

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.

Wednesday, May 13, 2026

10:45 AM

State Capitol 330SW

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

Wednesday, May 13, 2026

11:45 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, May 13, 2026

3:00 PM

State Capitol 115 East

Governor's Conference Room

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 4, 2026.

No action required.

DEBT MANAGEMENT

1. Transportation Revenue Refunding Authorizing Resolution - 2026 State of Wisconsin Building Commission Resolution 4 authorizes the sale and issuance of Transportation Revenue Refunding Obligations in an amount not to exceed \$300,000,000 to refund outstanding transportation revenue bonds.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

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May 13, 2026

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

2. Rimrock Road Parcel Sale - Request authority to sell a 3,216 SF portion of Parcel #215/0709-362-0109-8, located at 2135 Rimrock Road, to Dane County for \$35,400.

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

AGENCY: Department of Administration

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

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to sell a 3,216 SF portion of Parcel #215/0709-362-0109-8, located at 2135 Rimrock Road, to Dane County for \$35,400.

PROJECT DESCRIPTION:

Dane County is requesting partial purchase of parcel #215/0709-362-0109-8 as part of the County Highway MM (Rimrock Road), USH 12/18 to CTH MC (John Nolen Drive) road safety and improvement project. This improvement project will include:

- Replacing the full depth of the pavement along the roadway.
- Making repairs to curb and gutter and sidewalks as needed.
- Constructing a new multi-use path on the west side of the road from US 12/18 to County MC (John Nolen Drive).
- Replacing traffic signals and beam guard to meet new standards.
- Upgrading curb ramps to meet Americans with Disabilities Act (ADA) standards.
- Making necessary repairs to the storm sewer system to support curb ramp improvements.
- Connecting sidewalk along the east side of the roadway at the bridge over the beltline.
- Improving the entrance to the Alliant Energy Center Campus.

PROJECT JUSTIFICATION:

The purpose of the improvements is to enhance the safety, accessibility, and efficiency of the corridor for all users, including drivers, pedestrians, and bicyclists. Many elements of the infrastructure are not in compliance with current standards, including curb ramps and bus pads that do not meet Americans with Disabilities Act (ADA) requirements and outdated beam guard and traffic signals that fail to conform to updated safety standards.

BUDGET/SCHEDULE

SBC Approval: May 2026

Closing: Within 30 Days of SBC and JCF approval

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

3. State Human Services Building (1 West Wilson) Building Sale – Request authority to sell 105,085 SF (2.41 acres) and 422,087 GSF of improvements at 1 West Wilson Street in Madison, Wisconsin to Landmark Development Services Company, LLC for \$10,000,000.

April 24, 1986, 1 W. Wilson Quit Claim Deed from the Wisconsin State Public Building Corporation to the State of Wisconsin Building Commission.

August 1, 1956, a lease was entered into between the Wisconsin State Public Building Corporation, leasing all appurtenances and premises to the Wisconsin State Building Commission for a period of 30 years.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2026
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: Madison, Dane County

PROJECT REQUEST: Request authority to sell 105,085 SF (2.41 acres) and 422,087 GSF of improvements at 1 West Wilson Street in Madison, Wisconsin to Landmark Development Services Company, LLC for \$10,000,000.

PROJECT DESCRIPTION:

As part of the State's [Vision 2030](#) space consolidation effort, the Department of Health Services (DHS) has completed its consolidation and relocation of 1 W. Wilson Street (State Human Services Building) operations and staff to GEF 1 (State Labor Building) located at 201 East Washington Avenue in Madison. This consolidation resulted in the reduction of over 92,000 SF of billable office space attributed to DHS operations and vacated the entire 422,087 SF state office building located at 1 W. Wilson Street. Per statute 13.48 (14)(d), the subject property is listed in the State's underutilized assets inventory list and is available for sale.

1 W. Wilson was listed on the National Register of Historic Places on January 28, 1982, and on the State's register on January 1, 1989. The building was constructed in phases beginning with unit 1 in 1930, unit 2 in 1939, the penthouse in 1952, and unit 3 in 1959. The Department of Administration (DOA) notified the Wisconsin Historical Society (WHS) of this impending sale on February 6, 2025. A historical preservation easement was executed and recorded at the Dane County Register of Deeds office on September 8, 2025, and the agency received notification from WHS of fulfillment of requirements under Wisconsin Stat 44.41 upon recording of the document.

As an underutilized asset, DOA identified and offered 1 W. Wilson as a property for sale. As part of the state building sale process, as defined by Wis. Stat. 13.48, on November 17, 2025, state agencies were given a 10-day notice of the impending sale. On December 3, 2025, a public Request for Proposals (RFP) was issued. Interested parties were invited to tour the property and schedule additional time for more in-depth inspections; 76 individuals from approximately 20 firms from across the country toured or inspected the property between January 7 and February 17, 2026, with proposals due to the State by March 16, 2026.

Offers were received and evaluated using a methodology to ensure a competitive and transparent process in the best interests of the state, with purchase price being the primary driver for the recommendation to the Secretary of the Department of Administration.

The transfer to the successful buyer will be made via warranty deed executed by the Department of Administration on behalf of the State. The buyers are liable for all real estate taxes levied against the property after the title is transferred; the property is currently tax-exempt. Also, the buyers will assume responsibility for any deferred charges or special assessments for public improvements levied against the property at and after the time of sale. Per Wis. Stat. 13.48(14)(c) proceeds of the sale shall be placed in the bond security and redemption fund under s. 18.09 to repay principal and interest on the debt, and any premium due upon refunding any debt.

Two appraisals were conducted; fair market values were determined to be \$16,460,000 and \$20,900,000, respectively, and were submitted to the State with July 2025 dates of value.

PROJECT JUSTIFICATION:

In accordance with 2013 Wisconsin Act 20 (Wis. Stat. 16.848), DOA is proposing the sale of the State office building located at 1 W. Wilson Street, Madison, commonly called the State Human Services Building. A total of three offers were received with Landmark Development Services Company, LLC submitting the successful bid of \$10,000,000.

The sale of the State Human Services Building is part of the Vision 2030 initiative the State embarked upon in May of 2021. At that time, planning was put in place to reduce the State's footprint and "right size" its real estate portfolio. To date, this initiative has consolidated over 500,000 square feet of office space at multiple state office buildings.

A Building Assessment and Recommendations study for 1 W. Wilson was completed in May 2022 and looked at building systems, components, finishes and structures. The goal of the report was to provide a roadmap and cost estimate to bring the building up to code and to implement mechanical, plumbing, electrical and communications, and electronic security upgrades that would allow the building to function safely and efficiently, without the current daily repairs to systems. The final section of the report identifies the projected investment required to meet these objectives. The total estimated expenditure to achieve the recommendation came to \$194,381,096 in year 2025 dollars. The sale of 1 W. Wilson will save taxpayers the burden of bringing this facility up to modern safety and operational standards, while turning valuable property back to the tax rolls and providing opportunities for new development.

BUDGET/SCHEDULE

SBC Approval: May 2026

Closing: Within 90 Days of SBC and JCF approval

PREVIOUS ACTION: April 24, 1986, 1 W. Wilson Quit Claim Deed from the Wisconsin State Public Building Corporation to the State of Wisconsin Building Commission.

August 1, 1956, a lease was entered into between the Wisconsin State Public Building Corporation, leasing all appurtenances and premises to the Wisconsin State Building Commission for a period of 30 years.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

4. FY27 Space Rental Rates – Request approval to increase FY26 uniform space rental rates for all state-owned facilities whose operation and maintenance costs are financed by the 20.505(5) (ka) appropriation (DOA Space Rental Program) for FY27. The current rates are in effect until June 30, 2026. The requested implementation date is FY27 (beginning July 1, 2026, and ending on June 30, 2027).

In May 2025, the SBC approved maintaining the existing FY25 uniform space rental rates for all state-owned facilities until June 30, 2026 (FY26).

In May 2024, the SBC approved maintaining the existing FY24 uniform space rental rates for all state-owned facilities until June 30, 2025 (FY25).

In May 2023, the SBC approved maintaining the existing FY23 uniform space rental rates for all state-owned facilities until June 30, 2024 (FY24).

In May 2022, the SBC approved to decrease the existing FY22 uniform space rental rates for all state-owned facilities by 5% until June 30, 2023 (FY23).

In May 2021, the SBC approved maintaining the existing FY21 uniform space rental rates for all state-owned facilities until June 30, 2022 (FY22).

In October 2016, the SBC set uniform space rental rates for all state-owned facilities. Rates were increased by 2.5% for FY18 and FY19 and then frozen at FY19 levels for FY20 and FY21.

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

AGENCY: Department of Administration

DOA CONTACT: Sanjay Olson, (608) 264-9560, sanjay.olson1@wisconsin.gov
DFD CONTACT: Josh Bernardini, (608) 266-8824, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request approval to increase FY26 uniform space rental rates for all state-owned facilities whose operation and maintenance costs are financed by the 20.505(5) (ka) appropriation (DOA Space Rental Program) for FY27.

The current rates are in effect until June 30, 2026. The requested implementation date is FY27 (beginning July 1, 2026, and ending on June 30, 2027). The table below shows the existing and proposed space rental rates for FY27.

Space Classification	FY26 Rates	Proposed FY27 Rates
Class A - Office	\$26.24	\$27.84
Class B - Office	\$18.09	\$19.19
Class C - Storage	\$7.52	\$7.98
Class D - Rec Ctr Storage	\$8.61	\$9.14
LAB	\$34.57	\$38.11
IT Center	\$56.75	\$60.21

PROJECT DESCRIPTION:

In accordance with s. 16.84(12), the Department of Administration has determined that the increase is needed at this time to maintain sufficient funds financed by appropriation 20.505 (5) (ka) DOA Space Rental Program for FY27. The Department's space rental rates apply to state agencies occupying space in DOA-owned and operated facilities in Madison and six other cities. Projected FY27 rent revenue is expected to be higher than under current rates; however, overall revenue is still anticipated to decline compared to FY26 due to agency space consolidations.

Over the last several years, DOA has planned and implemented Vision 2030's goals to revitalize, consolidate and reorganize the State's building portfolio. Staff continue to examine and determine rent collection and expenditure projections resulting from agency space consolidations.

PROJECT JUSTIFICATION:

The current space rental rates are in effect until June 30, 2026. SBC approval is needed to ensure that the 20.505(5) (ka) appropriation (DOA Space Rental Program) has funding to properly

maintain and operate state-owned facilities for the upcoming fiscal year. The space rental program supports all facility costs, including debt service, as well as operational costs associated with facilities maintenance in DOA-owned buildings, the State Capitol Police, Renewable Energy, and DOA Mail Transportation.

The impact of agency consolidations began in FY25 with the closure of the State Education Building (GEF III) and the reorganization of DWD operations to the 4th floor at the State Labor Building (GEF I) to support the future relocation of DHS into the building. The State Human Services Building (1 W. Wilson) has been vacated and is currently being marketed for sale, and DHS staff and operations have relocated to GEF I. The existing Milwaukee DOJ Crime Laboratory is anticipated to be decommissioned in April 2026, and DOJ staff will relocate to the new DOJ Milwaukee Forensic Science Protective Medicine Collaboration (Crime Lab), which is scheduled to be occupied in May 2026. Additionally, major tenant space reductions and relocations are wrapping up at the Hill Farms State Office Building in FY26. Current tenants downsizing their operational square footage, making space available to the DNR for relocation in FY27.

The Capitol Heat and Power Plant located in Madison currently provides steam and chilled water for heating and cooling purposes at several downtown State and City of Madison/Dane County facilities, including the State Capitol. As part of the State consolidation effort noted along with increases in heating demand by County facilities due to upcoming facility expansions, cumulative energy demand is anticipated to result in a net zero change.

Debt service estimates from the Capital Finance Office reflect an approximate \$2.5 million increase in FY27 from FY26's debt service amount of \$24,472,800 for DOA's Space Rental Program. Additionally, over the last several years, operational costs have increased substantially due to inflation and higher labor, building supplies, materials, and utility costs. As a result, the Department has determined that current space rental rates and revenue collections need to be increased for FY27. However, the sale and closure of some state buildings reduces the revenue that is in DOA's Space Rental Account for FY27, and strains available resources for maintenance, debt, and the operating costs of remaining buildings.

BUDGET/SCHEDULE: N/A

PREVIOUS ACTION: In May 2025, the SBC approved maintaining the existing FY25 uniform space rental rates for all state-owned facilities until June 30, 2026 (FY26).

In May 2024, the SBC approved maintaining the existing FY24 uniform space rental rates for all state-owned facilities until June 30, 2025 (FY25).

In May 2023, the SBC approved maintaining the existing FY23 uniform space rental rates for all state-owned facilities until June 30, 2024 (FY24).

In May 2022, the SBC approved to decrease the existing FY22 uniform space rental rates for all state-owned facilities by 5% until June 30, 2023 (FY23).

In May 2021, the SBC approved maintaining the existing FY21 uniform space rental rates for all state-owned facilities until June 30, 2022 (FY22).

In October 2016, the SBC set uniform space rental rates for all state-owned facilities. Rates were increased by 2.5% for FY18 and FY19 and then frozen at FY19 levels for FY20 and FY21.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

5. State Capitol – Fiber and Cables Upgrades – Request the following:

- a) Approve the Design Report;
- b) Authority to release \$29,794,000 GFSB for the Fiber and Cables Upgrades project; and
- c) Authority to construct the Fiber and Cable Upgrades project for an estimated total cost of \$30,994,000 (\$29,794,000 GFSB and \$1,200,000 SEG REV).

This project was enumerated in 2025 Wisconsin Act 15 for an estimated total cost of \$30,994,000 (\$29,794,000 GFSB and \$1,200,000 SEG REV).

In October 2023, the SBC authorized the release of \$1,200,000 SEG REV to prepare preliminary plans and specifications for this project.

2023 Wisconsin Act 19 allocated \$1,200,000 SEG REV to develop preliminary plans and specifications for Fiber and Cable Upgrades at the State Capitol.

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

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) Approve the Design Report;
- b) Authority to release \$29,794,000 GFSB for the Fiber and Cables Upgrades project; and
- c) Authority to construct the Fiber and Cable Upgrades project for an estimated total cost of \$30,994,000 (\$29,794,000 GFSB and \$1,200,000 SEG REV).

PROJECT NUMBER: 23E4T

PROJECT DESCRIPTION:

This project constructs Communications Cable Rewire upgrades and installs a Neutral Host Wireless Carrier Cell Phone System at the State Capitol. The new Structured Cabling System will replace existing cabling and include Horizontal and Backbone (copper and fiber optic) cabling. Horizontal Cabling will meet TIA Category 6A performance levels, while the backbone fiber optic cable will be single-mode. Equipment Room improvements (new and existing) will consider architecture, security, power and lighting, grounding, equipment racks, cable support and other features.

The project will also support wireless access points (WAPs) in every office suite throughout the Capitol. The proposed WAPs will be installed by DOA/DET, LTSB, and CCAP as required to ensure proper coverage within wall-mounted enclosures located approximately 12 to 18 inches above the finished floor. These enclosures will be painted to match adjacent wall finishes to provide a consistent appearance regardless of device make and model, will not interfere with signal output, and will protect equipment from damage and tampering. Cabling additional WAP locations in shared spaces is also included.

The project also installs an upgraded wireless carrier Cell Phone Distributed Antenna System (DAS) with increased capacity, and coverage with no service provider restrictions. The system will be fully digital and interconnected via fiber-optic cabling to allow flexibility for future upgrades, new frequency requirements and technology changes. DAS antennas will be primarily concealed within secure telecommunications rooms, and where publicly visible, low-profile ceiling-mounted antennas will be installed with no visible LED indicators.

