS</b>	<b>\$5,986,300 SEG REV</b>	<b>\$906,900 PR-CASH</b>			<b>\$6,893,200</b>		
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**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2026  
REQUEST #5**

**AGENCY:** Department of Corrections

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

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

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG REV</b>	<b>PR-CASH</b>	<b>TOTAL</b>
Columbia Correctional Institution (Columbia Co.)	24J2Q	Housing Unit Renovations	\$2,991,200	\$0	\$2,991,200
Columbia Correctional Institution (Columbia Co.)	24J2S	HVAC Upgrade	\$2,995,100	\$0	\$2,995,100
Fox Lake State Farm (Dodge Co.)	25D2A	Farm Shop and Office Replacement	\$0	\$906,900	\$906,900
<b>Facility Maintenance and Repair Total</b>			<b>\$5,986,300</b>	<b>\$906,900</b>	<b>\$6,893,200</b>

**Columbia Correctional Institution – Housing Unit Renovations (24J2Q):**

**Project Description and Justification:**

This project upgrades the interiors and bathroom areas of the existing housing unit at Columbia Correctional Institution. Project work includes renovation of the shower and toilet areas to meet requirements for accessibility and the Prison Rape Elimination Act (PREA). Work will also involve painting; new entry doors; new ceilings where required; new bunks; and cabinets for Persons in our Care (PIOCs). The electrical, low-voltage, and security electronics systems within the housing and support spaces will be upgraded as well.

The building envelope dates to the 1996 construction, and the roof has had numerous repairs, while windows no longer seal. In addition to meeting PREA and ADA standards, renovations will improve interior safety, sanitation, and lighting conditions. Water heaters, serveries, door controls, and electronics in the security bubble are beyond their intended service lives and in need of replacement. Cameras in the building do not provide full coverage, water controls are

leaking, and the area's lighting and lighting controls are 30+ years old. The exterior break pad was removed so Native American religious services could be held inside the fenced area of the barracks, and a replacement break pad needs to be installed in a new location.

**Budget/Schedule:**

Construction	\$2,231,700
Design	\$189,100
DFD Mgt	\$103,100
Contingency	\$345,000
Equipment	\$120,000
Other Fees	\$2,300
<b>TOTAL</b>	<b>\$2,991,200</b>

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

**Previous Action:** None.

**Columbia Correctional Institution – HVAC Upgrade (24J2S):**

**Project Description and Justification:**

This project replaces two existing gas-fired make-up air units on the roof with new rooftop units, with connections to the existing ductwork as well as some duct modifications on the Barracks Building. This project also replaces one rooftop unit that currently serves the control bubble with a split system air conditioning unit and associated refrigerant piping, along with ductwork and electric heat. Two additional split system air conditioning units will be added to serve the offices and interview rooms, allowing for additional zone control, associated refrigerant piping, and ductwork with electric heat. The existing electric baseboard will be replaced; exposed, uninsulated supply ductwork served by the rooftop units will be insulated to prevent surface condensation from forming; new fan coil units with electric heat will be provided to serve shower spaces; the existing lighting and receptacles directly supporting the HVAC systems will be replaced; new electrical service to supply the new HVAC systems will be installed, as will a new direct digital control (DDC) system for the building.

The Barracks Building at Columbia Correctional Institution (CCI) was constructed in 1996 and has been vacant for a period of time, this work addresses mechanical system deficiencies required to support safe and reliable operation of the facility. The roof-mounted air handlers only provide heat and not air conditioning which makes conditions in the living quarters and security bubble extremely difficult. The air handlers are past their expected service lives and there is no unit to house the Persons In Our Care (PIOCs) if the heat were to fail in the winter season. These barracks are medium security, in contrast to the remainder of CCI, which is maximum security.

**Budget/Schedule:**

Construction	\$2,272,600
Design	\$277,000
DFD Fee	\$104,600
Contingency	\$340,900
<b>TOTAL</b>	<b>\$2,995,100</b>

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

**Previous Action:** None.

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

**Project Description and Justification:**

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

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

**Budget/Schedule:**

Construction	\$690,200
Design	\$81,300
DFD Fee	\$31,800
Contingency	\$103,600
<b>TOTAL</b>	<b>\$906,900</b>

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

**Previous Action:** None.

## BUILDING COMMISSION REQUESTS / ITEMS

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February 4, 2026

Subcommittee

Full Commission

**Department of Health Services**

6. **BTF Request** – Request the release of \$1,956,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and specifications for the projects listed below in anticipation of future enumeration requests.

<b>BTF Request</b>		<b>\$1,956,000</b>
WRC	Building C Air Tempering (\$416,000 BTF)	\$416,000
WMHI	Service Building HVAC Improv (\$350,000 BTF)	\$350,000
WMHI	Sherman Hall Window/Envelope Repr (\$659,000 BTF)	\$659,000
SWC	Cottage 18 HVAC System Repl (\$531,000 BTF)	\$531,000

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

**AGENCY:** Department of Health Services

**DHS CONTACT:** Mark Zaccagnino, (608) 266-2902, [mark.zaccagnino@dhs.wisconsin.gov](mailto:mark.zaccagnino@dhs.wisconsin.gov)  
**DFD CONTACT:** Joshua Bernardini, (608) 266-8874, [joshua.bernardini@wisconsin.gov](mailto:joshua.bernardini@wisconsin.gov)

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the release of \$1,956,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and specifications for the projects listed below in anticipation of future enumeration requests.

<b>BTF Request</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>BTF</b>
Wisconsin Resource Center (Winnebago Co.)	23K2X	Building C Air Tempering	\$416,000
Winnebago Mental Health Institute (Winnebago Co.)	23L2L	Service Building HVAC Improvements	\$350,000
Winnebago Mental Health Institute (Winnebago Co.)	25L2L	Sherman Hall Window Replacement and Building Envelope Repairs	\$659,000
Southern Wisconsin Center (Racine Co.)	26A1N	Cottage 18 HVAC System Replacement	\$531,000
<b>BTF Request Total</b>			<b>\$1,956,000</b>

**Wisconsin Resource Center – Building C Air Tempering (23K2X):**

**Project Description and Justification:**

This project air tempers Hughes Hall Building “C” at the Wisconsin Resource Center (WRC). This project improves air quality, reduces humidity and temperature during hot weather. The project will install four new air handling units and four return fans with cooling coils connected to the existing chill water system at the facility. Electrical, plumbing and fire protection systems will be upgraded in the project. The project adds a 900 GSF mechanical room at ground level to house two new air handlers.

Hughes Hall was built in 1954 which consists of three separate buildings which include eight different housing units. Most of the mechanical systems are original to the building. The existing HVAC system is hard to maintain due to age and ability to find replacement parts. The WRC receives inmates from the Department of Corrections who require services to treat mental illness. Over 60% of the inmates at WRC are on psychotropic medications to treat their mental illness. Because psychotropic medications can limit the patient’s ability to maintain proper body

temperature, these individuals can suffer serious medical consequences when located in areas where the temperature and humidity levels are not maintained.

**Previous Action:** None.

**Winnebago Mental Health Institute – Service Building HVAC Improvements (23L2L):**

**Project Description and Justification:**

This project replaces the air handling units and the existing cooling system in the 85,485 GSF Service Building at Winnebago Mental Health Institute (WMHI). Work includes adding air-tempering to the 6,100 GSF Recreation Building addition. New equipment will be controlled by a Direct Digital Control (DDC) system. Duct work and electrical will be upgraded as needed to accommodate the new HVAC equipment. Associated plumbing and fire protection is included in the project. The project will be phased to limit disruption to the facility operations.

The Service Building at WMHI was built in 1955. The Recreation Building was added in 1982. The Service Building contains the main kitchen for the campus making 750 meals a day. The building also receives, stores supplies, and houses a library and pharmacy. The existing HVAC equipment is original to the building and breakdowns have occurred more frequently. Replacing the original HVAC systems in the Service Building will increase reliability, energy efficiency and comfort in the building.

**Previous Action:** None.

**Winnebago Mental Health Institute – Sherman Hall Window Replacement and Building Envelope Repairs (25L2L):**

**Project Description and Justification:**

This project repairs the building envelope of Sherman Hall at Winnebago Mental Health Institute (WMHI). This project reduces water and air infiltration at this licensed psychiatric hospital building. This project will replace 142 windows and four doors with a new curtain wall system. The new windows will be hardened and ligature resistant for this behavior healthcare building. The existing masonry and precast wall features will be repaired and replaced. The project will be phased to limit disruption of facility operations.