PROJECT JUSTIFICATION:

The existing cabling at the Wisconsin State Capitol Building was installed at different times, and ranges in age from 25 to 35 years. The existing fiber and copper cabling does not meet current technology standards and cannot support current and future speed and bandwidth requirements for video conferencing, data downloads, and other connections. As a result, reliability is reduced and there are problems with service and expansion of these systems.

One part of the cabling (roughly 50% of the total existing cabling) was originally run for traditional phone connections and has very limited data capability. The introduction and implementation of VoIP systems and other technological advancements have rendered this type of system largely obsolete. It has insufficient capacity for other uses, and its associated modems, servers, switches, and connections take up valuable space in existing raceways, conduits, chases, and data closets. The remaining 50% of cabling is functional; however, it has only a small percentage of the data speed and capacity of the proposed CAT6A replacement. Due to the technological shift away from phone-based cabling, the non-phone part of the cabling system is being overtaxed.

An existing wireless carrier Cell Phone System is restricted to a single carrier and is limited in capacity and coverage. Due to the nature of the Capitol Building’s construction, many areas have no cellular coverage, or coverage is insufficient and inconsistent. The proposed new system would provide multi-carrier cellular service to the State Capitol, ensuring consistent and reliable coverage across most areas of the building.

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

BUDGET/SCHEDULE:

Construction	\$24,042,000
Design	\$2,285,000
DFD Mgt	\$1,104,200
Contingency	\$3,562,800
TOTAL	\$30,994,000

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

PREVIOUS ACTION: This project was enumerated in 2025 Wisconsin Act 15 for an estimated total cost of \$30,994,000 (\$29,794,000 GFSB and \$1,200,000 SEG REV).

In October 2023, the SBC authorized the release of \$1,200,000 SEG REV to prepare preliminary plans and specifications for this project.

2023 Wisconsin Act 19 allocated \$1,200,000 SEG REV to develop preliminary plans and specifications for Fiber and Cable Upgrades at the State Capitol.

DESIGN REPORT

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

May 13, 2026

Fiber and Cable Upgrades
Wisconsin State Capitol
Madison, WI

Project Number: 23E4T
For the: Department of Administration
Project Manager: Robert Lux
Architect/Engineer: Assemblage Architects LLC
Middleton, WI

1. Project Description:

This project constructs a Communications Structured Cabling System and a Neutral Host Wireless Carrier (DAS) Cell Phone System at the Wisconsin State Capitol. Equipment Rooms will be retrofitted and/or constructed new. The new Structured Cabling System will replace existing cabling and include Horizontal and Backbone (Copper and Fiber Optic) Cabling. Horizontal Cabling will meet TIA Category 6A performance levels. The backbone fiber optic cable will be single mode. Equipment Room (new and existing) design will consider architecture, security, power and lighting, grounding, equipment racks and cable support and other features. Extensive Wireless Lan (WiFi) coverage is provided for. The project also installs an upgraded Neutral Host Wireless Carrier Distributed Antenna System (DAS) Cell Phone System with increased capacity and coverage with no service provider restrictions. The system will be fully digital and interconnected via fiber optic cabling to allow flexibility for future upgrades, new frequency requirements and technology changes.

2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for an estimated cost of \$30,994,000 (\$29,794,000 GFSB and \$1,200,000 SEG REV).

3. Schedule:

Bid Opening:	Dec 2026
Start of Construction:	Mar 2027
Substantial Completion / Occupancy:	Mar 2029

4. Budget Summary:

Construction:	\$24,042,000
A/E Fees:	\$2,285,000
DFD Mgt:	\$1,104,200
Contingency:	\$3,562,800
Total Project Cost:	\$30,994,000

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

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

Facility Maintenance and Repair		\$2,427,500
Femrite	UPS Battery Replacement (\$1,434,700 PR-CASH)	\$1,434,700
GEF 1	Mechanical Repairs/Upgrades (\$992,800 PRSB)	\$922,800
TOTALS	\$992,800 PRSB \$1,434,700 PR-CASH	\$2,427,500

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

AGENCY: Department of Administration

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

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB	PR-CASH	TOTAL
DET Femrite Center (Dane Co.)	25F1D	UPS Battery Replacement	\$0	\$1,434,700	\$1,434,700
State Labor Building (GEF I) (Dane Co.)	24E7C	Mechanical Repairs and Upgrades	\$992,800	\$0	\$992,800
Facility Maintenance and Repair Total			\$992,800	\$1,434,700	\$2,427,500

DET Femrite Center – UPS Battery Replacement (25F1D):

Project Description and Justification:

This project updates and replaces batteries that are part of backup power systems at the Division of Enterprise Technology’s (DET) Femrite Center. There are two separate power services to the DET Femrite building sourced from two separate power utility substations (A side and B side). For each side there are three Uninterruptable Power Source (UPS) units in place in the building (six total). Each UPS has a battery power source consisting of a string of 60 battery jars that provide immediate backup power until the six backup generators can be started and provide longer term emergency power. This project will replace these existing lead-acid battery jars with new lead-acid battery technology.

The DET Femrite Center building was constructed in 2006 and is now approaching 20 years old. The building currently houses DET offices, an IT center, servers, and backup power systems. Battery strings have a 10-year life cycle, and the current batteries were installed in 2014, putting them at the end of their life. Replacement lead-acid batteries will also have an expected life cycle of 10 years and will not require the fire protection-related building modifications required to replace them with Lithium-Ion technology.

Budget/Schedule:

Construction	\$1,130,600
Design	\$82,400
DFD Mgt	\$52,100
Contingency	\$169,600
TOTAL	\$1,434,700

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

Previous Action: None.

State Labor Building (GEF I) – Mechanical Repairs and Upgrades (24E7C):**Project Description and Justification:**

This project repairs and upgrades the existing air handling systems in the GEF I mechanical penthouse. The work includes replacement of fan motors; replacement of fan shafts, supply fans, belts and sheaves; replacement of spring isolators; replacement of filter hold-down clips; cleaning of coils; testing and balancing of fan systems; cleaning and coating drain pans; providing fan inlet guards; and functional testing of air handling systems.

The State Labor Building (GEF I) building was constructed during 1972. It has 443,108 GSF and is a four-story office building with two underground parking levels. The last major renovation was completed in 2002. The mechanical air handling systems have exceeded their useful life and reached a point where critical maintenance and upgrades are needed to ensure the longevity of the building systems and well-being of occupants.

Budget/Schedule:

Construction	\$730,000
Design	\$69,000
DFD Mgt	\$33,800
Contingency	\$115,000
Other Fees	\$45,000
TOTAL	\$992,800

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

Department of Health Services

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

Facility Maintenance and Repair		\$3,620,300
NWC	Multi-Bldg Door Replacement (\$1,275,300 SEG REV)	\$1,275,300
WRC	Renovate North Bldg Elevator (\$2,345,000 SEG REV)	\$2,345,000
Utility Repair and Renovation		\$9,697,000
MMHI	New Centrifugal Chiller/Tower (\$4,968,900 SEG REV)	\$4,968,900
NWC	Boiler No. 5 Installation (\$4,728,100 SEG REV)	\$4,728,100
TOTAL		\$13,317,300

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

AGENCY: Department of Health Services

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

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

LOCATION: 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 Repair and Maintenance			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Northern Wisconsin Center (Chippewa Co.)	25F1A	Multi-Building Door Replacement	\$1,275,300
Wisconsin Resource Center (Winnebago Co.)	24L1I	Renovate North Building Elevator	\$2,345,000
Facility Repair and Maintenance Total			\$3,620,300

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Mendota Mental Health Institute (Dane Co.)	24J1O	New Centrifugal Chiller and Tower	\$4,968,900
Northern Wisconsin Center (Chippewa Co.)	25A2M	Boiler No. 5 Installation	\$4,728,100
Utility Repair and Renovation Total			\$9,697,000

TOTAL	SEG REV
	\$13,317,300

Northern Wisconsin Center – Multi-Building Door Replacement (25F1A):

Project Description and Justification:

This project removes and replaces 37 exterior doors and two overhead doors at five buildings on the Northern Wisconsin Center campus. Doors, frames, glazing, and hardware will be replaced. Work will be phased to maintain security for clients and staff.

This project is required to maintain the exterior envelope of the buildings at Northern Wisconsin Center. Doors, frames, and hardware are original to the building and in poor condition. The existing doors are sagging and binding due to wear and age, and the door frames are rusting and corroded caused by seasonal salt usage.

Budget/Schedule:

Construction	\$982,900
Design	\$99,600
DFD Mgt	\$45,300
Contingency	\$147,500
TOTAL	\$1,275,300

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

Previous Action: None.

Wisconsin Resource Center – Renovate North Building Elevator (24L11):

Project Description and Justification:

This project installs a new elevator and renovates the existing elevator in the North Building at the Wisconsin Resource Center. The elevator controller, power unit, door operators, battery lowering, and interior finishes will be replaced. The elevator controls will be integrated with the fire alarm system, and lighting will be upgraded. A new two-story elevator will be installed in the North Building to facilitate rehabilitation of the existing elevator.

This project is required to maintain the reliability of the existing elevator to support facility services. The elevator is used heavily every day to transport medication, food service carts, equipment, and inmates. Elevator reliability issues were identified during routine inspections, including fire alarm interface compatibility. The elevator has not been updated since it was installed in 1996, and replacement parts are not readily available. Although it remains operational, the upgrades are necessary now to avoid an event that may result in failure. A new elevator is also required to enhance program operational flexibility on the unit, allow for continued daily operations during the renovation, and provide future redundancy in the event one elevator is inoperable or down for maintenance.

Budget/Schedule:

Construction	\$1,770,200
Design	\$197,700
DFD Mgt	\$81,500
Contingency	\$265,600
Equipment	\$30,000
TOTAL	\$2,345,000

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

Previous Action: None.

Mendota Mental Health Institute – New Centrifugal Chiller and Tower (24J1O):

Project Description and Justification:

This project installs a 1,200-ton centrifugal chiller and cooling tower at the central chiller plant at Mendota Mental Health Institute. Chilled water and cooling tower water pumps, piping, and metering will be included. The project will provide electrical distribution panels, related feeders, and controls. The chiller will operate in a variable primary arrangement with three existing chillers.

This project is required to maintain a reliable source of cooling for the patients at Mendota Mental Health Institute and the residents at Central Wisconsin Center. The existing central chilled water plant serves over 500 patients and residents at both facilities. Recent building expansions and renovations have increased chilled water demand to the point that it is approaching system capacity. There is currently no back up chiller capacity in the event of a failure an existing chiller. Central Wisconsin Center is required to maintain a home like environment for the developmentally disabled residents that live there. Mendota Mental Health Institute uses psychotropic medicines on select patients as part of treatment. This treatment inhibits the ability of patients on these medications to regulate body temperature. A reliable and properly sized chilled water plant is required to meet the regulatory and healthcare needs of both facilities.

Budget/Schedule:

Construction	\$3,900,000
Design	\$304,500
DFD Mgt	\$179,400
Contingency	\$585,000
TOTAL	\$4,968,900

SBC Approval	May 2026
A/E Selection	Dec 2024
Bid Opening	Oct 2026
Start Construction	Feb 2027
Substantial Completion	Aug 2028
Final Completion	Feb 2029

Previous Action: None.

Northern Wisconsin Center – Boiler No. 5 Installation (25A2M):

Project Description and Justification:

This project purchases and installs one new 500 boiler horsepower, flexible water tube boiler. Installation will include boiler, burner, economizer and new stainless steel exhaust stack. The new boiler will be in the space where existing coal boilers No. 2 and No. 3 are currently located. The project extends natural gas, fuel oil, feed water, steam, and condensate piping to the new boiler. Boiler controls will be integrated into the heating plant’s existing control system. Platform and stairs will be constructed around the new boiler to allow access by operators. The fuel oil storage tank, piping and pumps will be upsized to support the heating plants transition from coal to fuel oil as a backup fuel source. Boiler feedwater pumps will be replaced to match the new boiler demand. Lighting in the heating plant will be updated.

This project is needed to provide a reliable source of heating and process steam. The heating plant at Northern Wisconsin Center supplies steam to facilities operated by DHS, DVA, DOC, and

DMA. The existing coal boilers were constructed in 1950 and are no longer operational. The State no longer has a coal purchasing contract or an ash disposal contract. This has rendered the boilers obsolete as it can no longer back up the heating plant's two gas oil boilers that are of a similar vintage. Replacing the coal boilers will allow the heating plant to provide a reliable source of steam using a more sustainable and reliable source of fuel.

Budget/Schedule:

Construction	\$3,631,000
Design	\$385,300
DFD Mgt	\$167,100
Contingency	\$544,700
TOTAL	\$4,728,100

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

Previous Action: None.

May 13, 2026

Subcommittee

Full Commission

Department of Military Affairs

8. Statewide – Tower Updates Phase 1 (Increase) –
 Request the following:
- a) Request authority to adjust the project budget for the Towers Updates Phase 2 project by decreasing \$1,732,800 SEG REV for a revised estimated total cost of \$11,923,200 SEG REV;
 - b) Release \$1,732,800 SEG REV from the Tower Updates Phase 2 project for use in the Towers Updates Phase 1 project; and
 - c) Authority to increase the project budget for the Towers Updates Phase 1 project by \$2,631,600 (\$1,732,800 SEG REV and \$898,800 PR-CASH) for a revised estimated total cost of \$15,604,100 (\$10,556,400 GFSB, \$1,732,800 SEG REV and \$3,314,900 PR-CASH).

In August 2024, the SBC provided authority to increase the project budget for the Statewide Towers Updates by \$1,431,900 PR-CASH to accept bids received, for a revised estimated total cost of \$12,972,500 (\$10,556,400 GFSB and \$2,416,100 PR-CASH).

In May 2023, the SBC approved the Design Report and authorized construction for the Statewide Towers Updates projects for an estimated total cost of \$11,540,600 (\$10,556,400 GFSB and \$984,200 PR-CASH).

These projects were enumerated in 2021 Wisconsin Act 58 for \$10,556,400 GFSB.

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

AGENCY: Department of Military Affairs

DMA CONTACT: Erik Viel, (608) 381-6003, erik.viel@widma.gov

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Request authority to adjust the project budget for the Towers Updates Phase 2 project by decreasing \$1,732,800 SEG REV for a revised estimated total cost of \$11,923,200 SEG REV;
- b) Release \$1,732,800 SEG REV from the Tower Updates Phase 2 project for use in the Towers Updates Phase 1 project; and
- c) Authority to increase the project budget for the Towers Updates Phase 1 project by \$2,631,600 (\$1,732,800 SEG REV and \$898,800 PR-CASH) for a revised estimated total cost of \$15,604,100 (\$10,556,400 GFSB, \$1,732,800 SEG REV and \$3,314,900 PR-CASH).

PROJECT NUMBERS: 22A1X (Western WI) and 22A1H (Eastern WI)

PROJECT DESCRIPTION:

This project addresses critical life-safety, equipment-safety, and code compliance deficiencies at radio communication tower sites located throughout Wisconsin. These towers support the Wisconsin Interoperable System for Communications (WISCOM), a statewide radio network that enables communication among state agencies, local governments, federal partners, and emergency response organizations.

These towers are foundational to the State's public safety communications infrastructure and are essential to the continued operation of WISCOM, as well as the implementation of the State's next-generation radio network. Addressing these deficiencies is necessary to ensure system reliability, maintain compliance with industry standards, and support coordinated emergency response across agencies and jurisdictions statewide.

This request includes two portions of work. The first portion of the request erects a new 350' tower at Hayward to support the new statewide interoperable radio network currently being implemented. The existing 240' tower will be demolished, with its equipment removed and installed on the newly erected tower.

The second portion of the request will take place at the Clear Lake tower, where an existing 300' tower will be replaced with a new 300' tower to support the statewide interoperable radio network.

PROJECT JUSTIFICATION:

As part of Phase 1 of the Towers Updates, construction work was underway at the Hayward tower site when structural deficiencies were identified, including tower leg deflection. An engineering evaluation determined that re-tensioning or partial repairs would not restore the structure to acceptable or reliable condition. As a result, full demolition and replacement of the tower is required.

At the Clear Lake site, which is also included in Phase 1, a detailed structural inspection using both physical climb and drone assessment identified multiple deficiencies, including loose hardware, flange separation, bent members, and coating deterioration. Given the age of the structure and the extent of observed deficiencies, full replacement is also recommended at this location. These findings represent critical infrastructure needs that directly impact the reliability of the statewide interoperable radio network. Addressing these issues requires additional scope within Phase 1, resulting in an increase in the overall project cost.

To accommodate this higher-priority work, funding is being reallocated from Phase 2 of the Towers Updates, which is currently in early design. This allows critical deficiencies to be addressed immediately while maintaining overall program progress. As Phase 2 design advances, the remaining scope will be evaluated and refined. Lower-priority elements may be deferred based on available funding and project needs and may be brought forward as a future project if necessary. DMA has also previously set aside PR-CASH for contingencies, which will be used in part to support this additional scope.

BUDGET/SCHEDULE:

Construction	\$11,757,000	SBC Approval	May 2026
Design	\$1,013,500	A/E Selection	Feb 2022
DFD Mgt	\$543,400	Design Report	May 2023
Contingency	\$1,825,300	Bid Opening	Jun 2024
Equipment	\$200,000	Start Construction	Jun 2026
Other Fees	\$264,900	Substantial Completion	Jul 2027
TOTAL	\$15,604,100	Final Completion	Sep 2027

PREVIOUS ACTION: In August 2024, the SBC provided authority to increase the project budget for the Statewide Towers Updates by \$1,431,900 PR-CASH to accept bids received, for a revised estimated total cost of \$12,972,500 (\$10,556,400 GFSB and \$2,416,100 PR-CASH).

In May 2023, the SBC approved the Design Report and authorized construction for the Statewide Towers Updates projects for an estimated total cost of \$11,540,600 (\$10,556,400 GFSB and \$984,200 PR-CASH).

These projects were enumerated in 2021 Wisconsin Act 58 for \$10,556,400 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

9. Madison Army Aviation Support Facility 2 – Fire Suppression System Installation – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Fire Suppression System Installation project for an estimated total cost of \$3,906,000 (\$1,021,000 EX-GFSB, \$932,000 SEG REV and \$1,953,000 FED).

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

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

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

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

AGENCY: Department of Military Affairs

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

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

LOCATION: Madison Army Aviation Support Facility 2, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Fire Suppression System Installation project for an estimated total cost of \$3,906,000 (\$1,021,000 EX-GFSB, \$932,000 SEG REV and \$1,953,000 FED).

PROJECT NUMBER: 20D3E

PROJECT DESCRIPTION:

This project provides fire suppression systems to the Army Aviation Support Facility (AASF) No. 2, a hangar facility at Truax Field in Madison, that consists of eight hangar PODs housing helicopters and two small planes. The building also has a central core that houses offices and mechanical space. The need for fire suppression systems in the facility was instigated by a separate project that is in the process of replacing hangar doors in four PODs and creating new additions for new hangar doors in the remaining four PODs. The agency also needs to provide greater protection for personnel and valuable aircraft and equipment. All the PODs will be protected by single-interlock pre-action sprinkler systems. There will be two single interlock pre-action systems in the building, one protecting the north half of the building (PODs 1-4) and one protecting the south half of the building (PODs 5-8). The core will be protected by a wet sprinkler system.

The fire suppression system will include two fire pumps. New trench drains will be installed in each of the eight PODs and will be connected to a new oil/water separator located outside the building. Fire detection and fire alarm systems in the building will be upgraded and tied into the new fire suppression systems, and some minor lighting and convenience power outlets will also be included in the project. A new, one-hour fire-rated fire suppression equipment room will be constructed of concrete block and will be located in the core in the mechanical space. There will be some structural steel reinforcing added to the existing pre-engineered structure in the core and the PODs to support the sprinkler piping runs, and a floor drain in the mechanical space will be relocated to serve the new fire suppression equipment room, with mechanical ventilation and exhaust added to this new room.

PROJECT JUSTIFICATION:

The PODs at AASF 2 were constructed in the late 1940s and 1950s for fixed wing aircraft. The facility was later transferred to Army Aviation and has been used to repair and shelter rotary wing aircraft. Each POD has a large overhead door which is operated when the aircraft are entering and exiting the building. The facility currently doesn't have a fire suppression system, and structural changes related to replacing the doors resulted in the code requirement to install a fire suppression system. This is a life safety issue as well as providing protection for extremely valuable equipment. The project was designed to conform with new regulations concerning the use of Aqueous Film-Forming Foam (AFFF), and the facility will use high-expansion foam that does not contain PFAS chemicals.

This project was previously bid in 2022, and bids exceeded the All-Agency thresholds, requiring the project to be enumerated in 2023 Wisconsin Act 19. Separate projects at Madison AASF have been approved by SBC to install underground water service and electrical utilities to serve this fire suppression system, and to repair the POD doors of the facility.

BUDGET/SCHEDULE:

Construction	\$2,982,200
Design	\$339,200
DFD Mgt	\$137,200
Contingency	\$447,400
TOTAL	\$3,906,000

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

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

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

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

DESIGN REPORT

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

May 13, 2026

Install Fire Suppression System
Truax Field
Madison, WI

Project Number: 20D3E
For the: Department of Military Affairs
Project Manager: Casey Coddington
Architect/Engineer: McGowan Architecture LLC
Madison, WI

1. Project Description:

This project will provide fire suppression systems to the Army Aviation Support Facility #2, a hangar facility at Truax Field in Madison, that consists of eight (8) hangar pods housing helicopters and two (2) small planes. The building also has a central core that houses offices and mechanical space. The need for fire suppression systems in the facility was instigated by a separate project that is in the process of replacing hangar doors in four (4) pods and creating new additions for new hangar doors in the remaining four (4) pods. The agency also needs to provide greater protection for personnel and valuable aircraft and equipment. All the pods will be protected by single-interlock pre-action sprinkler systems. There will be two single-interlock pre-action systems in the building, one protecting the north half of the building (pods 1,2,3 & 4) and one protecting the south half of the building (pods 5,6,7 & 8). The core will be protected by a wet sprinkler system. The fire suppression system will include two (2) fire pumps. New trench drains will be installed in each of the eight (8) pods and will be connected to a new oil / water separator located outside the building. Fire detection and fire alarm systems in the building will be upgraded and tied into the new fire suppression systems. Some minor lighting and convenience power outlets will also be included in the project. A new, 1-hour fire-rated fire suppression equipment room will be constructed of concrete block. This room will be located in the core in the mechanical space. There will be some structural steel reinforcing added to the existing pre-engineered structure in the core and the pods to support the sprinkler piping runs. A floor drain in the mechanical space will be relocated to serve the new fire suppression equipment room and mechanical ventilation and exhaust will be added to this new room.

2. Authorized Budget and Funding Source:

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

3. Schedule:

Bid Opening:	Aug 2026
Start of Construction:	Oct 2026
Substantial Completion / Occupancy:	May 2027

4. Budget Summary:

Construction:	\$2,982,200
A/E Fees:	\$339,200
DFD Mgt:	\$137,200
Contingency:	\$447,400
Total Project Cost:	\$3,906,000

May 13, 2026

Subcommittee	Full Commission
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10. Clintonville Readiness Center – New Motor Vehicle Storage Building – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budgets for New Motor Vehicle Storage Buildings - Clintonville and Waupaca by \$1,279,200 (\$285,250 EX-GFSB and \$993,950 FED);
- c) Authority to construct the New Motor Vehicle Storage Building in Clintonville for an estimated total cost of \$1,500,000 (\$11,800 SEG REV, \$339,200 EX-GFSB and \$1,149,000 FED); and
- d) Permit the Division of Facilities Development to adjust individual project budgets.

In October 2023, the SBC authorized construction for the Motor Vehicle Storage Building at Waupaca for an estimated total cost of \$2,565,200 (\$51,300 SEG REV, \$666,950 GFSB and \$1,846,950 FED).

The project enumeration was amended in 2023 Wisconsin Act 19 to be for New Motor Vehicle Storage Buildings – Clintonville and Waupaca for a total cost of \$2,786,000 (\$63,100 SEG REV, \$720,900 EX-GFSB and \$2,002,000 FED).

2021 Wisconsin Act 58 enumerated \$2,561,000 (\$720,900 GFSB and \$1,840,100 FED) for New Motor Vehicle Storage Buildings – Marinette and Waupaca.

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

AGENCY: Department of Military Affairs

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

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

LOCATION: Clintonville Readiness Center, Waupaca County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budgets for New Motor Vehicle Storage Buildings - Clintonville and Waupaca by \$1,279,200 (\$285,250 EX-GFSB and \$993,950 FED);
- c) Authority to construct the New Motor Vehicle Storage Building in Clintonville for an estimated total cost of \$1,500,000 (\$11,800 SEG REV, \$339,200 EX-GFSB and \$1,149,000 FED); and
- d) Permit the Division of Facilities Development to adjust individual project budgets.

PROJECT NUMBER: 22B4E

PROJECT DESCRIPTION:

This project constructs an approximately 6,000 GSF, five-bay unheated Motor Vehicle Storage Building (MVSF) northeast of the Clintonville Readiness Center. The MVSF will have masonry walls, steel roof deck, concrete floors and aprons, overhead doors, power, lighting, and mechanical ventilation (no sprinklers, heating, or air conditioning is required). The new facility will house the military vehicles assigned to the unit that occupies the Clintonville Readiness Center.

PROJECT JUSTIFICATION:

The Clintonville National Guard Readiness Center is located at 201 Industrial Ct, Clintonville, Wisconsin. The new Motor Vehicle Storage Building (MVSF) facility will house the military vehicles assigned to the unit that occupies the Readiness Center. The new facility will prevent deterioration of the vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. This project will provide the required area needed to support the Wisconsin Army National Guard's state and federal missions, in addition to providing much needed vehicle storage space for the assigned unit along with improving proficiency in required training tasks. National Guard Bureau authorizes states to construct MVSF's wherever the average snowfall exceeds 30 inches per year. Average annual snowfall is 42" per year in Waupaca. The assigned unit is designated to respond as ordered for "Winter Storm Response Operations" which requires the unit to deploy within four hours of being notified. In addition, this facility will provide an adequate level of security for the military vehicles assigned to the unit.

The Wisconsin DMA received notification in early 2026 that \$1,149,000 additional federal funding was available to assist in constructing this project. Within a very tight timeline, DFD coordinated with DMA and the design team to refine the project scope and design to meet federal requirements and position the project to meet early fall bid deadlines necessary to secure these funds. Any additional state funds beyond the enumerated amount will come from funds remaining from other DMA projects.

BUDGET/SCHEDULE:

Construction	\$1,095,100
Design	\$178,900
DFD Mgt	\$50,800
Contingency	\$175,200
TOTAL	\$1,500,000

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

PREVIOUS ACTION: In October 2023, the SBC authorized construction for the Motor Vehicle Storage Building at Waupaca for an estimated total cost of \$2,565,200 (\$51,300 SEG REV, \$666,950 GFSB and \$1,846,950 FED).

The project enumeration was amended in 2023 Wisconsin Act 19 to be for New Motor Vehicle Storage Buildings – Clintonville and Waupaca for a total cost of \$2,786,000 (\$63,100 SEG REV, \$720,900 EX-GFSB and \$2,002,000 FED).

2021 Wisconsin Act 58 enumerated \$2,561,000 (\$720,900 GFSB and \$1,840,100 FED) for New Motor Vehicle Storage Buildings – Marinette and Waupaca.

DESIGN REPORT

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

May 13, 2026

Construct Motor Vehicle Storage Building
Clintonville Readiness Center
Clintonville, WI

Project Number: 22B4E
For the: Department of Military Affairs
Project Manager: Jen Becker
Architect/Engineer: Boer Architects Inc
Milwaukee, WI

1. Project Description:

This project will construct approximately a 6,000 gross square foot, 5-bay unheated Motor Vehicle Storage Building (MVSb) northeast of the Clintonville Readiness Center. The MVSb will have masonry walls, steel roof deck, concrete floors and aprons, overhead doors, power, lighting, and mechanical ventilation (no sprinklers, heating, or air conditioning is required). The new facility will house the military vehicles assigned to the unit that occupies the Armory. The MVSb will prevent deterioration of the vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. This project will provide the required area needed by the unit to support Army National Guard activities, achieve proficiency in required training tasks, and will provide much needed storage space. In addition, this facility will provide an adequate level of security for the military vehicles assigned to the unit.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 as 1 of 2 MVSbs for a total cost of \$2,786,000 (\$63,100 SEG-REV, \$720,900 EX-GFSB, \$2,002,000 FED).

3. Schedule:

Bid Opening:	Aug 2026
Start of Construction:	Oct 2026
Substantial Completion / Occupancy:	Jun 2027

4. Budget Summary:

Construction:	\$1,095,100
A/E Fees:	\$178,900
DFD Mgt:	\$50,800
Contingency:	\$175,200
Total Project Cost:	\$1,500,000

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee	Full Commission
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11. Black River Falls – New Readiness Center – Request the following:

- a) Approve the Design Report;
- b) Authority to release \$31,481,026 (\$9,775,026 SEG REV and \$21,706,000 FED) for the Black River Falls Readiness Center; and
- c) Authority to construct the Black River Falls Readiness Center for an estimated total cost of \$33,161,000 (\$11,455,000 SEG REV and \$21,706,000 FED).

In October 2023, the SBC authorized the release of up to \$1,721,500 SEG REV to prepare preliminary plans and specifications for this project.

This project was enumerated in 2023 Wisconsin Act 19 for \$45,819,000 (\$11,455,000 SEG REV and \$34,364,000 FED).

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

AGENCY: Department of Military Affairs

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

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

LOCATION: Black River Falls, Jackson County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to release \$31,481,026 (\$9,775,026 SEG REV and \$21,706,000 FED) for the Black River Falls Readiness Center; and
- c) Authority to construct the Black River Falls Readiness Center for an estimated total cost of \$33,161,000 (\$11,455,000 SEG REV and \$21,706,000 FED).

PROJECT NUMBER: 23K2Y

PROJECT DESCRIPTION:

This project constructs a new National Guard Readiness Center and support facilities for the Det 1, 1158 Trans Co Combat HET unit located in Black River Falls, WI. The new 45,375 GSF Readiness Center will meet the authorized space requirements per National Guard regulations. The new Readiness Center will provide training, physical fitness, administrative duties, classrooms, showers, toilets, vehicle maintenance, and storage spaces meeting the National Guard authorized space requirements along with ADA standards. The site will be reconfigured to resolve any ATRP (Antiterrorism and Force Protection) violations in addition to providing the required parking areas for both privately owned and government owned vehicles. Site improvements will include new concrete paving for the Motor Vehicle Storage Compound, access drives, and various pads and aprons, and asphalt paving for the personal vehicle parking area. These site improvements will address space shortages and provide the necessary infrastructure to support the unit's operational needs more effectively.