The windows in Sherman Hall are original to the 1966 structure and are no longer watertight. Some of these windows allow air, rain, and snow infiltration. Patient living areas, common areas, offices, and staff work areas have moisture and draft problems and place an additional load on the heating and cooling system. Existing exterior masonry elements have degraded to the point that sections have fallen off the building.

**Previous Action:** None.

## **Southern Wisconsin Center – Cottage 18 HVAC System Replacement (26A1N):**

### **Project Description and Justification:**

This project replaces the HVAC equipment in Cottage 18. This project includes new air handling units, duct work, variable air volume terminal units, DDC controls, and related electrical upgrades. Ceiling and lighting below HVAC ductwork will be replaced. The sprinkler system will be updated to meet current code requirements. Work will be phased to limit disruptions to the facility.

The existing HVAC equipment is original to the Cottage 18 building built in 1972. This system requires increased maintenance and replacement parts are more difficult to find. This licensed health care facility houses medically frail individuals. Replacing the equipment will improve reliability and indoor air quality. Due the age of the building and size of the remodel it will require electrical and fire suppression upgrades along with the HVAC systems.

**Previous Action:** None.

## BUILDING COMMISSION REQUESTS / ITEMS

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February 4, 2026

		Subcommittee	Full Commission																		
<p>7. <u>Various All Agency Projects</u> – Request the following:</p> <p>a) Authority to release \$14,159,900 SEG REV for the All Agency maintenance and repair request(s) listed below;</p> <p>b) Authority to construct the All Agency maintenance and repair request(s) listed below; and</p> <p>c) Permit the Division of Facilities Development to adjust individual project budgets.</p> <table> <tbody> <tr> <td><b>Facility Maintenance and Repair</b></td> <td><b>\$7,512,000</b></td> </tr> <tr> <td>SRSTC      Domestic Water Softener/Heater Repl (\$2,716,000 SEG REV)</td> <td>\$2,716,000</td> </tr> <tr> <td>CWC      Medical Gas System Improvements (\$2,321,000 SEG REV)</td> <td>\$2,321,000</td> </tr> <tr> <td>WMHI      Paging System Replacement (\$2,475,000 SEG REV)</td> <td>\$2,475,000</td> </tr> <tr> <td><b>Utility Repair and Renovation</b></td> <td><b>\$3,760,800</b></td> </tr> <tr> <td>SWC      Site Utility Improvements (\$3,760,800 SEG REV)</td> <td>\$3,760,800</td> </tr> <tr> <td><b>Health Safety and Environmental Protection</b></td> <td><b>\$2,992,100</b></td> </tr> <tr> <td>WMHI      Fire Alarm System Upgrades (\$2,992,100 SEG REV)</td> <td>\$2,992,100</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>\$14,264,900</b></td> </tr> </tbody> </table> <p>In October 2023, the SBC authorized the release of \$105,000 SEG REV to develop preliminary plans and specifications for the Sand Ridge Secure Treatment Center Domestic Water Softener and Heater Replacement project.</p>	<b>Facility Maintenance and Repair</b>	<b>\$7,512,000</b>	SRSTC      Domestic Water Softener/Heater Repl (\$2,716,000 SEG REV)	\$2,716,000	CWC      Medical Gas System Improvements (\$2,321,000 SEG REV)	\$2,321,000	WMHI      Paging System Replacement (\$2,475,000 SEG REV)	\$2,475,000	<b>Utility Repair and Renovation</b>	<b>\$3,760,800</b>	SWC      Site Utility Improvements (\$3,760,800 SEG REV)	\$3,760,800	<b>Health Safety and Environmental Protection</b>	<b>\$2,992,100</b>	WMHI      Fire Alarm System Upgrades (\$2,992,100 SEG REV)	\$2,992,100	<b>TOTAL</b>	<b>\$14,264,900</b>			
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WMHI      Fire Alarm System Upgrades (\$2,992,100 SEG REV)	\$2,992,100																				
<b>TOTAL</b>	<b>\$14,264,900</b>																				

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

**AGENCY:** Department of Health Services

**DHS CONTACT:** Mark Zaccagnino, (608) 266-2902, [mark.zaccagnino@dhs.wisconsin.gov](mailto:mark.zaccagnino@dhs.wisconsin.gov)  
**DFD CONTACT:** Joshua Bernardini, (608) 266-8874, [joshua.bernardini@wisconsin.gov](mailto:joshua.bernardini@wisconsin.gov)

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$14,159,900 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.

<b>Facility Repair and Maintenance</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG REV</b>
Sand Ridge Secure Treatment Center (Juneau Co.)	24J1M	Domestic Water Softener and Heater Replacement	\$2,716,000
Central Wisconsin Center (Dane Co.)	25A2X	Medical Gas System Improvements	\$2,321,000
Winnebago Mental Health Institute (Winnebago Co.)	25B1O	Paging System Replacement	\$2,475,000
<b>Facility Repair and Maintenance Total</b>			<b>\$7,512,000</b>

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG REV</b>
Southern Wisconsin Center (Racine Co.)	24J1T	Site Utility Improvements	\$3,760,800
<b>Utility Repair and Renovation Total</b>			<b>\$3,760,800</b>

<b>Health Safety and Environmental Protection</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG REV</b>
Winnebago Mental Health Institute (Winnebago Co.)	24J1Q	Fire Alarm System Upgrades	\$2,992,100
<b>Health Safety and Environmental Protection Total</b>			<b>\$2,992,100</b>

<b>SEG REV</b>
<b>TOTAL</b> <b>\$14,264,900</b>

**Sand Ridge Secure Treatment Center – Domestic Water Softener and Heater Replacement (24J1M):**

**Project Description and Justification:**

This project replaces the existing central water softeners at the Sand Ridge Secure Treatment Center (SRSTC) facility with a properly sized system. The central domestic water heaters and associated hot water supply and return piping will also be replaced. Hot water piping and fittings will be designed to minimize corrosion in return lines.

The existing central water softeners and water heaters in the SRSTC Heating Plant are 23 years old and beyond their useful life. The water softener controls are antiquated and are frequently in need of maintenance. Repairs are increasingly difficult to perform with the lack of manufacturer supported parts and service. Facility domestic water heater tanks and heat exchangers are oversized and require replacement. Hot water return piping has developed more frequent leaks due to pitting and erosion. These new systems will improve reliability and the overall quality of water at SRSTC.

**Budget/Schedule:**

Construction	\$2,077,000
Design	\$231,000
DFD Mgt	\$95,600
Contingency	\$312,400
<b>TOTAL</b>	<b>\$2,716,000</b>

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

**Previous Action:** In October 2023, the SBC authorized the release of \$105,000 SEG REV to develop preliminary plans and specifications.

**Central Wisconsin Center – Medical Gas System Improvements (25A2X):**

**Project Description and Justification:**

This project upgrades the existing medical gas system at the Short-Term Care Unit to comply with the latest standards and codes. The existing storage area for bulk oxygen storage tanks will be enclosed and heated. The vacuum pump will be replaced with a duplex pumping arrangement. All medical gas piping will be replaced. This includes valving and metering to patient rooms. New piping will run above ceiling and along walls in a protected enclosure. The medical gas system at the dental clinic will be improved. Provisions for nitrous oxide at the dental clinic will be installed in addition to oxygen and vacuum. New medical gas controls and monitoring will also be installed.

This project is needed to provide a safe and reliable medical gas system at the Central Wisconsin Center's Medical Short-Term Care Unit (STCU). The existing system was installed in 1964. There have been few upgrades to the system since that time, and it is becoming more difficult to

maintain the functionality of the current system. CWC is a facility for the developmentally disabled. Medically frail individuals living at CWC are transferred to the STCU when nursing care needs increase. A reliable medical gas system will enable CWC staff to provide the necessary care to patients who require it.

**Budget/Schedule:**

Construction	\$1,775,000
Design	\$199,000
DFD Mgt	\$81,700
Contingency	\$265,300
<b>TOTAL</b>	<b>\$2,321,000</b>

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

**Previous Action:** None.

**Winnebago Mental Health Institute – Paging System Replacement (25B1O):**

**Project Description and Justification:**

This project replaces the existing campus-wide paging system at the Winnebago Mental Health Institute. All existing equipment, cabling, and miscellaneous devices will be replaced in the system. This includes all amplifiers, speakers, and phone system interface. Buildings in the system will communicate together via Virtual Local Area Network. The new paging system will be zoned in existing and new areas, as directed by the site. This project also integrates the new paging system to other safety and security systems. The project will be properly phased so that the existing system remains fully functional until the new system is operational.

This project is required to provide a more reliable and efficient paging system. The existing paging system is antiquated and has seen an increase in issues. Past system failures have resulted in part of the system being disabled or bypassed. Many areas do not function properly and have low volume, which can result in safety concerns if staff are unable to hear important messages. This new campus-wide, fully functional paging system will maintain the safety and security of staff and residents.

**Budget/Schedule:**

Construction	\$1,903,500
Design	\$198,400
DFD Mgt	\$87,600
Contingency	\$285,500
<b>TOTAL</b>	<b>\$2,475,000</b>

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

**Previous Action:** None.

## **Southern Wisconsin Center – Site Utility Improvements (24J1T):**

### **Project Description and Justification:**

This project replaces cast iron water main and repairs or replaces sanitary sewer mains and manholes at Southern Wisconsin Center (SWC). Sanitary sewers will be televised for damage and vacuumed of debris. Sewer mains and manholes will be improved through methods including full removal and replacements, spot repairs, and lining. Cast iron water mains will be replaced with ductile iron pipe.

This project is required to provide reliable operation of the domestic water and sanitary system at SWC. There have been numerous watermain breaks of the cast iron mains due to its brittle nature and susceptibility to cracking. SWC's Capacity, Management, Operations, and Maintenance (CMOM) Program requires that the sanitary system be maintained to eliminate excessive infiltration or contamination. Replacing the domestic water main will maintain reliable distribution of potable water at the SWC campus. Repairing the sanitary sewer system will maintain CMOM compliance as required by the Department of Natural Resources.

### **Budget/Schedule:**

Construction	\$2,830,400
Design	\$245,600
DFD Mgt	\$130,200
Contingency	\$424,600
Other Fees	\$130,000
<b>TOTAL</b>	<b>\$3,760,800</b>

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

**Previous Action:** None.

## **Winnebago Mental Health Institute – Fire Alarm System Upgrades (24J1Q):**

### **Project Description and Justification:**

This project replaces the fire alarm system field devices in three patient buildings at Winnebago Mental Health Institute. This includes replacing initiation and notification devices, including smoke and heat detectors, horns, strobes, and pull stations. Patient areas will require anti-ligature, vandal-resistant devices. Devices will be installed with new wiring, and they will be programmed and tested. The existing fire alarm system will remain fully functional during construction, 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 fire alarm control panels (FACP) were recently replaced due to an immediate need at the time, but the field devices were not. The existing field devices and wiring are 23 years old, and their functionality is limited with the newer FACPs. Replacing the field devices will allow enhanced system functionality, greater compatibility, and continue the upgrade to the fire alarm system. Although the fire alarm system is operational, the upgrades are necessary now to avoid an emergency that may result upon failure.

**Budget/Schedule:**

Construction	\$2,285,000
Design	\$260,000
DFD Mgt	\$105,100
Contingency	\$342,000
<b>TOTAL</b>	<b>\$2,992,100</b>

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

**Previous Action:** None.

February 4, 2026	Subcommittee	Full Commission
<p><b><u>Department of Military Affairs</u></b></p> <p>8. <u>Camp Williams – Emergency Generator and Switchgear Replacement</u> – Request the following:</p> <ul style="list-style-type: none"><li>a) Approve the Design Report; and</li><li>b) Authority to construct the Camp Williams Emergency Generator and Switchgear Replacement project for an estimated total cost of \$4,624,200 (\$1,624,200 GFSB and \$3,000,000 FED).</li></ul> <p>This project was enumerated in 2025 Wisconsin Act 15 for \$6,497,000 (\$1,624,200 GFSB and \$4,872,800 FED).</p> <p>In October 2025, the SBC authorized the release of \$243,500 BTF to prepare preliminary plans and a Design Report for the Camp Williams Generator Replacement project at Camp Douglas.</p>		

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

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL William J. Benson, (608) 242-3365, [wiliam.j.benson3.mil@army.mil](mailto:wiliam.j.benson3.mil@army.mil)  
**DFD CONTACT:** Joshua Bernardini, (608) 266-8874, [joshua.bernardini@wisconsin.gov](mailto:joshua.bernardini@wisconsin.gov)

**LOCATION:** Camp Williams/Camp Douglas, Juneau County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Camp Williams Emergency Generator and Switchgear Replacement project for an estimated total cost of \$4,624,200 (\$1,624,200 GFSB and \$3,000,000 FED).

**PROJECT NUMBER:** 24H1A

**PROJECT DESCRIPTION:**

This project replaces the existing diesel generator with two natural gas generators. The project will also replace the associated transfer switch, switchgear, and necessary controls. The two new replacement generators will be sized appropriately and will possess notification functionality when operating via existing 12 strand fiber and media converter communications available nearby.

**PROJECT JUSTIFICATION:**

The Camp Williams base wide generator is approaching the end of its life. The last failure was with a control panel, where the cost to repair exceeded \$13,000 and the lead time for parts was two months. Future equipment failures are becoming more probable, and replacements are becoming more difficult to procure as parts are becoming obsolete. Yearly environmental emissions testing is required for the current diesel generator at a cost of about \$13,000 per year, and the current diesel generator also requires the replacement of its catalytic cartridge (a pollution control device) every five years at a cost of about \$15,000 and requires a fuel spill control plan. The proposed natural gas generators will have none of these requirements and natural gas is less expensive than diesel in terms of energy produced. Having two generators will provide redundancy to the emergency electricity system and provide the opportunity to balance for load and wear.

Since submitting this project for the 2025-27 capital budget, DMA has learned federal funding is limited to \$3 million on this specific project, therefore this project has been scoped to fit within the limits of both state and federal funding.

**BUDGET/SCHEDULE:**

Construction	\$3,512,000
Design	\$400,000
DFD Mgt	\$162,500
Contingency	\$549,700
<b>TOTAL</b>	<b>\$4,624,200</b>

SBC Approval	Feb 2026
A/E Selection	Dec 2024
Design Report	Feb 2026
Bid Opening	Apr 2026
Start Construction	Sep 2026
Substantial Completion	Sep 2028
Final Completion	Nov 2028

**PREVIOUS ACTION:** This project was enumerated in 2025 Wisconsin Act 15 for \$6,497,000 (\$1,624,200 GFSB and \$4,872,800 FED).

In October 2025, the SBC authorized the release of \$243,500 BTF to prepare preliminary plans and a Design Report for the Camp Williams Generator Replacement project at Camp Douglas.

# DESIGN REPORT

February 4, 2026

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

Emergency Generator and Switchgear Replacement  
Camp Williams  
Camp Douglas, WI

**Project Number:** 24H1A

**For the:** Department of Military Affairs

**Project Manager:** Cleven McChesney

**Architect/Engineer:** KFI Engineers  
Hudson, WI

## 1. Project Description:

Replace the existing diesel generator, transfer switch, switchgear, and necessary controls. The new generator will run on natural gas, be sized appropriately, possess notification functionality when operating via existing 12 strand fiber and media converter communications available nearby. The new generator will be more: efficient and operator/maintenance/environmentally friendly.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for \$6,497,000 (\$1,624,200 GFSB and \$4,872,800 FED).