PROJECT JUSTIFICATION:

The existing 1964 Readiness Center in Black River Falls no longer meets the modern needs for the 144 personnel and three full-time officers, providing only 41% of the space authorized by the National Guard. The limited amount of available space has forced the unit to stack vehicles and equipment on Heavy Equipment Transportation trailers and use classrooms as administrative areas. The current facility also does not meet ADA (Americans with Disabilities Act) standards. As a result, the ability to use the Readiness Center as a recruiting center is impacted by the inability to allow access to the family members of future recruits.

The project was enumerated in 2023 Wisconsin Act 19 for a total cost of \$45,819,000. The US Department of Defense allocated \$20,000,000 for construction of the Black River Falls

Readiness Center in the 2026 Federal Fiscal Year, plus additional funds for design and contingencies. This project has been designed to conform to a budget of \$33,161,000, which allows for the maximum amount of allowable federal dollars allowed on the project, plus the \$11,455,000 in SEG REV that was enumerated in 2023 Wisconsin Act 19.

BUDGET/SCHEDULE:

Construction	\$24,552,000	SBC Approval	May 2026
Design	\$2,682,800	A/E Selection	Jun 2022
DFD Mgt	\$1,129,400	Design Report	May 2026
Contingency	\$3,682,800	Bid Opening	May 2027
Equipment	\$1,000,000	Start Construction	Aug 2027
Other Fees	\$114,000	Substantial Completion	Aug 2029
TOTAL	\$33,161,000	Final Completion	Oct 2029

PREVIOUS ACTION: In October 2023, the SBC authorized the release of up to \$1,721,500 SEG REV to prepare preliminary plans and specifications for this project.

This project was enumerated in 2023 Wisconsin Act 19 for \$45,819,000 (\$11,455,000 SEG REV and \$34,364,000 FED).

DESIGN REPORT

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

May 13, 2026

Construct Readiness Center
Black River Falls Readiness Center
Black River Falls, WI

Project Number: 23K2Y
For the: Department of Military Affairs
Project Manager: Reiny Yahnke
Architect/Engineer: Boer Architects Inc
Milwaukee, WI

1. Project Description:

This project will provide a new National Guard Readiness Center and support facilities for the Det 1, 1158 Trans Co Combat HET unit located in Black River Falls, WI. The new 45,375 gross square foot Readiness Center will meet the authorized space requirements per NG Pam (National Guard Pamphlet) 415-12.

The existing 1964 Readiness Center in Black River Falls no longer meets the modern needs for the 144 personnel and 3 full-time officers, providing only 41% of the space authorized by the National Guard. The limited amount of available space has forced the unit to stack vehicles and equipment on Heavy Equipment Transportation trailers and use classrooms as administrative areas. The current facility also does not meet ADA (Americans with Disabilities Act) standards. As a result, the ability to use the Readiness Center as a recruiting center is impacted by the inability to allow access to the family members of future recruits that may be disabled.

The new Readiness Center will provide training, physical fitness, administrative duties, classrooms, showers, toilets, vehicle maintenance, and storage spaces meeting the National Guard authorized space requirements along with ADA standards. The site will be reconfigured to resolve any ATRP (Antiterrorism and Force Protection) violations in addition to providing the required parking areas for both privately owned and government owned vehicles. Site improvements will include new concrete paving for the Motor Vehicle Storage Compound, access drives, and various pads and aprons, and asphalt paving for the personal vehicle parking area. These site improvements will address space shortages and provide the necessary infrastructure to support the unit's operational needs more effectively.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$45,819,000 (\$11,455,000 SEG REV and \$34,364,000 FED).

3. Schedule:

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

4. Budget Summary:

Construction:	\$24,552,000
A/E Fees:	\$2,682,800
DFD Mgt:	\$1,129,400
Contingency:	\$3,682,800
Equipment:	\$1,000,000
Other Fees:	\$114,000
Total Project Cost:	\$33,161,000

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

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

Facility Maintenance and Repair	\$1,775,900
Fort McCoy Concrete Replacement, Ph 3	\$1,775,900
MATES (\$1,775,900 FED)	

**AGENCY REQUEST FOR
STATE BUILDIGN COMMISSION ACTION
MAY 2026
REQUEST #12**

AGENCY: Department of Military Affairs

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

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

LOCATION: Fort McCoy, Monroe 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	FED
Fort McCoy MATES (Monroe Co.)	25A1Y	Concrete Replacement - Phase 3	\$1,775,900
Facility Maintenance and Repair			\$1,775,900

PROJECT DESCRIPTION:

This project replaces deteriorated reinforced concrete pavement at the MATES facility in the northern section of Fort McCoy. Work also includes construction of a new loading dock, installation of an interior garage drainage system, hillside erosion stabilization, replacement of fencing and access gates, and spot replacement of drainage system components.

PROJECT JUSTIFICATION:

The current loading dock area is in disrepair and is blocking a driveway needed for access to the parking areas. The dock leveler was recently inspected and found to be in poor condition. The concrete pavement is nearing the end of service life. Joints are failing, surface spalling is evident, panel cracks are present, and panel settlement is occurring.

BUDGET/SCHEDULE:

Construction	\$1,380,000
Design	\$119,400
DFD Mgt	\$63,500
Contingency	\$207,000
Other Fees	\$6,000
TOTAL	\$1,775,900

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

PREVIOUS ACTION: None.

May 13, 2026

Subcommittee	Full Commission
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Department of Natural Resources

13. BTF Request - Request the release of \$693,800 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request		\$693,800
Statewide	Trail Accessibility Upgrades (316,300 BTF)	\$316,300
Friendship	Replace Fire Response Ranger Stn (377,500 BTF)	\$377,500

In October 2023, the SBC authorized the release of \$126,000 SEG REV to prepare preliminary plans and a Design Report for the Statewide Trail Accessibility Updates.

The Statewide Trail Accessibility Upgrades project was enumerated in 2023 Wisconsin Act 19 for \$3,957,000 SEG REV.

The Friendship Ranger Station Fire Response Ranger Station Replacement project was enumerated in 2023 Wisconsin Act 19 for \$7,649,000 CON SEGB.

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the release of \$693,800 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request			
LOCATION	PROJ. NO.	PROJECT TITLE	BTF
Statewide	25A2U	Trail Accessibility Upgrades	\$316,300
Friendship Ranger Station (Adams Co.)	25K2N	Replace Friendship Fire Response Ranger Station	\$377,500
BTF Request Total			\$693,800

Statewide – Trail Accessibility Upgrades (25A2U):

Project Description and Justification:

This project improves, upgrades, and constructs universal trail infrastructure at several properties across the state to improve accessibility at state parks and state forests, including Devil’s Lake State Park, Copper Falls State Park, Mirror Lake State Park, Governor Dodge State Park, and Yellowstone Lake State Park and Wildlife Area.

At Devil’s Lake State Park, this project constructs a universal trail access and improved overlook point on the West Bluff. A new trail will be constructed from the lower parking lot at the base of the West Bluff rescue road along South Shore Road to the improved overlook point. This project creates a trailhead, provides a location for a vault toilet, installs a self-registration kiosk, and site lighting layout for the lower parking lot. At the upper end of Rescue Road, a small parking lot will be constructed with access to the overlook point. The overlook point will be improved to provide a safe and accessible area for visitors to enjoy the view over the lake. Resting benches will be placed at the trailhead, along the trail, and at the overlook point.

Copper Falls State Park work will occur along the Doughboys Nature Trail. This project widens and re-stones approximately 0.2 miles of existing accessible trail from the accessible parking lot to end of the ADA sign; and widens and re-grades approximately 0.3 miles of the Doughboys Nature Trail from the end of the ADA sign to near the staircase that leads to the bridge with stone. It is anticipated approximately 0.1 miles of new trail through the woods will be required to bypass stairs near the Devil’s Gate location. The trail width varies from 3 feet to 6 feet wide.

Project also includes creating approximately 100 feet of a new accessible boardwalk through the woods that will connect the trail to the observation deck at the Brownstone Falls; as well as create two separate maintenance access routes to bypass steep grades and stairs.

At Mirror Lake State Park, work includes improvements at three different trail locations. Lakeview Trail will have approximately 0.2 miles of trail connecting the boat landing area to the beach. Fisherman's Trail includes the small footpath off the Lakeview Trail heading towards the lake. Lastly, Echo Rock Trail will connect the two current paved sections to make a full loop. It is anticipated that some boardwalk may be required due to elevation changes and bedrock constraints. Additionally, some small re-routes could be required depending on terrain.

Work at Governor Dodge State Park improves the existing Stephens Falls Trail to provide universal trail access and more accessible overlook points. The existing paved trail extending from the Stephens Falls Parking Trailhead to the area above the falls will be resurfaced with asphalt. A new section of universal trail will be created near the end of the existing paved trail and will extend through the prairie and end at the existing Stephens Falls Parking Trailhead, creating a loop. The new section of universal trail will be crushed limestone. Improved access to the Springhouse landmark and waterfall overlook areas will also be created. The project will also include installing new handrails along the steps and along the portion of trail above the falls, installing new benches along the trail, and painting an ADA accessible parking stall in the existing parking area.

Lastly, at Yellowstone Lake State Park and Wildlife Area, the Wildlife Trail will be modified to make it universally accessible. The stone parking area at the trailhead of the loop will be paved and meet ADA requirements. Additional asphalt paving on the trail will be added. Boardwalk will need to be installed at locations where wetland impacts prevent stone or HMA trail construction. Slope stabilization measures shall be considered along the entire trail. A water control structure along the south portion of the trail will be removed and replaced with a culvert. The asphalt to the hunting blind will be removed and replaced with boardwalk to a proposed accessible hunting blind. A new blind will be installed to replace the current blind.

This project will provide improved accommodations and universal outdoor recreation opportunities at DNR properties to meet demand and increase accessibility for visitors with disabilities. Trails currently range from simple mowed paths up to paved concrete or asphalt multiuse trails. They also include motorized trails for ATV, UTV, and snowmobile use. Non-motorized trails also fulfill specialized recreational interests such as horse trails, ski trails, and snowshoe trails. The DNR prioritizes repairs for identified issues that will best sustainably maintain trail infrastructure and trail safety. The primary focus is to comprehensively maintain or replace safe trail public access on DNR properties. Upgrading and constructing these universal trails and providing connections to common/popular features at these parks will provide more usability and access for people of all abilities.

This initiative includes six different parks throughout the State, and will likely result in at least three bid packages as well as some additional environmental assessments and work. This has led to additional fees and difficulties compared to what was anticipated, when this project group was enumerated in 2023 Wisconsin Act 19.

Previous Action: In October 2023, the SBC authorized the release of \$126,000 SEG REV to prepare preliminary plans and a Design Report for the Statewide Trail Accessibility Updates.

This project was enumerated in 2023 Wisconsin Act 19 for \$3,957,000 SEG REV.

Friendship Ranger Station – Replace Friendship Fire Response Ranger Station (25K2N):

Project Description and Justification:

This project replaces the existing Friendship Ranger Station with a new building on a new site. The site of the new ranger station is located on Highway 13, approximately 500 feet south of the intersection of Highways 13 and 21. The new ranger station will provide a combination of office and storage space for Forestry, Public Safety and Resource Protection, Wildlife Management, and Natural Heritage Conservation. The ranger station complex will also serve as a command post for incident management teams during extended fires as well as all-hazard incidents. The space will include public reception, office space, maintenance, and equipment storage. Parking shall be provided for DNR visitors and employees.

The facility will fulfill internal and external functions/meetings, including private landowners, loggers, consultants, and others in the forestry industry as well as partners in the fire suppression/emergency response realm. The facility also serves as an Incident Command Post (ICP) at the county level for emergency response activities for wildland project fires and all-hazard responses. Lastly, it will provide essential space for other programs and storage of valuable and essential supplies and equipment.

The original Friendship Ranger Station was built in 1940 and housed Fire Control personnel and equipment that provided wildland fire protection for portions of Adams County. All four buildings on site have numerous maintenance and/or structural issues, and DNR will reduce maintenance, utility, and mechanical costs by constructing an energy and technologically efficient building. The Friendship Fire Response Unit (FRU) covers portions of Adams County totaling roughly 265,000 acres, and is centrally located, providing efficient response times throughout the FRU. Fire control staff have responded to and extinguished hundreds of reportable forest fires within the unit, saving numerous acreage and structures. No work on this project will occur on the site of the existing ranger station.

Previous Action: This project was enumerated in 2023 Wisconsin Act 19 for \$7,649,000 CON SEGB.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

(Previous Actions Continued...)

In October 2025, the SBC authorized the release of \$22,000 SEG REV to develop preliminary plans and specifications for the Northeast District New and Replacement Vault Toilets project.

In October 2025, the SBC authorized the release of \$50,443 SEG REV to develop preliminary plans and specifications for the Griffith State Nursery Facility Improvements project.

In October 2025, the SBC authorized the release of \$41,000 SEG REV to develop preliminary plans and specifications for the Northwest District Vault Toilet and Changing Facilities Replacements project.

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

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 requests 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	PR-CASH	STWD	CON SEGB	FED	TOTAL
Door County (Door Co.)	24F9N	Multi-Building Repair and Renovation	\$1,899,942	\$0	\$300,658	\$0	\$0	\$2,200,600
Statewide	24L2M	Southwest District Vault Toilet Replacements	\$0	\$0	\$2,362,000	\$0	\$0	\$2,362,000
Northern Highland American Legion State Forest (Iron & Oneida Co.)	25C2Y	Vault Toilet Replacements	\$0	\$0	\$1,876,500	\$0	\$948,500	\$2,825,000
Statewide	25C2Z	Southeast District Vault Toilet Replacements	\$0	\$0	\$569,000	\$0	\$110,000	\$679,000
Statewide	25C3A	Northeast District New and Replacement Vault Toilets	\$0	\$0	\$681,100	\$0	\$188,900	\$870,000
Griffith State Nursery (Wood Co.)	25D2J	Nursery Facility Improvements	\$0	\$329,300	\$0	\$464,800	\$0	\$794,100

Statewide	25D3I	Northwest District Vault Toilet & Changing Facilities Replacements	\$0	\$0	\$1,329,500	\$0	\$488,500	\$1,818,000
Facility Maintenance and Repair Totals			\$1,899,942	\$329,300	\$7,118,758	\$464,800	\$1,735,900	\$11,548,700

Door County – Multi-Building Repair and Renovation (24F9N):

Project Description and Justification:

DNR has 24 buildings and one amphitheater between five state park properties in Door County that require various interior and exterior renovations, including but not limited to: roofing, siding, windows, doors, structure repair, painting and minor plumbing.

At Newport State Park, work includes replacement of the roof and siding at the Vehicle & Equipment Maintenance Shop, and critical updates and repairs to the park residence, including roof, gutter, and deck replacement; installation of a sump pump in the crawl space; and sealing the foundation from moisture.

At Rock Island State Park, the roof of the Public Entrance and Visitors Station (PEVS) building will be replaced.

Potawatomi State Park’s improvements include ADA cabin renovations and updates; a new roof and furnace; improved lighting and flooring; door replacement and new window treatments; exterior repairs at the nature center/park store; minor electrical upgrades for safety and code compliance and board siding repair and replacement; amphitheater handrail and stair replacement; and vault toilet roof replacement at the accessible cabin and campground.

Peninsula State Park repairs will be performed to the maintenance lumber shed, including a new roof, gutters, and downspouts, and significant repairs to improve the safety of the building and to optimize storage space. This includes exterior repairs to the mechanic shop and golf course shop, and minor repairs to the toilet shower building interior at Nicolet Beach.

Work at Whitefish Dunes State Park includes the replacement of any non-ADA door handles at several buildings. There is also repair of siding at the shelter building; sanding and re-staining/refinishing interior doors at the PEVS/Nature Center, as well as installation of electronic locks on exterior employee entrance doors, replacement of all windows, replacement of customer service casework and counters; and replacement of carpeting in front and back offices and auditorium. At the warm shop, there will be an installation of electronic locks on exterior entrance doors, and service/repair/replacement of two garage door openers. At the cold shop, there will be repairs of the roof and siding, installation of proper electronic locks on exterior entrance doors, and service/repair/replacement of two garage door openers.

Budget/Schedule:

Construction	\$1,659,900
Design	\$215,300
DFD Mgt	\$76,400
Contingency	\$249,000
TOTAL	\$2,200,600

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

Previous Action: None.

Statewide – Southwest District Campground Vault Toilet Replacements (24L2M):**Project Description and Justification:**

This project removes and replaces vault toilets at Tower Hill State Park, Nelson Dewey State Park, and Yellowstone Lake State Park. Work includes removing the existing vault toilet buildings, preparing the site for installation of new vault toilet buildings, excavation, backfill, concrete sidewalk and pavement work, installation of a wood fence, pavement marking, restoration, and incidentals necessary to complete the work.

The campground vaults are required by state administrative code, and if planned replacement does not occur, the buildings will not be safe for DNR customers. Closing the buildings would require portable toilet rental, which results in high operational costs and negative impacts on campers and park revenue. Most of the current vault toilets are over 50 years old, not accessible for visitors with disabilities, and past their useful life. The new vault toilets will be ADA-compliant and continue to provide an essential service for visitors at the parks.

Budget/Schedule:

Construction	\$805,000
Design	\$108,700
DFD Mgt	\$23,200
Contingency	\$120,800
Equipment	\$1,298,800
Other Fees	\$5,500
TOTAL	\$2,362,000

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

Previous Action: In October 2025, the SBC authorized the release of \$58,000 SEG REV to develop preliminary plans and specifications.

Northern Highland American Legion State Forest – Vault Toilet Replacements (25C2Y):**Project Description and Justification:**

This project replaces vault toilets at various campgrounds throughout Northern Highland American Legion State Forest. It will include demolition and removal of existing vault toilets, clearing and grubbing, on-site earthwork, vault toilet installation, new concrete sidewalks, restoration, and other work as required by the constraints of each site. The new structures will be pre-constructed combination vault units, which place both male and female facilities under one

roof, thereby reducing maintenance and labor costs. The new structures will be ADA-compliant and will be located in generally the same location as the current buildings.

At Cunard, Plum, and South Trout Lakes, eight existing structures will be demolished, removed, and replaced with four new vaults and building structures. One existing set of vault toilets at Plum Lake and two sets at South Trout Lake are the only restroom facilities within those campgrounds. These buildings are over 50 years old and are nearing, if not past, their life span, requiring yearly painting and additional maintenance to keep them functional and usable.

At Cathedral Point, the proposed vault toilet location is closer to the parking lot. The existing location will be restored and landscaped after demolition and removal of the existing building. At Firefly Campground, eight vault toilet buildings built in the early 1970s will be replaced with five combination vault units that will have accessible paths/routes of travel leading to each facility. The project also includes proper demolition and disposal of the old buildings, site work, and final landscaping. At Sandy Beach Lake, all six of its vault toilet buildings, built in 1963, will be replaced: two sets in the campground and one set at the picnic area. And at Big Lake Campground, four vault toilets built in the early 1960s will be replaced.

DNR has verified that the US Land and Water Conservation Fund (LAWCON) Program will assist in funding this project.

Budget/Schedule:

Construction	\$1,294,300
Design	\$130,300
DFD Mgt	\$37,300
Contingency	\$194,100
Other Fees	\$1,200
Equipment	\$1,167,800
TOTAL	\$2,825,000

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

Previous Action: None.

Statewide – Southeast District Vault Toilet Replacements (25C2Z):

Project Description and Justification:

The project replaces existing vault toilet buildings at Richard Bong State Recreation Area and at Whitewater Beach in the Kettle Moraine State Forest Southern Unit. Work includes removing the existing vault toilet buildings, preparing the site for installation of new vault toilet buildings, excavation, backfill, electric service installation, concrete sidewalk and pavement, installation of a wood fence, pavement marking, restoration, and incidentals necessary to complete the work.

At Richard Bong State Recreation Area, the project demolishes two old vault toilet buildings in the Sunset Campground and construct two new four-unit models in the same location. The two existing pit toilets that currently serve the campground area were constructed in the 1980s. The new structures will provide restroom facilities and be ADA compliant. Another vault toilet building near ADA site 6 will be demolished. A new four-unit all-concrete and ADA-accessible

vault toilet facility will replace the existing structure, and an ADA path will be enhanced. There is also a pit toilet currently serving the campground area that will be demolished. The pit toilet is small and does not meet ADA requirements. An asphalt path leads from the camp road to the pit toilet. Asphalt will be added along the road to site 6 to widen the road for better visibility and to ease traffic concerns and mud issues for all campers traveling to the new bathroom facility.

At Whitewater Beach in the Kettle Moraine State Forest Southern Unit, the project replaces the existing compost toilet and changing room facility with a conventional vault toilet building. The existing composting facility does not function correctly, forcing staff to routinely deal with raw sewage, and has wood floors that are difficult to clean and disinfect. The current building has four independent stalls: two designated for men and two for women, while the new building will consist of a unisex vault toilet unit with four stalls and include a universal changing table.

DNR has verified that the US Land and Water Conservation Fund (LAWCON) Program will assist in funding this project.

Budget/Schedule:

Construction	\$222,500
Design	\$28,700
DFD Mgt	\$6,400
Contingency	\$33,400
Equipment	\$385,200
Other Fees	\$2,800
TOTAL	\$679,000

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

Previous Action: In October 2025, the SBC authorized the release of \$15,000 SEG REV to develop preliminary plans and specifications.

Statewide – Northeast District New and Replacement Vault Toilets (25C3A):

Project Description and Justification:

This project removes and installs vault toilets, installs accessible paths, connections to existing roadways and paths, and site grading at Whitefish Dunes and High Cliff State Parks. The vault toilets at both state parks and changing rooms at Whitefish Dunes have exceeded their useful lives, are deteriorating, and are not adequately meeting the high demand that they see during busy seasons. There are also privacy and accessibility concerns with the existing vault toilets and changing rooms.

At Whitefish Dunes, the current vault toilet building and changing stalls at the main beach access point for the property will be torn down, removed, and replaced with an 8-unit vault toilet facility to meet demand of this area during peak seasonal use at the beach. This location is the most heavily utilized area at Whitefish Dunes State Park, and current facilities are terribly undersized to accommodate visitor traffic from the beach access, office area, shelter building, and trails leading from Cave Point County Park. The current building has only four units and frequently suffers from complaints due to odor and wet floors from little air movement, no lighting, and frequent use. The changing stalls are open on top (no roof) and do not have exterior entrance

doors, which leads to a considerable amount of debris collecting inside them, and allows algae to grow on almost every surface. Increasing the number of changing stalls on both sides and adding dividers on the men's side would allow for more privacy. Adding lights to the bathrooms and potentially a skylight in the changing stalls will also greatly increase usability, and a universal changing table will be installed in one of the vault units.

At High Cliff State Park, a new vault toilet structure consisting of separate men's and women's units will be constructed in the lower beach area of the park. Park visitors currently do not have access to toilet facilities in the lower park after flush toilet buildings close from mid-October until early May, with the exception of the park office during limited hours. Visitors are re-directed to a one-stall vault toilet in the upper park, which was built in 1967 and is over a mile away. Marina and lower park visitors would benefit greatly from having closer toilet facilities that are ADA accessible. In addition, existing vault toilet structures at the group campground are removed and replaced with upgraded, ADA-accessible facilities.

DNR has verified that the US Land and Water Conservation Fund (LAWCON) Program will assist in funding this project.

Budget/Schedule:

Construction	\$365,000
Design	\$34,500
DFD Mgt	\$10,500
Contingency	\$54,800
Equipment	\$392,200
Other Fees	\$13,000
TOTAL	\$870,000

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

Previous Action: In October 2025, the SBC authorized the release of \$22,000 SEG REV to develop preliminary plans and specifications.

Griffith State Nursery – Nursery Facility Improvements (25D2J):

Project Description and Justification:

This project demolishes five buildings, replaces roof and gutter on the Distribution Building, and renovates the pumphouse weir.

Demolition of the five older wooden buildings at various locations on the site is needed because the buildings are no longer used and pose a safety hazard. Some of the structures are bat and rodent infested, in very poor condition, and not safe to enter. Others are no longer functional and in very poor condition. At this point, the buildings have become cost-prohibitive to operate and maintain.

The Distribution Building is a cold storage facility for the site and in need of a new roof, gutters, and fascia due to general wear and tears and from previous hail damage. The roof is leaking in multiple places, the gutters were pulled down by the weight of hail, and the fascia is rotting. Repairs are needed to keep the facility running efficiently.

Lastly, improvements need to be made to the irrigation pumphouse and intake structure. The current pumphouse is deteriorating and in need of general repairs including new windows, door, siding, and roof. Additionally, the intake structure regularly fills with sediment and is in need of a more efficient system to remove the sand and sediment. Without these repairs, it will become more difficult to irrigate the Griffith State Nursery fields, as the soils are highly susceptible to drought.

Budget/Schedule:

Construction	\$588,700	SBC Approval	May 2026
Design	\$81,400	A/E Selection	Jun 2025
DFD Mgt	\$27,100	Bid Opening	Aug 2026
Contingency	\$88,400	Start Construction	Sep 2026
Other Fees	\$8,500	Substantial Completion	Dec 2026
TOTAL	\$794,100	Final Completion	Jan 2027

Previous Action: In October 2025, the SBC authorized the release of \$50,443 SEG REV to develop preliminary plans and specifications.

Statewide – Northwest District Vault Toilet and Changing Facilities Replacements (25D3I):

Project Description and Justification:

This project replaces vault toilets at various DNR properties and includes demolition of existing vault toilets, clearing and grubbing, site earthwork, vault toilet installation, concrete sidewalk, restoration, and other work as required by the constraints of each site.

At Copper Falls State Park, ten existing vault toilet facilities will be replaced with eight new buildings in the north and south campgrounds, the group camp, overflow camp, picnic area, and at the Doughboys Trail accessible trailhead. The new buildings will all be ADA compliant.

At Flambeau River State Forest, two vault toilets at the Lake of the Pines upper loop will be replaced with a single 4-unit building that is low maintenance and ADA compliant. The project is necessary to eliminate possible environmental issues caused by leaking vault toilets as well as to replace a degrading 58-year-old wood structure. The new facility will also provide safe shelter during locally strong wind events. In addition, two single-stall vault toilets located near the Cedar Rapids group camp sites on the Flambeau River will be replaced with two single-stall buildings.

The Connors Lake picnic area vault toilet building and changing stalls will also be replaced. Because of their age and building design, these buildings are extremely high maintenance, and they are in a location that is extremely exposed to weather. The wood siding and roofing is deteriorating, the slabs have sunk and have caused tripping hazards, as well as causing the door jambs to shift so the restroom doors do not close, and the changing stalls are so narrow that they are not ADA accessible. These buildings would be replaced with one vault building, built from brick with rock masonry, concrete log siding, and metal roofing. The building would incorporate

two restrooms, each with changing rooms, and would be completely ADA accessible with low maintenance needs.

DNR has verified that the US Land and Water Conservation Fund (LAWCON) Program will assist in funding this project.

Budget/Schedule:

Construction	\$767,200
Design	\$82,175
DFD Mgt	\$22,100
Contingency	\$116,000
Equipment	\$829,500
Other Fees	\$1,025
TOTAL	\$1,818,000

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

Previous Action: In October 2025, the SBC authorized the release of \$41,000 SEG REV to develop preliminary plans and specifications.

May 13, 2026

Subcommittee

Full Commission

Department of Transportation

15. Various All Agency Projects (Increase) – Request the following:

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

Facility Maintenance and Repair		\$1,232,200
Tomah	Boiler Replacement (Increase)	\$1,232,200
	(\$1,232,200 SEGRB)	

In October 2024, the SBC granted the authority to construct the State Patrol Tomah Post Boiler Replacement project for an estimated total cost of \$634,800 SEGRB.

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

AGENCY: Department of Transportation

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

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

LOCATION: State Patrol Tomah Post, Monroe County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
State Patrol Tomah Post (Monroe Co.)	22G2Y	Boiler Replacement (Increase)	\$1,232,200
Facility Maintenance and Repair Total			\$1,232,200

PROJECT DESCRIPTION:

This project replaces four air handlers and associated condensing units, replaces one oil-fired boiler with two gas-fired boilers, replaces the hydronic system pumps, and installs new direct digital controls (DDC) throughout the facility.

PROJECT JUSTIFICATION:

The oil-fired boiler is original to the State Patrol Tomah building, constructed in 1971, and the four condensing units and associated components are past their useful life. Replacement of these HVAC system components will improve air quality, increase system reliability, and reduce long-term operation and maintenance costs for the DOT-owned facility.

This project was bid in June 2025, and all bids exceeded the available budget. The variance is attributed primarily to higher-than-anticipated mechanical system costs, consistent with recent market conditions affecting HVAC and MEP work. As a result, bids were rejected and the project scope was reassessed.

In coordination with DOT, the scope was enhanced prior to rebidding to address additional system needs and improve overall building performance. Enhancements include extending direct digital controls (DDC) to remaining HVAC equipment throughout the facility and consolidating aging air handling equipment through replacement of the four oldest air handling units and associated condensing units with a new system.

The requested budget increase reflects both current market conditions and the expanded scope. It also includes appropriate post-bid contingency to address unforeseen conditions during construction. This approach ensures the project delivers a more comprehensive and durable solution while reducing the likelihood of future system failures and additional capital needs.

BUDGET/SCHEDULE:

Construction	\$1,428,200
Design	\$119,500
DFD Mgt	\$67,300
Contingency	\$252,000
TOTAL	\$1,867,000

SBC Approval	May 2026
A/E Selection	Apr 2023
Bid Opening	Jul 2026
Start Construction	Sep 2026
Substantial Completion	Sep 2027
Final Completion	Nov 2027

PREVIOUS ACTION: In October 2024, the SBC granted the authority to construct the State Patrol Tomah Post Boiler Replacement project for an estimated total cost of \$634,800 SEGRB.

May 13, 2026

Subcommittee

Full Commission

Department of Veterans Affairs

16. Northern Wisconsin Veterans Memorial Cemetery – Phase V Expansion – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Phase V Expansion project for an estimated total cost of \$3,202,900 (\$1,519,000 GFSB and \$1,683,900 FED).

In October 2025, the SBC authorized the release of \$131,500 BTF to prepare preliminary plans and specifications for this project.

This project was enumerated in 2025 Wisconsin Act 15 for \$3,414,000 (\$1,519,000 GFSB and \$1,895,000 FED).

	Subcommittee	Full Commission
<p>16. <u>Northern Wisconsin Veterans Memorial Cemetery – Phase V Expansion</u> – Request the following:</p> <ul style="list-style-type: none"> a) Approve the Design Report; and b) Authority to construct the Phase V Expansion project for an estimated total cost of \$3,202,900 (\$1,519,000 GFSB and \$1,683,900 FED). <p>In October 2025, the SBC authorized the release of \$131,500 BTF to prepare preliminary plans and specifications for this project.</p> <p>This project was enumerated in 2025 Wisconsin Act 15 for \$3,414,000 (\$1,519,000 GFSB and \$1,895,000 FED).</p>		

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

AGENCY: Department of Veterans Affairs

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

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

LOCATION: Northern Wisconsin Veterans Memorial Cemetery, Washburn County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Phase V Expansion project for an estimated total cost of \$3,202,900 (\$1,519,000 GFSB and \$1,683,900 FED).