## 3. Schedule:

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

## 4. Budget Summary:

Construction:	\$3,512,000
A/E Fees:	\$400,000
DFD Mgt:	\$162,500
Contingency:	\$549,700
<b>Total Project Cost:</b>	<b>\$4,624,200</b>

## BUILDING COMMISSION REQUESTS / ITEMS

8

February 4, 2026

		Subcommittee	Full Commission												
<p>9. <u>Various All Agency Projects</u> – Request the following:</p> <p>a) Authority to construct the All Agency maintenance and repair request(s) listed below; and</p> <p>b) Permit the Division of Facilities Development to adjust individual project budgets.</p> <table> <thead> <tr> <th colspan="2"><b>Facility Maintenance and Repair</b></th> <th><b>\$3,297,100</b></th> </tr> </thead> <tbody> <tr> <td>Sussex</td> <td>Roof Replacement (\$447,100 SEG REV; \$447,100 FED)</td> <td>\$894,200</td> </tr> <tr> <td>Hayward FMS 12</td> <td>Replace Air Handling Units (\$2,402,900 FED)</td> <td>\$2,402,900</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>\$447,100 SEG REV</b></td> <td><b>\$2,850,000 FED</b></td> <td><b>\$3,297,100</b></td> </tr> </tbody> </table>	<b>Facility Maintenance and Repair</b>		<b>\$3,297,100</b>	Sussex	Roof Replacement (\$447,100 SEG REV; \$447,100 FED)	\$894,200	Hayward FMS 12	Replace Air Handling Units (\$2,402,900 FED)	\$2,402,900	<b>TOTALS</b>	<b>\$447,100 SEG REV</b>	<b>\$2,850,000 FED</b>	<b>\$3,297,100</b>		
<b>Facility Maintenance and Repair</b>		<b>\$3,297,100</b>													
Sussex	Roof Replacement (\$447,100 SEG REV; \$447,100 FED)	\$894,200													
Hayward FMS 12	Replace Air Handling Units (\$2,402,900 FED)	\$2,402,900													
<b>TOTALS</b>	<b>\$447,100 SEG REV</b>	<b>\$2,850,000 FED</b>	<b>\$3,297,100</b>												

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

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL William J. Benson, (608) 242-3365, [william.j.benson3.mil@army.mil](mailto:william.j.benson3.mil@army.mil)  
**DFD CONTACT:** Joshua Bernardini, (608) 266-8874, [joshua.bernardini@wisconsin.gov](mailto: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.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG REV</b>	<b>FED</b>	<b>TOTAL</b>
Sussex Readiness Center (Waukesha Co.)	24J3E	Roof Replacement	\$447,100	\$447,100	\$894,200
Hayward Facility Maintenance Shop 12 (Sawyer Co.)	24J2O	Replace Air Handling Units	\$0	\$2,402,900	\$2,402,900
<b>Facility Maintenance and Repair Total</b>			<b>\$447,100</b>	<b>\$2,850,000</b>	<b>\$3,297,100</b>

**Sussex Readiness Center – Roof Replacement (24J3E):**

**Project Description and Justification:**

This project removes approximately 30,500 SF of existing ballasted built-up roofing system to the insulation; replaces bad or worn insulation where necessary and installs additional insulation to achieve minimum total R-Value of 25; and installs a new flat roof system to be ethylene propylene diene terpolymer (EPDM), reusing existing ballast and any additional ballast that may be needed. The project also replaces roof drains, gutters, and downspouts as necessary; provides new flashing, pipe boots, counter-flashing, and other roof accessories as required, all to achieve the manufacturer's 20-year No-Dollar-Limit warranty.

The Readiness Center is over 31 years old and is believed to still have its original roof. There are no records of any replacement, only repairs. There has been some damage to interior finishes and ceiling tiles, and the existing roof has reached and surpassed the end of its useful life, making it in need of replacement.

**Budget/Schedule:**

Construction	\$690,100
Design	\$68,900
DFD Mgt	\$31,700
Contingency	\$103,500
<b>TOTAL</b>	<b>\$894,200</b>

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

**Previous Action:** None.

### **Hayward Facility Maintenance Shop 12 – Replace Air Handling Units (24J2O):**

**Project Description and Justification:**

Mechanical work includes replacing the existing air handling units and associated exhaust fans and providing a DDC control system in the facility. Plumbing work includes replacing the water heater, water softener and gas meter, and remodeling the gas piping. Electrical work includes new lights in the office area and revising the power connections.

The facility was constructed in 1998, and the AHUs are reaching the end of their equipment life and are inefficient. DDC controls need to be added to building to control the new equipment and for general monitoring and operation of the facility heating, ventilation, and cooling. The facility condensing unit has R-22 refrigerant, which is only allowed in units manufactured and imported before 2009, and should be replaced with a new condensing unit with approved refrigerant.

**Budget/Schedule:**

Construction	\$1,880,000
Design	\$153,400
DFD Mgt	\$86,500
Contingency	\$282,000
Other Fees	\$1,000
<b>TOTAL</b>	<b>\$2,402,900</b>

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

**Previous Action:** None.

February 4, 2026	Subcommittee	Full Commission
<b><u>Department of Natural Resources</u></b>		
10. <u>Governor Earl Peshtigo River State Forest – Boat Launch and Road Improvements</u> – Request the following: a) Approve the Design Report; b) Authority to release \$6,888,800 SEG REV for the Boat Launch and Road Improvements project; and c) Authority to construct the Boat Launch and Road Improvements project for an estimated total cost of \$7,117,800 SEG REV.  In October 2023, the SBC authorized the release of \$229,000 SEG REV to prepare preliminary plans and a Design Report for the Governor Earl Peshtigo State Forest – Repair and Replace Boat Access Sites project.  This project was enumerated in 2023 Wisconsin Act 19 for \$7,117,800 SEG REV.		

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

**AGENCY:** Department of Natural Resources

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

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

**LOCATION:** Governor Earl Peshtigo River State Forest, Marinette/Oconto Counties

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to release \$6,888,800 SEG REV for the Boat Launch and Road Improvements project; and
- c) Authority to construct the Boat Launch and Road Improvements project for an estimated total cost of \$7,117,800 SEG REV.

**PROJECT NUMBER:** 24E6F

**PROJECT DESCRIPTION:**

This project includes work at 11 different sites in the Governor Earl Peshtigo River State Forest, replacing aging structures and providing upgrades to the boat launches, docks, roadways, vault toilets, lighting, signage, runoff, erosion, and parking areas while improving accessibility and functionality. Among these improvements are: replacement of concrete pads and installation of new rip rap at Boat Landing #3; construction of an overflow parking lot at Boat Landing #5; reconstruction of the concrete boat launch at Boat Landing #7; reconstruction of the boat launch, access roadways and parking at Boat Landing #8; reconstructing and expanding the paved parking lot at Boat Landing #10; providing asphalt paving of the existing gravel entrance/exit road for Boat Landing #11, as well as parking areas and the turnaround area; reconstruction of the existing concrete boat launch and gravel and grassy parking areas at Boat Landing #12, a new 24-unit graveled parking area and new canoe slide installed at the Spring Rapids Canoe Launch. There will be multiple upgrades to access roads around existing boat landings, and new vault toilets will be installed at several boat landings.

**PROJECT JUSTIFICATION:**

The goal of this project is to improve overall safety and ease of use; meet user expectations; improve accessibility; increase overall user satisfaction; increase the long-term life of the boat launches, docks, parking lots, and roadways; and decrease maintenance and operational costs. Added parking, paving, floating boat docks, vault toilets, signage, solar powered lighting, kiosks, park benches, and picnic tables will enhance the properties and help meet user demand and long-term needs. The identified boat launches at Governor Earl Peshtigo River State Forest are in poor condition and in need of replacement. These launches are in high demand and crucial to providing recreational opportunities for visitors.

The Governor Earl Peshtigo River State Forest is located in Marinette and Oconto Counties and features 13,000 acres and 3,000 acres of water. The property hosts 16 boat landings, including five along the Peshtigo River Flowages. The forest also features 11 remote campsites, two beaches, Old Veteran's Lake rustic campground, a mountain bike trail system, 20 miles of snowmobile and ATV trails, eight miles of hiking trail and six miles of groomed cross-country ski trail. Visitation is estimated at 250,000 users, consisting of boaters, anglers, hunters, bikers, campers, canoeists & kayakers, snowmobile & ATV/UTV users, swimmers, skiers, snowshoers, hikers, and bird watchers each year. A popular fishing attraction with several launches, High Falls Flowage covers 1,498-acres and has a maximum depth of 54 feet. It is home to walleye, northern pike, large and smallmouth bass, muskellunge, and numerous panfish. The size of High Falls Flowage makes water skiing, power boating and the use of personal watercraft very popular attractions.

#### **BUDGET/SCHEDULE:**

Construction	\$5,350,000
Design	\$497,800
DFD Mgt	\$246,100
Contingency	\$802,500
Other Fees	\$221,400
<b>TOTAL</b>	<b>\$7,117,800</b>

SBC Approval	Feb 2026
A/E Selection	Jul 2024
Design Report	Feb 2026
Bid Opening	Jun 2026
Start Construction	Aug 2026
Substantial Completion	Jun 2028
Final Completion	Jul 2028

**PREVIOUS ACTION:** In October 2023, the SBC authorized the release of \$229,000 SEG REV to prepare preliminary plans and specifications for the Governor Earl Peshtigo State Forest – Repair and Replace Boat Access Sites project.