PROJECT NUMBER: 25I4S

PROJECT DESCRIPTION:

This project expands burial capacity at Northern Wisconsin Veterans Memorial Cemetery (NWVMC) by creating an additional crypt section. The crypts will be double depth. A new section of road with curb and gutter and a turnaround will be added to provide access to the new plot. Storm sewers will be installed to an existing detention basin to accommodate roadway drainage. In addition, new flagpoles will be added, and all existing flag lighting will be upgraded to LED. A new fiber connection between the Administration and Maintenance buildings will be installed. Additional curb work walkways are being added to existing roadway sections where visitors tend to park during large public events. The existing cemetery roads will be renovated.

PROJECT JUSTIFICATION:

The Northern Wisconsin Veterans Memorial Cemetery serves veterans and their families throughout Wisconsin but particularly in the northern half of the state from Superior to Eau Claire. The NWVMC encompasses 96 acres and approximately 20% of the acreage has been developed. The burial options include pre-set crypts for casket burials, columbarium for above ground burial of cremated remains, urn gardens for in-ground burial of cremated remains and a scattering garden for cremated remains. The NWVMC was open for internments on November 10, 2000, and officially dedicated on June 10, 2001. Over the past four years, NWVMC has averaged 377 internments per year. Of those interments, NWVMC has averaged approximately 246 first interments/inurnments and 52 first casket burials per year. These numbers reflect a use rate of 78% first urn and 22% first casket burials per year. The NWVMC currently has 107 preplaced double crypts available for use as of June 12, 2025.

BUDGET/SCHEDULE:

Construction	\$2,483,000
Design	\$230,000
DFD Mgt	\$114,300
Contingency	\$373,600
Other Fees	\$2,000
TOTAL	\$3,202,900

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

PREVIOUS ACTION: In October 2025, the SBC authorized the release of \$131,500 BTF to prepare preliminary plans and specifications for this project.

This project was enumerated in 2025 Wisconsin Act 15 for \$3,414,000 (\$1,519,000 GFSB and \$1,895,000 FED).

DESIGN REPORT

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

May 13, 2026

Phase V Expansion
Northern Wisconsin Veterans Memorial Cemetery
Spooner, WI

Project Number: 25I4S
For the: Department of Veterans Affairs
Project Manager: Jim Schaefer
Architect/Engineer: SmithGroup Inc
Madison, WI

1. Project Description:

This project will expand burial capacity at Northern Wisconsin Veterans Memorial Cemetery by creating an additional crypt section. The crypts will be double depth. A new section of road with curb and gutter and a turnaround will be added to provide access to the new plot. Storm sewers will be installed to an existing detention basin to accommodate roadway drainage. In addition, new flagpoles will be added, and all existing flag lighting will be upgraded to LED. A new fiber connection between the Administration and Maintenance buildings will be installed. Additional curb work walkways are being added to existing roadway sections where visitors tend to park during large public events. The existing cemetery roads will be renovated.

2. Authorized Budget and Funding Source:

This project was enumerated in 2025 Wisconsin Act 15 for \$3,414,000 (\$1,519,000 GFSB and \$1,895,000 FED).

3. Schedule:

Bid Opening:	Aug 2026
Start of Construction:	Nov 2026
Substantial Completion / Occupancy:	Dec 2027

4. Budget Summary:

Construction:	\$2,483,000
A/E Fees:	\$230,000
DFD Mgt:	\$114,300
Contingency:	\$373,600
Other Fees:	\$2,000
Total Project Cost:	\$3,202,900

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

State Fair Park

17. 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		\$911,300
SFP	Lighting Improvements ((\$911,300 SEG REV)	\$911,300
 Utility Repair and Renovation		 \$1,125,200
SFP	Electrical Improvements ((\$1,125,200 SEG REV)	\$1,125,200
 TOTAL		 \$2,036,500

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

AGENCY: State Fair Park

SFP CONTACT: John Decker, (414) 312-1170, john.decker@wistatefair.com

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

LOCATION: West Allis, Milwaukee County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
State Fair Park (Milwaukee Co.)	25D1W	Lighting Improvements	\$911,300
Facility Maintenance and Repair			\$911,300

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
State Fair Park (Milwaukee Co.)	24F2B	Electrical Improvements	\$1,125,200
Utility Repair and Renovation Total			\$1,125,200

TOTAL	SEG REV
	\$2,036,500

State Fair Park – Lighting Improvements (25D1W):

Project Description and Justification:

This project replaces the lighting control panels in the Double Decker Horse Barn, North Gate buildings, RV park, Exposition Center, and Grandstand. The existing emergency lighting contactors in the Exposition Center and Grandstand will be replaced with relays that meet current national standards for emergency lighting. This project will also replace the existing lighting fixtures throughout the Exposition Center.

The existing overhead power distribution system has become unreliable and unsafe due to advanced deterioration of the wood poles that support State Fair Park’s infrastructure. Many of the lighting controls date to the 1980’s, resulting in unreliable components and difficulty in obtaining replacement parts.

Budget/Schedule:

Construction	\$680,500
Design	\$79,500
DFD Mgt	\$32,000
Contingency	\$119,300
TOTAL	\$911,300

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

Previous Action: None.

State Fair Park – Electrical Improvements (24F2B):**Project Description and Justification:**

This project replaces overhead power poles and associated electrical components with buried power lines along the east side of the State Fair Park property. The project will also replace related electrical distribution equipment and provide new light poles within the project limits. Restoration will include resurfacing roadway/driveway and landscaped areas.

The existing overhead power distribution systems has become unreliable and unsafe due to advanced deterioration of the wood poles that support State Fair Park’s infrastructure. Wooden power poles have failed in the past, resulting in interruptions in electrical service and safety hazards.

Budget/Schedule:

Construction	\$825,300
Design	\$96,500
DFD Mgt	\$38,000
Contingency	\$123,800
Other Fees	\$41,600
TOTAL	\$1,125,200

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

Previous Action: None.

May 13, 2026

Subcommittee

Full Commission

Wisconsin Historical Society

18. Various All Agency Projects – Request the following:
- a) Authority to release \$846,800 SEG REV for the All Agency maintenance and repair request(s) listed below;
 - b) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$883,300
Historic	Reed School Preservation	\$883,300
Reed	(\$883,300 SEG REV)	
School		

In October 2025, the SBC authorized the release of \$36,500 SEG REV to develop preliminary plans and specifications.

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

AGENCY: Wisconsin Historical Society

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

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

LOCATION: Neillsville, Clark County

PROJECT REQUEST: Request the following:

- a) Authority to release \$846,800 SEG REV for the All Agency maintenance and repair request(s) listed below;
- b) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Historic Reed School (Clark Co.)	24L1L	Reed School Preservation	\$883,300
Facility Maintenance and Repair Total			\$883,300

PROJECT DESCRIPTION:

This project performs repairs to a historic museum building and two related outbuildings. Repairs will be made to the envelope to restore masonry veneer, sills and lintels. The failing wood shingle roof will be replaced. Site improvements include regrading to improve drainage, installation of a new ground-mounted flagpole, and construction of a ramp to enhance accessibility.

PROJECT JUSTIFICATION:

Reed School is a one-room schoolhouse and museum located in Clark County near Neillsville. The schoolhouse was built in 1915 and has been restored to its 1939 appearance. Reed School serves as an example of the more than 6,000 one-room schools that could be found in Wisconsin in the early 1900s. This project will be the first significant capital project at the location and will allow for comprehensive interior and exterior maintenance and improvements that will preserve the building for continued future use, as well as making the site more accessible.

BUDGET/SCHEDULE:

Construction	\$673,800
Design	\$61,400
DFD Mgt	\$31,000
Contingency	\$101,000
Other Fees	\$16,100
TOTAL	\$883,300

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

PREVIOUS ACTION: In October 2025, the SBC authorized the release of \$36,500 SEG REV to develop preliminary plans and specifications.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

Non-State Grant

19. Norskedalen Nature and Heritage Center, Inc. – Skumsrud Thrune Farm Redevelopment - Request the release of \$244,400 GFSB to Norskedalen Nature and Heritage Center, Inc., to support the redevelopment of the former Skumsrud Thrune Farm (“Thrunegaarden”).

This project was enumerated in 2013 Wisconsin Act 20 for \$4,482,900 (\$1,048,300 GFSB and \$3,434,600 GIFTS/GRANTS).

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

AGENCY: Non-State Grant

NSG CONTACT: Lori Dubczak, (608) 452-3424, lori.dubczak@norskedalen.org

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

LOCATION: Norskedalen Nature and Heritage Center, Inc., Vernon County

PROJECT REQUEST: Request the release of \$244,400 GFSB to Norskedalen Nature and Heritage Center, Inc., to support the redevelopment of the former Skumsrud Thrune Farm (“Thrunegaarden”).

PROJECT NUMBER: 26D3D

PROJECT DESCRIPTION:

This project will redevelop Norskedalen’s 44-acre Thrunegaarden property in Coon Valley, Wisconsin. An addition creating a total area of 3,016 SF will greatly enhance an existing single-story building that will serve as the property’s Welcome Center. The Welcome Center will feature a multipurpose space with interpretive exhibits for all ages focusing on the natural and cultural history of the region. Meeting space, a catering kitchen, updated bathrooms, and staff offices are part of the addition; and a 2,000 SF covered patio will facilitate indoor-outdoor flow. Safety improvements to the driveway and parking lot will provide better public access, particularly for buses and group tours. Hiking trails meandering across the property will feature native plants and interpretive signage that educates visitors about the local ecology, past and present. The existing dairy barn and icehouse will be restored and staged with hands-on interpretive exhibits for public tours, providing a glimpse into mid-century farm life and celebrate this place as the birthplace of modern soil conservation. Archaeological exhibits highlight the 13,000-year Indigenous history of the area. Existing historic structures (e.g., Erickson Schoolhouse, the National Register listed Skumsrud Cabin) will contextualize the history of the region. A new 40 x 60 ft pole shed will feature antique farm equipment (e.g., thresher) that shaped generations of agricultural life and include hands-on displays about the rich agricultural history of the small family farm. Indoor/outdoor public events and educational classes will be offered throughout the year.

This project will break ground in Fall 2026 and is expected to be completed in Spring 2027.

PROJECT JUSTIFICATION:

The overall objective of the project is to preserve the historical and archaeological heritage of the many immigrant groups and Indigenous peoples who have contributed in countless ways to Wisconsin’s cultural, social, and economic life and to be a community hub, a gathering place for learning. Through hands-on learning, we aim to weave nature and heritage into a single, living tapestry: to preserve the land, protect and share the diverse human stories

embedded within it, and inspire visitors to value and care for the land for generations to come.

RELEASE REQUEST:

This request is consistent with the provisions of 2013 Wisconsin Act 20 requiring the grantee to document the existence of additional funding from non-state sources and provide construction plans to the DOA for review and approval. The existence of non-state funding has been identified by the grantee, and the DOA staff has determined that the plans are consistent with the project as described. The requested release reflects the current scope of the project and available matching funds. While less than the full amount enumerated, the grant supports development of the site consistent with the original legislative intent, which allows for funding up to the enumerated level. Upon SBC approval, a grant agreement between Norskedalen Nature and Heritage Center, Inc. and the DOA will be executed to allow for the release of funding.

The funding for Norskedalen Nature and Heritage Center project is outlined below:

	As Enumerated	Estimate
State Grant	\$1,048,300	\$244,400
Required Grantee Match	\$3,434,600	\$800,900
Total	\$4,482,900	\$1,045,300

PREVIOUS ACTION: This project was enumerated in 2013 Wisconsin Act 20 for \$4,482,900 (\$1,048,300 GFSB and \$3,434,600 GIFTS/GRANTS).

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

- 20. UW-Madison – Land Purchase - Request authority to purchase a 0.13-acre parcel of land and improvements located at 222 N. Charter Street in the City of Madison for \$2,400,000 PR-CASH, plus closing costs.

Subcommittee	Full Commission

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Joshua Bernardini, (608) 266-8871, joshua.bernardini@wisconsin.gov

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.13-acre parcel of land and improvements located at 222 N. Charter Street in the City of Madison for \$2,400,000 PR-CASH, plus closing costs.

PROJECT DESCRIPTION:

This project acquires a 0.13-acre (5,784 square foot) parcel of land and improvements located at 222 N. Charter Street in the City of Madison. The property is improved with a 1,592 GSF single family home constructed in 1901 that is currently being leased as student housing. The property is located within the UW-Madison campus boundary. No relocation costs are associated with this acquisition. Closing is anticipated within 30 days of State Building Commission approval and prior to June 30, 2026.

Two real estate appraisals of the property were completed and support the purchase price of \$2,400,000. A preliminary environmental audit of the property found no material evidence of contaminants or unacceptable environmental hazards. A plat of survey was provided by the seller which verified the lot and a title search has been completed with title commitment furnished.

PROJECT JUSTIFICATION:

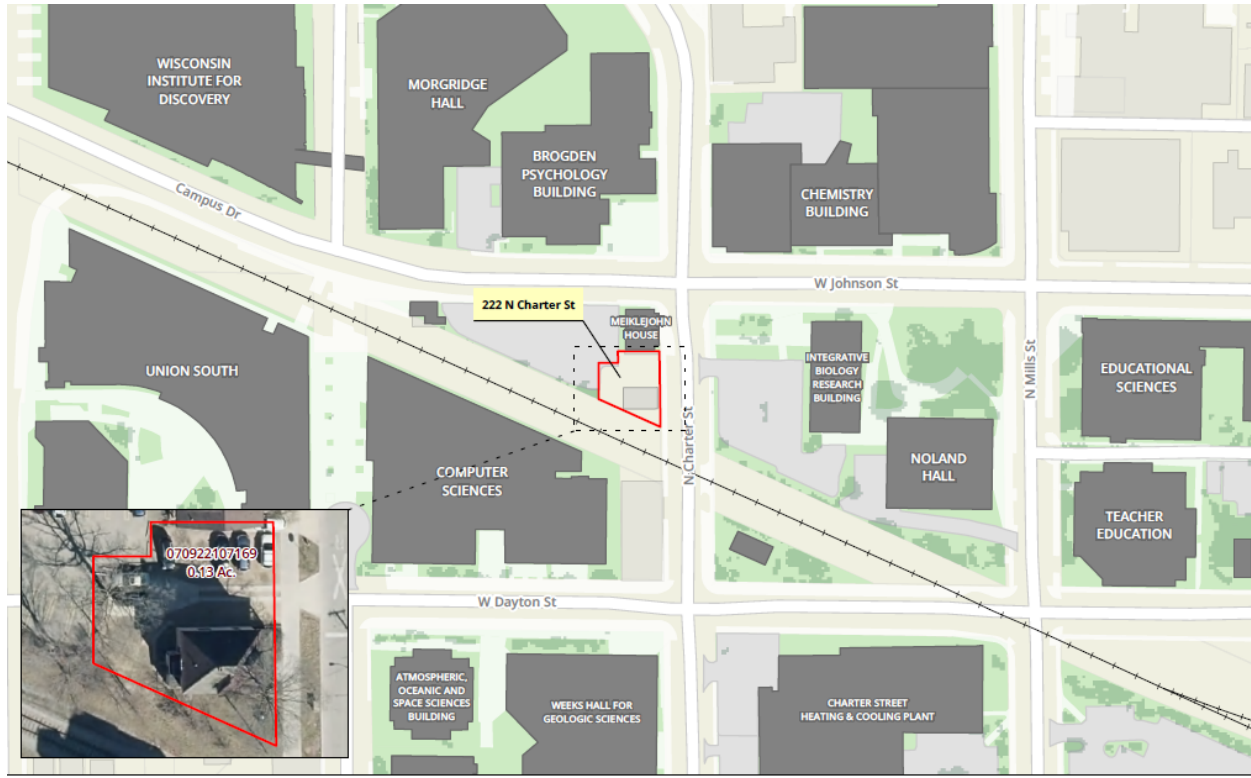
Purchase of this property will complete the Board of Regents' ownership of all of City of Madison Block 14. Addition of this property to the Block 14 assemblage will enable greater redevelopment potential in a strategically important location between UW-Madison's Morgridge Hall and Computer Data and Informational Sciences buildings (together, home to UW-Madison's College of Computing and AI).