This project was enumerated in 2023 Wisconsin Act 19 for \$7,117,800 SEG REV.

# DESIGN REPORT

February 4, 2026

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

Boat Launch and Road Improvements  
Governor Earl Peshtigo River State Forest  
Marinette County, WI

**Project Number:** 24E6F

**For the:** Department of Natural Resources

**Project Manager:** Sally Shumaker

**Architect/Engineer:** Ruekert & Mielke Inc  
Madison, WI

## 1. Project Description:

Boat launch and road improvement projects will replace aging structures and provide upgrades to the launches, docks, roadways, vault toilets, lighting, signage, runoff, erosion, and parking areas while improving accessibility and functionality. The project includes work at eleven (11) different sites in the Governor Earl Peshtigo River State Forest.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$7,117,800 SEG REV.

## 3. Schedule:

Bid Opening:	Jun 2026
Start of Construction:	Aug 2026
Substantial Completion / Occupancy:	Jun 2028

## 4. Budget Summary:

Construction:	\$5,350,000
A/E Fees:	\$497,800
DFD Mgt:	\$246,100
Contingency:	\$802,500
Other Fees:	\$221,400
<b>Total Project Cost:</b>	<b>\$7,117,800</b>

## BUILDING COMMISSION REQUESTS / ITEMS

10

February 4, 2026	Subcommittee	Full Commission
<p><b>11. Montello/Fox River Locks – Lock Channel Repairs –</b> Request the following:</p> <p>a) Approve the Design Report;</p> <p>b) Authority to release \$4,819,400 SEG REV for the Montello/Fox River Lock Channel Repairs project; and</p> <p>c) Authority to construct the Montello/Fox River Lock Channel Repairs project for an estimated total cost of \$5,026,900 SEG REV.</p> <p>In October 2023, the SBC authorized the release of \$172,500 SEG REV to prepare preliminary plans and a Design Report for the Montello/Fox River Lock Channel Repairs. An additional \$35,000 of SEG REV was used from funds released in the October 2023 design funds release, as a result of design savings from other projects.</p> <p>This project was enumerated in 2023 Wisconsin Act 19 for \$5,026,900 SEG REV.</p>		

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

**AGENCY:** Department of Natural Resources

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

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

**LOCATION:** Montello/Fox River Locks, Marquette County

**PROJECT REQUEST:**

- a) Approve the Design Report;
- b) Authority to release \$4,819,400 SEG REV for the Montello/Fox River Lock Channel Repairs project; and
- c) Authority to construct the Montello/Fox River Lock Channel Repairs project for an estimated total cost of \$5,026,900 SEG REV.

**PROJECT NUMBER:** 23H2N

**PROJECT DESCRIPTION:**

This project removes the existing stone walls and wood floor and replace them with reinforced concrete. A limestone veneer will be placed along the lock walls to meet the requirements of the State Historic Preservation Office. The Montello Dam is located along the Upper Fox River and creates Buffalo Lake. A component of the dam is a lock channel that no longer passes vessels but is used to help regulate reservoir levels. The lock walls consist of dry-stone (mortarless) stacked stone walls with a wood-planking floor. The gates are currently manually adjusted and will become automated as part of this project.

**PROJECT JUSTIFICATION:**

This project will provide long-term structural stability of the lock chamber walls and floor of the Montello Lock Chamber and continued ability to manipulate water levels. DNR staff observed settling of the lock walls by the pedestrian bridge. An underwater inspection was performed, which identified missing timber planks along the lock floor, undermining the concrete pile cap that supports the slide gates, and leading to gaps between the stone blocks as well as settlement of the stone block walls. DNR measures movement of the lock walls on a regular basis. Movement is still occurring, but at a relatively slow rate.

The lock was originally constructed in 1868, rehabilitated in 1885-86, 1900-01, and 1951. The lock channel is approximately 185 feet long with 14 feet high walls and extends beneath the State Highway 22 bridge. There are five vertical gates at the upstream side of the lock that are used to control lake levels. The concrete frame that houses the gates was rebuilt in 2014, along with new gates. The slide gate structure is supported by steel pipe piles. A sheet pile cutoff wall extends across the structure that serves as a cutoff wall. A prefabricated pedestrian bridge owned by Marquette County extends across the upstream end of the lock structure. This project is vital

to better management of recreational opportunities on Buffalo Lake, along with ensuring dam safety

**BUDGET/SCHEDULE:**

Construction	\$3,835,100
Design	\$317,900
DFD Mgt	\$176,500
Contingency	\$575,300
Other Fees	\$122,100
<b>TOTAL</b>	<b>\$5,026,900</b>

SBC Approval	Feb 2026
A/E Selection	Sep 2023
Design Report	Feb 2026
Bid Opening	Mar 2026
Start Construction	May 2026
Substantial Completion	Dec 2026
Final Completion	Jan 2027

**PREVIOUS ACTION:** In October 2023, the SBC authorized the release of \$172,500 SEG REV to prepare preliminary plans and specifications for the Montello/Fox River Lock Channel Repairs. An additional \$35,000 of SEG REV was used from funds released in the October 2023 design funds release, as a result of design savings from other projects.

This project was enumerated in 2023 Wisconsin Act 19 for \$5,026,900 SEG REV.

# DESIGN REPORT

February 4, 2026

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

Lock Channel Repairs  
Montello Dam  
City of Montello, WI

**Project Number:** 23H2N

**For the:** Department of Natural Resources

**Project Manager:** Sally Shumaker

**Architect/Engineer:** Mead & Hunt Inc  
Middleton, WI

## 1. Project Description:

The Montello dam is located along the upper Fox River and creates Buffalo Lake. A component of the dam is a lock channel that no longer passes vessels but is used to help regulate reservoir levels. The lock walls consist of dry-stone (mortarless) stacked stone walls with a wood-planking floor. The lock walls are settling, and an underwater inspection identified missing timber plans along the lock floor. The Project consists of removing the existing stone walls and wood floor and replacing them with reinforced concrete. A limestone veneer will be placed along the lock walls to meet the requirements of the State Historic Preservation Office. The gates are currently manually adjusted. As part of the Project, the gates will be automated.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$5,026,900 SEG REV.

## 3. Schedule:

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

## 4. Budget Summary:

Construction:	\$3,835,100
A/E Fees:	\$317,900
DFD Mgt:	\$176,500
Contingency:	\$122,100
<b>Total Project Cost:</b>	<b>\$5,026,900</b>

February 4, 2026

		Subcommittee	Full Commission								
<p>12. <u>Various All Agency Projects</u> – Request the following:</p> <p>a) Authority to construct the All Agency maintenance and repair request(s) listed below; and</p> <p>b) Permit the Division of Facilities Development to adjust individual project budgets.</p> <table> <thead> <tr> <th colspan="2"><b>Utility Repair and Renovation</b></th> <th><b>\$4,998,000</b></th> </tr> </thead> <tbody> <tr> <td>BRST</td> <td>Replace Trail Bridges Phase 2 (\$4,823,420 SEG REV; \$174,580 FED)</td> <td>\$4,998,000</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>\$4,823,420 SEG REV</b></td> <td><b>\$4,998,000</b></td> </tr> </tbody> </table>	<b>Utility Repair and Renovation</b>		<b>\$4,998,000</b>	BRST	Replace Trail Bridges Phase 2 (\$4,823,420 SEG REV; \$174,580 FED)	\$4,998,000	<b>TOTALS</b>	<b>\$4,823,420 SEG REV</b>	<b>\$4,998,000</b>		
<b>Utility Repair and Renovation</b>		<b>\$4,998,000</b>									
BRST	Replace Trail Bridges Phase 2 (\$4,823,420 SEG REV; \$174,580 FED)	\$4,998,000									
<b>TOTALS</b>	<b>\$4,823,420 SEG REV</b>	<b>\$4,998,000</b>									

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

**AGENCY:** Department of Natural Resources

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

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

<b>Utility Repair and Renovation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG REV</b>	<b>FED</b>	<b>TOTAL</b>
Buffalo River State Trail (Buffalo, Eau Claire, Jackson, and Trempealeau Counties)	25A2Z	Replace Trail Bridges Phase 2	\$4,823,420	\$174,580	\$4,998,000
<b>Utility Repair and Renovation Total</b>			<b>\$4,823,420</b>	<b>\$174,580</b>	<b>\$4,998,000</b>

**PROJECT DESCRIPTION:**

This project replaces multiple bridges along the Buffalo River State Trail that are approaching the end of their useful lives. The replacements will be laminated bridges with gravel topping, along with prefabricated metal bridges, and new handrails. The bridges will go over multiple streams and rivers, including the Buffalo River, Season Valley Creek, Trout Creek, Berg Valley Stream, and Johnson Valley Creek. The bridges are located on a rails-to-trails corridor and have multiple recreational uses.

**PROJECT JUSTIFICATION:**

The project is necessary to ensure the trail will remain open for at least the next 15-20 years with normal maintenance procedures. Bridges are in various states of disrepair, with many no longer being able to carry the weight of traditional winter or summer grooming equipment. Critical structural repairs are needed to stabilize bridges for the safety of users. These repairs may include but are not limited to new piers, new pier caps, new ties, and decking. Those that are beyond repair will be replaced with new bridges or culverts, depending on hydrology along the trail system. Replacement will be considered when repair costs amount to half of replacement costs. These improvements will ensure safe trail use and will help prevent future periodic closures of trail segments.

DNR has verified that it has received a federal grant for recreational trail maintenance and will apply that grant to this project.

**BUDGET/SCHEDULE:**

Construction	\$3,744,600
Design	\$519,400
DFD Mgt	\$172,300
Contingency	\$561,700
<b>TOTAL</b>	<b>\$4,998,000</b>

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

**PREVIOUS ACTION:** None.

## BUILDING COMMISSION REQUESTS / ITEMS

12

February 4, 2026

### 13. Stewardship Small Project Release / Friends Grants –

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.

Subcommittee

Full Commission

**CORRESPONDENCE/MEMORANDUM**

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**REQUEST #13**

DATE: February 4, 2026 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 / Friends Grants

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 § 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 § 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.

At the time of this request, individual projects are being reviewed and prioritized and will be finalized by mid-January. If in any year the total requested 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
F2601	Aztalan State Park	Jefferson	Friends of Aztalan State Park	Aztalan Visitors Center-Phase II	\$ 450,000	\$ 20,000	\$ 20,000
F2602	Blue Mound State Park	Iowa	Friends of Blue Mounds State Park	Amphitheater-Phase III	\$ 300,000	\$ 20,000	\$ 20,000
F2603	Buckhorn State Park	Juneau	Friends of Buckhorn State Park	Hiking Trail Bridge Replacement	\$ 28,461	\$ 14,231	\$ 14,230
F2604	Copper Falls State Park	Ashland	Friends of Copper Falls State Park	Signage Renovation	\$ 22,000	\$ 11,000	\$ 11,000
F2605	Devil's Lake State Park	Sauk	Friends of Devil's Lake State Park	Quartzite Campground Picnic Tables	\$ 39,834	\$ 19,917	\$ 19,917
F2606	Governor Nelson State Park	Dane	Friends of Governor Nelson State Park	Hogan House Restoration Phase II	\$ 120,000	\$ 24,763	\$ 20,000
F2607	Harrington State Park	Ozaukee	Friends of Harrington Beach State Park	Welcome Center Deck Replacement	\$ 40,000	\$ 20,000	\$ 20,000
F2608	High Cliff State Park	Calumet	Friends of High Cliff State Park	Lime Kiln Trail Remediation Phase III	\$ 404,414	\$ 20,000	\$ 20,000
F2609	Ice Age Trail	Lincoln	Ice Age Trail Alliance	Trail Development at Interstate State Park	\$ 61,320	\$ 20,000	\$ 20,000
F2610	Interstate Park	Polk	Friends of Interstate and Straight Lake Parks	Pollinator Pocket Prairie Median Signage	\$ 20,000	\$ 10,000	\$ 10,000
F2611	Interstate Park	Polk	Friends of Interstate and Straight Lake Parks	Nature Journaling Trail Signage	\$ 15,000	\$ 7,500	\$ 7,500
F2612	Kettle Moraine State Forest-Northern Unit	Fond du Lac	Friends of the Kettle Moraine	Ice Age Visitor Center Vegetation Rehabilitation	\$ 87,875	\$ 20,000	\$ 20,000
F2613	Kettle Moraine State Forest-Southern Unit	Waukesha	Kettle Moraine Natural History Association	Firewood Storage and Sales Lockers	\$ 40,700	\$ 20,700	\$ 20,000
F2614	Kettle Moraine State Park-Lapham Peak	Waukesha	Friends of Lapham Peak	Accessible Fishing Pier and Path	\$ 65,500	\$ 25,500	\$ 20,000
F2615	Kohler Andrae State Park	Sheboygan	Friends of Kohler-Andrae	Kohler Andrae Amphitheater-Phase II	\$ 160,000	\$ 20,000	\$ 20,000
F2616	Lake Kegonsa State Park	Dane	Lake Kegonsa State Park Friends Group	Universal Kayak Launch	\$ 50,000	\$ 30,000	\$ 20,000
F2617	Military Ridge State Trail	Dane & Iowa	Friends of the Military Ridge State Trail	Wayfinding Trail Signage-Phase I	\$ 8,000	\$ 2,000	\$ 2,000
F2618	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Interpretive Signs and Updated Trail Maps-Phase II	\$ 13,774	\$ 4,197	\$ 4,197
F2619	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Sandstone Campground ADA Restroom Improvements	\$ 16,910	\$ 8,455	\$ 8,455
F2620	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Beach Shelter Concrete Expansion	\$ 14,230	\$ 7,115	\$ 7,115

February 4, 2026	Subcommittee	Full Commission
<p><b><u>HIGHER EDUCATION</u></b></p> <p><b><u>University of Wisconsin</u></b></p> <p>14. <u>UW-Oshkosh – Polk Library Facility Renewal</u> – Request the following:</p> <p class="list-item-l1">a) Approve the Design Report;</p> <p class="list-item-l1">b) Authority to demolish the original Library facility; and</p> <p class="list-item-l1">c) Authority to construct the Polk Library Facility Renewal project for an estimated total cost of \$137,572,000 GFSB.</p> <p>In October 2025, the SBC authorized the release of \$3,208,500 BTF-Planning to develop preliminary plans and specifications for the Polk Library Facility Renewal project.</p> <p>The Polk Library Facility Renewal project was enumerated in the 2025 Wisconsin Act 15 for \$137,572,000 GFSB.</p> <p>In December 2023, the SBC authorized the release of \$3,000,000 BTF-Planning to develop preliminary plans for the Polk Library Facility Renewal project.</p>		

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

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Deej Lundgren, (608) 262-5450, [deej.lundgren@wisconsin.edu](mailto:deej.lundgren@wisconsin.edu)

**DFD CONTACT:** Joshua Bernadini, (608) 266-8874, [Joshua.Bernadini@wisconsin.gov](mailto:Joshua.Bernadini@wisconsin.gov)

**LOCATION:** UW-Oshkosh, Winnebago County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to demolish the original Library facility; and
- c) Authority to construct the Polk Library Facility Renewal project for an estimated total cost of \$137,572,000 GFSB.

**PROJECT NUMBER:** 22E1L

**PROJECT DESCRIPTION:**

This project demolishes the obsolete and failing 1962 library facility and replaces it with a smaller, more flexible learning commons addition. The connector link and mechanical penthouse will be removed. The 1969 addition will be fully renovated, including a new energy-efficient façade to match the addition. A new main entrance, general access classrooms, and meeting spaces will be housed in the replacement structure. A multi-story interior circulation avenue will provide informal study and gathering spaces, connecting to exterior walkways, the North academic quadrangle, and Reeve Memorial Union. The reduced footprint will improve accessibility and align with Dempsey Hall's façade to create a more prominent green space.

The library collection will be reduced, prioritizing space for instruction, research, and study. Compact shelving will serve closed collections, while browsable rows will remain for student access, primarily in the 1969 addition. The new facility will feature technology-rich group study rooms, digital multimedia labs, active learning classrooms, experience-driven spaces, and flexible event and instructional areas. Select academic resource groups will be co-located to create a centralized academic resource hub. This reimagined facility will anchor intellectual activity at UW-Oshkosh and meet all applicable state building, health, safety, environmental, and accessibility standards.