SCHEDULE:

SBC Approval: May 2026

Closing: No later than June 30, 2026

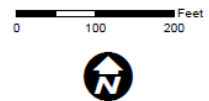
PREVIOUS ACTION: None.



Sources: Universities of Wisconsin, State of Wisconsin, US Census Bureau
This map is for reference purposes only.

UW-Madison: 222 N Charter St

- Proposed Acquisition
- UW Property
- Campus Building
- Campus Parking Area



Document Path: G:\OP\GIS\Projects\B0R03C_Map\MP\MSNA_Charter_222MSNA_222_N_Charter_Acquisition_20200303.aprx

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee	Full Commission
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21. UW-Madison – Kronshage-Jorns-Humphrey Residence

Halls Additions and Renovations – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Kronshage-Jorns-Humphrey Residence Halls Additions and Renovations project for an estimated total cost of \$79,211,000 (\$69,211,000 PRSB and \$10,000,000 PR-CASH).

This project was enumerated in 2023 Wisconsin Act 102 for \$79,211,000 (\$69,211,000 PRSB and \$10,000,000 PR-CASH).

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Kronshage-Jorns-Humphrey Residence Halls Additions and Renovations project for an estimated total cost of \$79,211,000 (\$69,211,000 PRSB and \$10,000,000 PR-CASH).

PROJECT NUMBER: 24E6D

PROJECT DESCRIPTION:

This renovation project provides building code, accessibility, and infrastructure upgrades throughout the Kronshage, Jorns, and Humphrey student residences. The project creates new facility amenities for resident gathering spaces, kitchenettes, study spaces, and restroom configuration improvements in select locations. New elevators in three of these buildings will significantly increase the number of accessible resident rooms in Kronshage Hall.

Project work includes replacing the steam heating system with a new hot water system; providing air conditioning to resident rooms, common spaces, required technical spaces, and office spaces; mechanically ventilating resident rooms and common spaces; upgrading and augmenting the fire alarm and smoke detection systems to meet current code requirements; and installing a new fire suppression system. Improved accessibility features will include accessible restrooms and the installation of a new passenger elevator in the Chamberlin, Mack, and Gilman Houses. All plumbing systems and fixtures will be replaced, and the restrooms will be renovated and reconfigured to facilitate the renovation work. All interior telecommunications cabling will be replaced. New resident rooms will be created in Chamberlin, Mack, Gilman, Conover, Showerman, and Humphrey Halls. Resident rooms will be renovated, and all interior finishes will be replaced. The roofing systems on Chamberlin, Mack, and Gilman Houses will be replaced. Exterior windows and exterior doors will be replaced on all buildings, and the exterior stone fenestration on all buildings will be cleaned. Landscaping and site improvements will also be provided, including consolidated bike parking, courtyard and patio development, and stormwater management strategies.

This project also includes the design and construction of new chilled water utility services to Kronshage Hall (which includes Chamberlin, Conover, Gilman, Mack, Showerman, Swenson, Turner, and Jones), Humphrey Hall, and Jorns Hall.

PROJECT JUSTIFICATION:

This project resolves building infrastructure obsolescence and operational inefficiencies, provides absent building amenities expected by students, incorporates new building code and energy standards and requirements, and improves accessibility both inside and outside of the housing complex. Although the buildings have been well-maintained, the building systems have exceeded their expected useful lives, and several building code and energy efficiency standards have changed since the original construction, which should now be incorporated into the renovated facility. These facilities also do not currently contain amenities common in other housing options such as laundry rooms, kitchenettes, and modern restroom configurations. The number of accessible rooms is currently below UW Housing’s target of at least half, and this project will construct new elevators in three buildings and will then exceed the accessible room target.

The connector between two of the buildings was removed from the design during value engineering; however, if favorable bids are received, it may be added back into the project.

BUDGET/SCHEDULE:

Construction	\$61,913,000
Design	\$5,163,000
DFD Mgt	\$2,848,000
Contingency	\$9,287,000
TOTAL	\$79,211,000

SBC Approval	May 2026
A/E Selection	Dec 2024
Design Report	May 2026
Bid Opening	Aug 2026
Start Construction	Oct 2026
Substantial Completion	Aug 2029
Final Completion	Dec 2029

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 102 for \$79,211,000 (\$69,211,000 PRSB and \$10,000,000 PR-CASH).

DESIGN REPORT

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

May 13, 2026

Kronshage-Jorns-Humphrey Halls Residence Halls Additions and Renovations
UW-Madison
Madison, WI

Project Number: 24E6D
For the: University of Wisconsin
Project Manager: Evan Quilling
Architect/Engineer: Ramlow/Stein, Inc
Milwaukee, WI

1. Project Description:

This renovation project provides building code, accessibility, and infrastructure upgrades throughout the Kronshage, Jorns, and Humphrey student residences. This project also creates new facility amenities for resident gathering spaces, kitchenettes, study spaces, and restroom configuration improvements in select locations. New elevators in three of these buildings will increase the number of accessible resident rooms in Kronshage Hall significantly.

Project work includes replacing the steam heating system with a new hot water system; providing air conditioning to resident rooms, common spaces, required technical spaces, and office spaces; mechanically ventilating resident rooms and common spaces; upgrading and augmenting the fire alarm and smoke detection systems to meet current code requirements; and installing a new fire suppression system. Improved accessibility features will include accessible restrooms and the installation of a new passenger elevator in the Chamberlin, Mack, and Gilman Houses. All plumbing systems and fixtures will be replaced, and the restrooms renovated and reconfigured to facilitate the renovation work. All interior telecommunications cabling will be replaced. New resident rooms will be created in Chamberlin, Mack, Gilman, Conover, Showerman, and Humphrey Halls. Resident rooms will be renovated and will have all interior finishes replaced. The roofing systems on Chamberlin, Mack, and Gilman Houses will be replaced. Exterior windows and exterior doors will be replaced on all buildings, and the exterior stone fenestration on all buildings will be cleaned. Landscaping and site improvements will also be provided, including consolidated bike parking, courtyard and patio development, and stormwater management strategies.

This project also includes the design and construction of new chilled water utility services to Kronshage Hall (which includes Chamberlin, Conover, Gilman, Mack, Showerman, Swenson, Turner, and Jones Houses), Humphrey Hall, and Jorns Hall.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 102 for \$79,211,000 (\$69,211,000 PRSB and \$10,000,000 PR-CASH).

3. Schedule:

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

4. Budget Summary:

Construction:	\$61,913,000
A/E Fees:	\$5,163,000
DFD Mgt:	\$2,848,000
Contingency:	\$9,287,000
Total Project Cost:	\$79,211,000

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee	Full Commission
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22. 2023-25 Multi-Building Demolition Program - Request the following:

- a) Authority to release \$1,835,100 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 \$1,835,100 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	\$1,835,100
WTW	White Hall Demolition	\$1,835,100
	(\$1,835,100 SEG REV)	

2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition projects. To date, the SBC has authorized approximately \$31.8 million from this enumeration.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$1,835,100 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 \$1,835,100 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
WHITEWATER (Jefferson Co.)	24F9Q	White Hall Demolition	\$1,835,100
MAY 2026 TOTAL			\$1,835,100

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

Project Description and Justification:

This project demolishes the student residence White Hall including basement and foundation removal; backfilling excavated foundations; disconnection, capping, and removal of unused underground utilities; and restoration of the site to green space. White Hall is a 1960s-era dormitory which is no longer used. It has no mechanical ventilation and is beyond its useful life.

Budget/Schedule:

Construction	\$1,399,000
Design	\$152,200
DFD Mgt	\$64,400
Contingency	\$210,000
Other Fees	\$9,500
TOTAL	\$1,835,100

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

Previous Action: 2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition Projects. To date, the SBC has authorized approximately \$31.8 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

SBC Mtg	Project	Amount Authorized
Feb 2025	50% of total design budget (all projects)	\$705,000
Feb 2025	EAU – Multi-Building Demolition (24D2M)	\$4,354,800
Feb 2025	MIL - Chemistry Building Demolition (24L1H)	\$12,755,500
Aug 2025	OSH – Multi-Building Demolition (24F9Z)	\$5,370,500
Aug 2025	PLT – Brigham, Royce and Warner Halls Demolition (24F8I)	\$7,868,000
Aug 2025	PKS – Building Demolition (24J2T)	\$358,200
Feb 2026	MSN – 1800 University Avenue Demolition (24L1U)	\$388,200
	<i>Program Total</i>	\$31,800,000

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee	Full Commission
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23. 2025-27 Minor Facilities Renewal Program, Group 1 –

Request the following:

- a) Authority to release \$6,537,000 GFSB of the total \$112,857,000 (\$90,480,000 GFSB, \$20,151,000 PRSB and \$2,226,000 PR-CASH) allocation of the 2025-27 Minor Facilities Renewal Program – Group 1;
- b) Authority to construct the specified project(s) for an estimated total cost of \$6,537,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Minor Facilities Renewal Program, Group 1.

2025-27 Minor Facilities Renewal, Group 1	\$6,537,000
STP Trainer Natural Resources Greenhouse Reno	\$6,537,000
(\$6,537,000 GFSB)	

2025 Wisconsin Act 15 authorized approximately \$244.6 million for UW Minor Facilities Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$45.4 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2026
REQUEST #23**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to release \$6,537,000 GFSB of the total \$112,857,000 (\$90,480,000 GFSB, \$20,151,000 PRSB and \$2,226,000 PR-CASH) allocation of the 2025-27 Minor Facilities Renewal Program – Group 1;
 - b) Authority to construct the specified project(s) for an estimated total cost of \$6,537,000 GFSB; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets within the 2025-27 Minor Facilities Renewal Program – Group 1.

2025-27 MINOR FACILITIES RENEWAL PROGRAM, GROUP 1

INSTITUTION	PROJ. NO.	PROJECT TITLE	GFSB
STEVENS POINT (Portage Co.)	23K2I	Trainer Natural Resources Greenhouse Renovation	\$6,537,000
MINOR FACILITIES RENEWAL, GROUP 1 SUBTOTAL			\$6,537,000
			GFSB
MAY 2026 TOTAL			\$6,537,000

UW-Stevens Point – Trainer Natural Resources Greenhouse Renovation (23K2I):

Project Description and Justification:

This project removes the greenhouse structure and related components to facilitate repair of the existing floor slabs, floor slab waterproofing, support walls, and wall waterproofing. Project work includes replacing floor drains with appropriate split-slab drains and installing a new topping slab. A new greenhouse structure will then be constructed, including all framing, glazing, vents, and operators. The replacement greenhouse will maintain four independent climate zones that can be adjusted to support a broader range of research and teaching opportunities not previously possible. The new glazing systems will allow easier replacement of units and provide greater energy efficiency. Existing greenhouse equipment-such as misters, lighting, and fans-will support the variable, adjustable climate zones. The HVAC, plumbing, and electrical infrastructure will be modified to support the new adjustable zones.

Persistent leaks have infiltrated the lower floors of the Trainer Natural Resources (TNR) building, resulting in minor damage. The acrylic panels are double-pane and unable to be repaired by maintenance staff. Students and faculty are subjected to hazardous working

conditions due to the high levels of corrosion which has compromised both electrical and steam lines. The ventilation system’s automatic actuators have unshielded gearing which poses a danger of entangling occupants. The TNR rooftop greenhouse is an academic research facility. The Biology Department has been conducting hemp and hazelnut research as part of a USDA program, but results can be negatively influenced by the leaks resulting from the compromised exterior envelope.

Budget/Schedule:

Construction	\$4,381,500
Design	\$436,400
DFD Mgt	\$234,700
Contingency	\$1,484,400
TOTAL	\$6,537,000

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

Previous Action: 2025 Wisconsin Act 15 authorized approximately \$244.6 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$45.4 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Meeting	Project	Amount Authorized
Group 1	Oct 2025	MSN - Waters Residence Hall Exterior Envelope Renovation (24H1H)	\$7,335,000
	Oct 2025	PKS - Heating & Chilling Plant Curtain Wall Repairs & Replacement (24G1U)	\$5,202,000
	Dec 2025	GBY - Instructional Services Roof/Plaza Deck Waterproofing & Replacement (23J3M)	\$7,395,000
		Group 1 Subtotal	\$19,932,000
Group 2	Oct 2025	STP - Multi-Activity Center & Quandt Gymnasium Areas Roof Replacements (24A1U)	\$10,500,000
	Oct 2025	WTW - Center of the Arts Music Classroom, Laboratory, & Studio Renovations (23K2L)	\$14,989,000
		Group 2 Subtotal	\$25,489,000
		Program Total	\$45,421,000

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee	Full Commission
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24. 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		\$1,851,900
RVF	Ames Shower Surround Replacements (\$759,700 PR-CASH)	\$759,700
SUP	Univ. Services Bldg Roof Replacement (\$1,092,200 SEG REV)	\$1,092,200
TOTALS	\$1,092,200 SEG REV	\$759,700 PR-CASH
		\$1,851,900

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2026
REQUEST #24**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PR-CASH	TOTAL
RIVER FALLS (Pierce Co.)	25D1U	Ames South Forks Suites Shower Surround Replacements	\$0	\$759,700	\$759,700
SUPERIOR (Douglas Co.)	25H1U	University Services Building Roof Replacement	\$1,092,200	\$0	\$1,092,200
FACILITY MAINTENANCE AND REPAIR SUBTOTAL			\$1,092,200	\$759,700	\$1,851,900

	SEG REV	PR-CASH	TOTAL
MAY 2026 TOTAL	\$1,092,200	\$759,700	\$1,851,900

UW-River Falls – Ames South Forks Suites Shower Surround Replacements (25D1U):

Project Description and Justification:

This project replaces restroom showers in the Jesse H. Ames South Fork Suites. Project work includes removing the existing damaged fiberglass shower surrounds and any adjacent deteriorated finishes, followed by the installation of new, site-built tile showers complete with a properly integrated waterproofing membrane to minimize the potential for leaks. The project also includes replacing damaged drywall and flooring finishes to restore the surrounding areas and ensure a cohesive, high-quality result.

The Jesse H. Ames Suites opened in 2012. Within the first few years of service, cracking was observed in the fiberglass shower pans, and it was determined these units were installed incorrectly. These units have leaked since 2015, requiring continuous water mitigation and maintenance costs.

Budget/Schedule:

Construction	\$573,300
Design	\$70,800
DFD Mgt	\$26,400
Contingency	\$86,000
Other	\$3,200
TOTAL	\$759,700

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

Previous Action: None.

UW-Superior – University Services Building Roof Replacement (25H1U):**Project Description and Justification:**

This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Roofing work will be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Project work includes replacing approximately 25,700 SF of built-up roofing system and insulation with a new, adhered Ethylene Propylene Diene Monomer (EPDM) system and insulation.