**PROJECT JUSTIFICATION:**

The Polk Library facility, constructed in 1962 with an addition in 1969, has served as a mixed-use space and has housed library services, classrooms, a testing center, and various academic and administrative units. Aside from minor updates, the facility, including all building infrastructure systems, architectural finishes, equipment, and furniture, dates back more than sixty years. Systems are failing with increasing frequency: HVAC cannot meet code requirements, ventilation equipment is inadequate, and piping deterioration has caused repeated ruptures,

resulting in costly damage. Electrical panels are at capacity, limiting technology upgrades, while lighting systems are inefficient and noncompliant. Flooring has worn through, exposing asbestos underlayment to foot traffic, and restrooms do not comply with current accessibility standards. The exterior granite material is cracked, broken or even missing, and single-pane windows and storefronts allow water intrusion and energy loss. Fire safety upgrades, including sprinklers and stairwell alterations, are required for compliance.

Functionally, the facility no longer meets the needs of a modern academic environment. Physical collections are being reduced which enables a shift toward digital resources and collaborative spaces. The proposed scope eliminates the north half of the building and replaces it with a smaller, high-quality, flexible addition that consolidates library services, student services, and academic support currently scattered across five buildings. The reimagined facility will provide an accessible, technology-rich learning commons essential for higher education, resolving accessibility issues, restoring building systems, and improving space functionality. It will serve as a central hub for innovation and interdisciplinary collaboration, offering multiuse classrooms, faculty labs, and spaces for digital scholarship. Co-locating core academic support services will streamline student access and foster connections among students, faculty, and staff.

Phased construction will address critical deficiencies while maintaining limited library functionality during the project.

#### **BUDGET/SCHEDULE:**

Construction	\$102,313,000
Design	\$9,193,000
DFD Mgt	\$4,700,400
Contingency	\$15,195,000
Equipment	\$4,763,600
Other Fees	\$1,407,000
<b>TOTAL</b>	<b>\$137,572,000</b>

SBC Approval	Feb 2026
A/E Selection	Jul 2023
Design Report	Feb 2026
Bid Opening	Feb 2027
Start Construction	May 2027
Substantial Completion	Nov 2029
Final Completion	May 2030

**PREVIOUS ACTION:** In October 2025, the SBC authorized the release of \$3,208,500 BTF-Planning to develop preliminary plans and specifications for the Polk Library Facility Renewal project.

The Polk Library Facility Renewal project was enumerated in the 2025 Wisconsin Act 15 for \$137,572,000 GFSB.

In December 2023, the SBC authorized the release of \$3,000,000 BTF-Planning to develop preliminary plans for the Polk Library Facility Renewal project.

# DESIGN REPORT

February 4, 2026

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

Polk Library Facility Renewal  
UW-Oshkosh  
Oshkosh, WI

**Project Number:** 22E1L

**For the:** University of Wisconsin

**Project Manager:** Pete Kolaszewski

**Architect/Engineer:** InSite Consulting Architects, LLC  
Madison, WI

## 1. Project Description:

The University of Wisconsin - Oshkosh has set forth a path to re-envision the 205,000 sf Polk Library, to fit the changing needs of the student population. This project renovates the southern portion of the building's structure, demolishes the northern portion of the building, and provides an addition to right-size the building to an overall 163,000 sf. All new exterior envelope materials, interior finishes, and Mechanical, Electrical, Plumbing, Technology, Fire Protection Systems will be provided, including a geothermal well field and extensive site modifications.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for \$137,572,000 GFSB.

## 3. Schedule:

Bid Opening:	Feb 2027
Start of Construction:	May 2027
Substantial Completion / Occupancy:	Nov 2029

## 4. Budget Summary:

Construction:	\$102,313,000
A/E Fees:	\$9,193,000
DFD Mgt:	\$4,700,400
Contingency:	\$15,195,000
Equipment:	\$4,763,600
Other Fees:	\$1,407,000
<b>Total Project Cost:</b>	<b>\$137,572,000</b>

February 4, 2026	Subcommittee	Full Commission
<p><b>15. 2023-25 Multi-Building Demolition Program - Request the following:</b></p> <p>a) Authority to release \$388,200 from the total \$45,400,000 SEG REV allocation of the 2023-25 Multi-Building Demolition Program;</p> <p>b) Authority to demolish the specified project for an estimated total cost of \$416,200 SEG REV; and</p> <p>c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Multi-Building Demolition Program.</p> <p><b>2023-25 Multi-Building Demolition Program</b> <b>\$416,200</b>        MSN 1800 University Ave. Demolition \$416,200        (\$416,200 SEG REV)</p> <p>2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition projects. To date, the SBC has authorized approximately \$31.4 million from this enumeration.</p>		

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

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Deej Lundgren, (608) 262-5450, [deej.lundgren@wisconsin.edu](mailto:deej.lundgren@wisconsin.edu)

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

**LOCATION:** UW System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$388,200 from the total \$45,400,000 SEG REV allocation of the 2023-25 Multi-Building Demolition Program;
- b) Authority to demolish the specified project for an estimated total cost of \$416,200 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Multi-Building Demolition Program.

**2023-25 MULTI-BUILDING DEMOLITION PROGRAM**

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV
MADISON (Dane Co.)	24L1U	1800 University Avenue Demolition	\$416,200
<b>FEBRUARY 2026 TOTAL</b>			<b>\$416,200</b>

**UW-Madison – 1800 University Avenue Demolition (24L1U):**

**Project Description and Justification:**

This project removes a vacant building that has ADA and other code violations. The site will be reconstructed and used for additional faculty/staff parking with green space around the perimeter until future development occurs in this area.

In February 2025, the SBC released \$28,000 in design funding to develop preliminary plans for this project. This request reduces the release amount by the design funds already authorized.

**Budget/Schedule:**

Construction	\$219,000
Design	\$38,000
DFD Mgt	\$10,100
Contingency	\$32,400
Other Fees	\$116,700
<b>TOTAL</b>	<b>\$416,200</b>

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

**Previous Action:** 2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition projects. To date, the SBC has authorized approximately \$31.4 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

<b>SBC Meeting</b>	<b>Project Title</b>	<b>Amount Authorized</b>
Feb 2025	50% of total design budget	\$705,000
Feb 2025	EAU - Multi-Building Demolition (24D2M)	\$4,354,800
Feb 2025	MIL - Chemistry Building Demolition (24L1H)	\$12,755,500
Aug 2025	OSH - Multi-Building Demolition (24F9Z)	\$5,370,500
Aug 2025	PLT - Brigham Hall, Royce Hall, and Warner Hall Demolition (24F8I)	\$7,868,000
Aug 2025	PKS - Building Demolition (24J2T)	\$358,200
	<b><i>Program Total</i></b>	<b><i>\$31,412,000</i></b>

February 4, 2026	Subcommittee	Full Commission
<p><b>16. 2023-25 Minor Facilities Renewal Program, Group 1 –</b>  Request the following:</p> <p>a) Authority to release \$7,669,000 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, Group 1;</p> <p>b) Authority to construct the specified project for an estimated total cost of \$7,669,000 SEG REV; and</p> <p>c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program, Group 1.</p> <p><b>2023-25 Minor Facilities Renewal, Group 1</b>      <b>\$7,669,000</b>  MIL      Chapman Hall Exterior Envelope Maint      \$7,669,000  (\$7,669,000 SEG REV)</p> <p>2023 Wisconsin Act 19 authorized approximately \$90 million for UW Minor Facilities Renewal projects. To date, the SBC has authorized approximately \$59 million from these enumerations.</p>		

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

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Deej Lundgren, (608) 262-5450, [deej.lundgren@wisconsin.edu](mailto:deej.lundgren@wisconsin.edu)

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

**LOCATION:** UW System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$7,669,000 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, Group 1;
- b) Authority to construct the specified project for an estimated total cost of \$7,669,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program, Group 1.

**2023-25 MINOR FACILITIES RENEWAL PROGRAM, GROUP 1**

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV
MILWAUKEE (Milwaukee Co.)	23F5D	Chapman Hall Exterior Envelope Maintenance & Repairs	\$7,669,000
<b>MINOR FACILITIES RENEWAL, GROUP 1 SUBTOTAL</b>			<b>\$7,669,000</b>
			<b>SEG REV</b>
			<b>FEBRUARY 2026 TOTAL</b>
			<b>\$7,669,000</b>

**UW-Milwaukee – Chapman Hall Exterior Envelope Maintenance & Repairs (23F5D):**

**Project Description and Justification:**

This project completes exterior envelope maintenance and repair of the masonry walls and fenestration at the four-story Chapman Hall. Project work includes replacing exterior windows, exterior doors and decorative vents; restoring art glass windows; repairing masonry facade cracks, spalling stone, and brick masonry; eliminating efflorescence; repairing and replacing deteriorated mortar joints; and cleaning discolored brick and stone masonry.

Chapman Hall was originally constructed as a library in 1936. The building currently houses campus administration and executive offices. Building inspections performed during a 2012 assessment determined that there were no signs of serious structural distress that imminently threatened the structural stability of the building. However, numerous issues that threatened its longevity and function were observed and documented, including water penetration via cracked or missing mortar and leaky or otherwise defective windows. To ensure the proper building envelope function, it was recommended that a thorough building inspection and maintenance program be implemented for Chapman Hall as soon as possible.

**Budget/Schedule:**

Construction	\$5,886,300
Design	\$628,700
DFD Mgt	\$271,000
Contingency	\$883,000
<b>TOTAL</b>	<b>\$7,669,000</b>

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

**Previous Action:** 2023 Wisconsin Act 19 authorized approximately \$90 million for UW Minor Facilities Renewal projects. To date, the SBC has authorized approximately \$59 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Biennium	SBC Meeting	Project	Amount Authorized
2023-25	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	GYB - Campus Wide Fire Alarm & Smoke Detection System Replacement (23F3V)	\$6,976,000
	Oct 2024	MIL - Kenilworth Square East Exterior Maintenance & Repairs (23F3W)	\$7,381,000
	Oct 2024	PKS - Facilities Management Center Health & Safety Renovations (23F3X)	\$6,677,000
	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
	Dec 2024	PLT - Williams Fieldhouse Exterior Envelope Maintenance & Repairs (23F5C)	\$4,736,000
	Feb 2025	STO - Multi-Building Exterior Envelope Maintenance & Repairs (23F5B)	\$6,085,000
	Aug 2025	STO - Swanson Library Electrical System Replacement/Exterior Envelope Maintenance & Repairs (23F3Y)	\$7,575,000
<i><b>Program Total</b></i>			<b>\$59,176,700</b>

## BUILDING COMMISSION REQUESTS / ITEMS

16

February 4, 2026

	Subcommittee	Full Commission															
<p>17. <u>UW-System – Various All Agency Projects</u> - Request the following:</p> <p>a) Authority to construct the All Agency maintenance and repair request(s) listed below; and</p> <p>b) Permit the Division of Facilities Development to adjust individual project budgets.</p> <table> <tbody> <tr> <td><b>Utility Repair and Renovation</b></td> <td><b>\$827,200</b></td> </tr> <tr> <td>PKS      Utility Tunnel Floor Repairs</td> <td>\$827,200</td> </tr> <tr> <td>            (\$827,200 SEG REV)</td> <td></td> </tr> <tr> <td><b>Programmatic Remodeling and Renovation</b></td> <td><b>\$2,690,000</b></td> </tr> <tr> <td>LAC      Murphy Library Learning Ctr Reno</td> <td>\$2,690,000</td> </tr> <tr> <td>            (\$2,690,000 PR-CASH)</td> <td></td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>\$827,200 SEG REV    \$2,690,000 PR-CASH</b></td> <td><b>\$3,517,200</b></td> </tr> </tbody> </table>	<b>Utility Repair and Renovation</b>	<b>\$827,200</b>	PKS      Utility Tunnel Floor Repairs	\$827,200	(\$827,200 SEG REV)		<b>Programmatic Remodeling and Renovation</b>	<b>\$2,690,000</b>	LAC      Murphy Library Learning Ctr Reno	\$2,690,000	(\$2,690,000 PR-CASH)		<b>TOTALS</b>	<b>\$827,200 SEG REV    \$2,690,000 PR-CASH</b>	<b>\$3,517,200</b>		
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**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2026  
REQUEST #17**

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Deej Lundgren, (608) 262-5450, [deej.lundgren@wisconsin.edu](mailto:deej.lundgren@wisconsin.edu)

**DFD CONTACT:** Joshua Bernardini, (608) 266-8874, [joshua.bernardini@wisconsin.gov](mailto: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) below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

**UTILITY REPAIR & RENOVATION**

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PR-CASH	TOTAL
PARKSIDE (Kenosha Co.)	25F1F	Utility Tunnel Floor Investigation & Repairs	\$827,200	\$0	\$827,200
<b>UTILITY REPAIR &amp; RENOVATION SUBTOTAL</b>			<b>\$827,200</b>	<b>\$0</b>	<b>\$827,200</b>

**PROGRAMMATIC REMODELING & RENOVATION**

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PR-CASH	TOTAL
LA CROSSE (La Crosse Co.)	24L1V	Murphy Library Learning Center Renovation	\$0	\$2,690,000	\$2,690,000
<b>PROGRAMMATIC REMODELING &amp; RENOVATION SUBTOTAL</b>			<b>\$0</b>	<b>\$2,690,000</b>	<b>\$2,690,000</b>

SEG REV	PR-CASH	TOTAL
<b>FEBRUARY 2026 TOTALS</b>	<b>\$827,200</b>	<b>\$2,690,000</b>

**UW-Parkside – Utility Tunnel Floor Investigation & Repairs (25F1F):**

**Project Description and Justification:**

This project repairs the underground utility tunnel floor where concrete delamination and voids have been detected. Mechanical piping (high-pressure steam, pumped condensate return, chilled water supply, chilled water return, and compressed air) will be removed and reinstalled, as needed, to facilitate and complete the tunnel floor repair work.

During routine walking inspection of tunnel, an area of tunnel floor between stanchion 6+05 and 6+40 was observed with a significant hollow sound. Subsequent percussive inspection ascertained the area to be approximately 35 LF long and of unknown width due to obstruction of chilled water piping. Ground-penetrating radar (GPR) inspection of the area also confirmed the length and width of this area, as far as piping obstruction would allow. The GPR inspection team inspected adjacent suspect areas of tunnel floor which yielded an identification of 11 additional areas of delamination/voids. These new areas were all smaller and less severe than the initially identified area at stanchions 6+05 and 6+40.

**Budget/Schedule:**

Construction	\$682,000
Design	\$11,500
DFD Mgt	\$31,400
Contingency	\$102,300
<b>TOTAL</b>	<b>\$827,200</b>

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

**Previous Action:** None.

### **UW-La Crosse – Murphy Library Learning Center Renovation (24L1V):**

**Project Description and Justification:**

This project renovates vacant space in the lower level of Murphy Library into a new Learning Center and centralized tutoring space. The University has reorganized the former stack section to provide a single, large space that can be used for student tutoring in multiple disciplines. This project creates new spaces, including some enclosed and some separated by partial walls and glass for sound separation. The project also provides a new, larger tutoring space on campus and replaces all architectural finishes in the project area.

To promote student success, the University centralized many of the tutoring efforts on campus into under-utilized space on the second floor of the Murphy Library. The success of the Murphy Learning Center led to an expansion into a former classroom space on the same floor. This gave the Learning Center additional square footage, but it provided a challenge because the space was not contiguous, leading to confusion of students as to where to report for tutoring, and necessitating additional supervision of the spaces. When the Murphy Library basement incurred a severe flooding incident, the space needed to be cleared and closed until the flooding problem was resolved. During that time, the University planned to consolidate the reference materials that were stored in the basement of the library in order to provide a single large space that can be used for student tutoring in multiple disciplines. The entrance to the basement is closer to the entrance and Help Desk of the main library, making it easier to direct students where to find the Learning Center. This project intends to transform an unfortunate situation by creating more useful tutoring space to promote student success.

**Budget/Schedule:**

Construction	\$1,920,000
Design	\$190,000
DFD Mgt	\$88,400
Contingency	\$288,000
Equipment	\$193,600
Other Fees	\$10,000
<b>TOTAL</b>	<b>\$2,690,000</b>

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

**Previous Action:** None.