The University Services Building roof was replaced in 1993 and has required annual repairs for the past several years. The leaks have progressively gotten worse, drips have become streams, and buckets are required throughout the facility to catch the worst infiltration and minimize damage to university contents and property. Site inspections by the university maintenance staff have determined that the roof requires replacement to address current leaking, weathered, worn, and/or damaged sections. The University Services Building houses the Facilities Maintenance trade shops, workstations, automotive garage, material storage, offices, and campus mailroom. The worsening roof condition risks damage to university property and disruption of services to all campus buildings.

Budget/Schedule:

Construction	\$830,000
Design	\$99,500
DFD Mgt	\$38,200
Contingency	\$124,500
TOTAL	\$1,092,200

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 13, 2026

Subcommittee

Full Commission

Other Business

25. Grants for Local Projects Program - Request the release of \$50,000,000 SEG REV to the Department of Administration on behalf of 71 Non-State Grantees to provide grants for local construction projects with a statewide public purpose pursuant to 2025 Wisconsin Act 15.

This program was enumerated in 2025 Wisconsin Act 15 for \$50,000,000 SEG REV.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2026
REQUEST #25**

AGENCY: Department of Administration on behalf of Statewide Non-State Grantees

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

LOCATION: Statewide

PROJECT REQUEST: Request the release of \$50,000,000 SEG REV to the Department of Administration on behalf of 71 Non-State Grantees to provide grants for local construction projects with a statewide public purpose pursuant to 2025 Wisconsin Act 15.

PROJECT DESCRIPTION:

2023 Wisconsin Act 19 created an initiative that aimed to support non-state organizations that are not-for-profit entities in their pursuit of construction projects with a statewide public purpose, and this initiative was continued in 2025 Wisconsin Act 15. The program provides funding to eligible organizations for construction projects that benefit the greater public. To be eligible for a grant, the non-state organization must satisfy the following requirements: secured funding from non-state revenue sources to cover at least half of the total project cost; demonstrated that they are not a for-profit entity; proposed a design of a construction project that was shovel ready and served a public purpose; and created or improved a capitalized asset.

On September 10, 2025, Governor Evers reannounced the application process for the \$50 Million Non-State Grant Program with applications due by November 21, 2025. The Department of Administration (DOA) once again received overwhelming interest in the program with over 250 applications. Over the next several months, DOA conducted a comprehensive two-step review process. Applications were first evaluated against minimum eligibility requirements, including nonprofit status, confirmation the project serves a public purpose, matching funds, and completeness of submission materials. Projects that met these requirements then advanced to a technical review of architectural and engineering documentation to confirm “shovel-ready” status, ensuring they were sufficiently developed to proceed to construction upon award. Once the projects passed this initial review, the remaining projects underwent an in-depth review and were ranked by the following criteria: public purpose, project need, project impact, project viability, organizational capacity, and local support. These criteria were developed based on information provided to the applicants and in line with the long-standing Non-State Grant program and continued 2023 Wisconsin Act 19 requirements.

As a result of this review, the Department recommends the approval of the 71 applications. The recommendation will provide a total of \$50,000,000 in Segregated Revenue (SEG REV) to these Non-State entities. Grantee Funds have been adjusted to reflect partial awards if applicable. See table below:

Funding Breakdown for the Non-State Grantees					
Grantee	Project Title	Total Project Cost	Grantee Funds	State Grant Requested	State Grant Recommended
Olbrich Botanical Gardens	The Bolz Conservatory: Growing the Future of Our Community's Garden Under Glass	\$4,000,000	\$3,500,000	\$2,000,000	\$500,000
GiGi's Playhouse-Madison	GiGi's Playhouse Capital Project	\$3,500,000	\$2,600,000	\$1,003,088	\$900,000
City of Middleton Parks & Recreation	Parisi Park Shelter	\$800,000	\$600,000	\$400,000	\$200,000
City of Madison (Madison Public Library)	Imagination Center at Reindahl Park	\$18,625,000	\$17,425,000	\$2,000,000	\$1,200,000
Village of Oregon	Oregon Area Senior Center and Community Gymnasium Building Project	\$21,400,000	\$21,200,000	\$2,000,000	\$200,000
The Salvation Army of Dane County	The Salvation Army of Dane County Purpose-Built Shelter for Women and Families	\$31,991,308	\$29,991,308	\$2,000,000	\$2,000,000
Historic Haymarket Milwaukee	Transformation of Milwaukee Public Museum into the Nature & Culture Museum of Wisconsin	\$255,000,000	\$254,900,000	\$2,000,000	\$100,000
Milwaukee Domes Alliance	The Domes Reimagined	\$51,600,000	\$49,600,000	\$2,000,000	\$2,000,000
Neu-Life Community Development	NeuVue Project	\$12,000,000	\$10,200,000	\$2,000,000	\$1,800,000
Mount Mary University, Inc.	The Next Generation of Care: Empowering Nurses Through Innovation and Integration	\$3,150,000	\$2,150,000	\$1,575,000	\$1,000,000

Kinship MKE, Inc. dba Kinship Community Food Center	Building a Place for Kinship	\$19,700,000	\$18,800,000	\$2,000,000	\$900,000
United Community Center	UCC Burnham Early Learning Academy	\$24,118,926	\$22,118,926	\$2,000,000	\$2,000,000
Waupaca Community Arts Board	Waupaca Community Arts Hub	\$1,062,600	\$771,399	\$531,300	\$291,201
Building for Kids Children's Museum	Building for Kids Children's Museum Strategic Expansion Project	\$1,030,000	\$892,977	\$250,000	\$137,023
Performing Arts Foundation, Inc.	The Grand Theater - Second Century Project	\$18,000,000	\$16,903,817	\$2,000,000	\$1,096,183
Wisconsin Maritime Museum	Maritime Heritage Center Revitalization Project	\$2,225,198	\$1,249,605	\$975,593	\$975,593
Veterans 1st of NEW, Inc.	Veterans 1st of NEW Village	\$4,430,585	\$4,354,685	\$900,000	\$75,900
ADVOCAP, Inc.	ADVOCAP Childcare Incubator	\$2,910,512	\$2,824,012	\$1,025,512	\$86,500
On Broadway, Inc.	Green Bay Public Market	\$21,885,934	\$21,717,234	\$2,000,000	\$168,700
Fox Cities Sports Development, Inc.	Court Expansion of the Community First Champion Center	\$17,000,000	\$16,200,000	\$2,000,000	\$800,000
Wello, Inc.	Cultivating Community: Advancing Economic Development and Sustainability Moving Wisconsin's Food System Forward for the Future	\$1,563,000	\$1,094,100	\$781,500	\$468,900
Wisconsin Rural Water Association	National Water College Field Training Center	\$12,500,000	\$10,500,000	\$2,000,000	\$2,000,000

Aspirus Health	Aspirus Merrill Hospital Inpatient Bed Addition	\$39,000,000	\$38,800,000	\$2,000,000	\$200,000
Mooring Programs Inc. DBA Apricity	Capital Project to Expand Access to Residential Treatment for Individuals with Substance Use Disorder in Northeast Wisconsin	\$13,000,000	\$11,000,000	\$2,000,000	\$2,000,000
Chilton Public Library	Chilton Broadband- Enabled Library & Community Facility	\$7,839,363	\$7,039,363	\$2,000,000	\$800,000
City of Green Bay	Green Bay Fire Station Flats Apartments	\$19,450,000	\$18,250,000	\$2,000,000	\$1,200,000
City of Marshfield	City of Marshfield - Police Station	\$12,800,000	\$12,000,000	\$2,000,000	\$800,000
Town of Newton	Town of Newton Fire & EMS Station	\$6,132,000	\$5,908,000	\$2,000,000	\$224,000
Brown County Library	New Branch Library in Ashwaubenon	\$9,024,700	\$8,648,700	\$940,000	\$376,000
First 5 Fox Valley, Inc	Together for Families: Family Resource Center	\$5,900,000	\$3,900,000	\$2,000,000	\$2,000,000
Colfax Railroad Museum, Inc.	Colfax Railroad Museum	\$3,047,771	\$2,447,771	\$1,357,400	\$600,000
Boys & Girls Clubs of Greater La Crosse	Boys & Girls Clubs of Greater La Crosse Workforce Readiness Project	\$15,000,000	\$13,500,000	\$2,000,000	\$1,500,000
Aspirus Health	Aspirus Chippewa Falls Emergency Department	\$36,000,000	\$35,100,000	\$2,000,000	\$900,000
Bayfield County	Bayfield County Facilities Preservation	\$2,162,969	\$2,020,969	\$762,969	\$142,000
Northwest Passage LTD	Community Commons at Northwest Passage Gallery	\$528,000	\$422,000	\$264,000	\$106,000
City of New Richmond	New Richmond Community Library	\$15,000,000	\$14,200,000	\$2,000,000	\$800,000
Western Dairyland Economic Opportunity Council, Inc.	WDEOC Housing & Family Services and Day Resource Center	\$6,400,000	\$5,800,000	\$1,000,000	\$600,000

Town of Shelby	Shelby Fire Station Relocation and Upgrade	\$2,700,000	\$2,448,000	\$1,350,000	\$252,000
Boys & Girls Clubs of Barron County	Boys & Girls Clubs of Barron County New Clubhouse for Kids	\$10,000,000	\$9,600,000	\$1,000,000	\$400,000
St. Croix Valley Food Bank	Permanent Food Bank Facility	\$16,100,000	\$14,100,000	\$2,000,000	\$2,000,000
Mineral Point Opera House Inc	Mineral Point Opera House Exterior Preservation - Masonry & Roof Work	\$485,000	\$435,000	\$125,000	\$50,000
American Players Theatre	American Players Theatre "Seats and Storage" Infrastructure Project	\$1,425,570	\$1,140,570	\$712,785	\$285,000
Yerkes Future Foundation	Play/Space & Cosmic Family Pavilion	\$2,680,176	\$1,980,176	\$1,167,227	\$700,000
Walworth County	Webster House Restoration	\$280,000	\$254,000	\$65,000	\$26,000
Swiss Center of North America	New Glarus Glarner Community Complex	\$553,920	\$445,920	\$270,000	\$108,000
Jamison Museum Association dba Friends of The Mining & Rollo Jamison Museums	Improvements to the Entrance and Museum Store at The Mining & Rollo Jamison Museum	\$708,500	\$566,500	\$354,250	\$142,000
Sauk Prairie School District	River Arts Center Modernization	\$580,021	\$464,021	\$290,011	\$116,000
Beloit Historical Society	Beloit Historical Society Parking Lot Reconstruction Project	\$282,070	\$226,070	\$141,000	\$56,000
Oconomowoc Historical Society, Inc.	Rooted in History, Reaching for the Future	\$875,500	\$686,500	\$472,350	\$189,000

Richland County Performing Arts Council Inc	City Auditorium Renovation Project	\$467,758	\$383,758	\$235,000	\$84,000
Sharon Lynne Wilson Center for the Arts	ACCESS Initiative: Advancing Capacity, Community, Efficiency, Safety, and Sustainability	\$1,218,777	\$974,777	\$609,388	\$244,000
City of Shullsburg	Badger Mine & Museum Revitalization	\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Sauk County Land Resources and Environment	Sauk County Farm Facilities	\$400,000	\$242,500	\$200,000	\$157,500
Brodhead Jaycees	Brodhead Community Splash Pad & Park Revitalization	\$496,000	\$303,500	\$248,000	\$192,500
City of Beloit, Beloit Public Library	Discovery PLAYce at the Beloit Public Library	\$2,500,000	\$1,750,000	\$750,000	\$750,000
Mile Bluff Medical Center	Mile Bluff Medical Center - MRI and Imaging Suite Upgrade	\$871,329	\$726,329	\$435,664	\$145,000
Rock River Community Clinic Inc	Moving Upstream: 2025-2026 Capital Campaign for Rock River Community Clinic	\$2,143,749	\$1,813,749	\$550,000	\$330,000
Carroll University, Inc.	Increasing Southern Wisconsin's Access to Care and Growing Quality Healthcare Workforce through Renovation at Carroll University	\$10,448,280	\$8,448,280	\$2,000,000	\$2,000,000

Scenic Bluffs Community Health Centers	REACH Center Expansion and Integration Project: A Blueprint for Integrated Health and Social Services in Wisconsin	\$2,105,000	\$1,180,000	\$925,000	\$925,000
City of West Bend	City of West Bend Fire Station #1 New Construction and Site Improvements	\$24,700,000	\$23,500,000	\$2,000,000	\$1,200,000
Mayville EMS	Mayville EMS and Mayville Training Center New Building	\$4,000,000	\$3,200,000	\$2,000,000	\$800,000
City of Prairie du Chien	Prairie du Chien Public Safety Center	\$10,291,738	\$9,491,738	\$2,000,000	\$800,000
Town of Milton, Rock County	New Joint Town Hall - Police Department - Municipal Court Building	\$7,700,000	\$7,435,000	\$2,000,000	\$265,000
Salem School District	Salem School District Capital Repair and Water Quality Project	\$624,150	\$437,150	\$312,075	\$187,000
City of Hartford	Hartford Fire Station 2	\$4,900,000	\$4,100,000	\$2,000,000	\$800,000
Burlington Library Foundation, Inc.	Our Community Library - Thinking Outside the Books	\$6,462,518	\$5,902,518	\$1,400,000	\$560,000
Badgerland After School Enrichment Program Inc.	BASE Future Home Community Center	\$10,500,000	\$9,700,000	\$2,000,000	\$800,000
Mukwonago Community Library	Building Belonging: Mukwonago Community Library's Investment in Where Our Community Gathers and Connects	\$3,600,000	\$3,362,000	\$1,800,000	\$238,000

City of Delavan	Rooted in Our Community, Growing for the Future: Aram Public Library Expansion & Renovation	\$11,197,069	\$10,397,069	\$2,000,000	\$800,000
City of Racine	Dr. Martin Luther King Jr. Community Center	\$68,000,000	\$66,000,000	\$2,000,000	\$2,000,000
Kenosha County Planning and Development	Pike River South Branch Restoration Project	\$17,000,000	\$16,750,000	\$250,000	\$250,000
Total		\$948,074,991	\$898,074,991	\$92,429,112	\$50,000,000

PROJECT JUSTIFICATION/FUNDING:

The new Non-State Grant Program will support local infrastructure improvement and community development projects in communities across the state. This program was re-established as part of the 2025-27 biennial budget, [2025 Wisconsin Act 15](#), with a \$50 million allocation of state funding to support economic and community development, bolster Wisconsin’s infrastructure, and improve the overall quality of life in the state. The Non-State Grant Program will serve as a catalyst for community development, empowering local organizations to undertake construction projects that have a profound public purpose.

Non-state organizations were encouraged to submit proposals that not only align with the program’s mission but also demonstrate innovative solutions to pressing community challenges. To be eligible for a grant, non-state organizations must secure funding from non-state revenue sources covering at least half of the total project cost and be ready for construction. Should a grant-funded project deviate from its public purpose, the state will retain ownership interest in the space equivalent to the grant amount.

This program represents a unique opportunity for organizations to contribute to the state’s progress by proposing projects that stand to make a lasting impact on Wisconsin’s social and economic landscape.

If this item is approved, individual grant and use-restriction agreements between the non-state entities and DOA will be executed to allow the release of funding.

The DOA has reviewed and approved construction project plans prior to determining a grant’s eligibility. Upon award and a fully executed grant agreement, the DOA will disperse the grant funds as a proportional share of actual costs (i.e., reimbursements) for actual design and construction costs.

PREVIOUS ACTION: This program was enumerated in 2025 Wisconsin Act 15 for \$50,000,000 SEG REV.