

State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, May 7, 2025

10:00 AM

State Capitol 330SW

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

Wednesday, May 7, 2025

11:00 AM

State Capitol 330SW

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

Wednesday, May 7, 2025

2:30 PM

State Capitol 115 East

Governor's Conference Room

BUILDING COMMISSION REQUESTS / ITEMS

2

May 7, 2025

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 27, 2025 and March 25, 2025.

No action required.

DEBT MANAGEMENT

1. General Obligation Refunding Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 2 authorizes the sale and issuance of General Obligations in an amount not to exceed \$500,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.
2. Transportation Revenue Refunding Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 3 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.
3. Environmental Improvement Fund Revenue Bond Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 4 authorizes the sale and issuance of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$150,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.

No action required.

No action required.

No action required.

May 7, 2025

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS**Department of Administration**

4. FY26 Space Rental Rates – Request approval to maintain the existing FY25 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 FY25 and FY26. The current rates are in effect until June 30, 2025. The requested implementation date is for FY26 (beginning July 1, 2025 and ending on June 30, 2026).

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 adjust/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, September 2013 and April 2010, the SBC approved revised space rental rates for DOA managed state facilities for all space classifications.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2025
REQUEST #4**

AGENCY: Department of Administration

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

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

LOCATION: Statewide

PROJECT REQUEST: Request approval to maintain the existing FY25 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 FY25 and FY26.

The current rates are in effect until June 30, 2025. The requested implementation date is for FY26 (beginning July 1, 2025 and ending on June 30, 2026). The table below shows the existing and proposed space rental rates for FY26.

Space Classification	FY25 Rates	Proposed FY26 Rates
Class A - Office	\$26.24	\$26.24
Class B - Office	\$18.09	\$18.09
Class C - Storage	\$7.52	\$7.52
Class D - Rec Ctr Storage	\$8.61	\$8.61
LAB	\$34.57	\$34.57
Data Center	\$56.75	\$56.75

PROJECT DESCRIPTION:

In accordance with s. 16.84(12), the Department of Administration has determined that no increase is needed at this time to existing space rental rates. DOA would like to keep the proposed space rate structure in place for one year – until June 30, 2026. The Department's space rental rates apply to state agencies occupying space in DOA owned and operated facilities in Madison and six other cities. Current projections show approximately \$63.5 million in rent could be collected in FY26.

Over the last several years, DOA has implemented the process of planning and implementing Vision 2030's goals to revitalize, consolidate and reorganize the State's building portfolio. Staff continue to examine and determine rent collections and expenditures projections that result from agency space consolidations and evaluations will be made concerning what space rate adjustments may be needed for the fiscal year beginning July 1, 2026 (FY27).

PROJECT JUSTIFICATION:

The current space rental rates are in effect until June 30, 2025. 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 Industry & Labor Building (GEF I) to support the future relocation of DHS into the building.

In FY26, the State Human Services Building is projected to close. DHS staff and operations will relocate into the State Industry & Labor Building (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) scheduled to open May 2026. Additionally, there will be major tenant space reductions and relocations at the Hill Farms State Office Building in FY26. Current tenants are downsizing their operational square footage so that space will be available to the DNR for relocation in FY27.

Debt service estimates from the Capital Finance Office reflect an approximate \$2 million increase in FY26 from FY25 debt service for the DOA Space Rental Program of \$22,603,600. Additionally, over the last several years, operational costs have increased substantially due to inflation and increased costs for wages, building supplies, materials, and utilities. However, the Department has determined that the current space rental rates and revenue collections will be sufficient in FY26.

BUDGET/SCHEDULE: N/A

PREVIOUS ACTION: 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 adjust/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, September 2013 and April 2010, the SBC approved revised space rental rates for DOA managed state facilities for all space classifications.

BUILDING COMMISSION REQUESTS / ITEMS

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May 7, 2025

Subcommittee

Full Commission

Department of Corrections

5. 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	\$2,956,600
LHS/CLS Window and Door Replacement	\$2,956,600
(\$2,956,600 SEG REV)	

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

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, davida.sumwalt@wisconsin.gov

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

LOCATION: Lincoln Hills School & Copper Lake School, Lincoln 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 Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Lincoln Hills School & Copper Lake School (Lincoln Co.)	24G1V	Window and Door Replacement	\$2,956,600
Facility Repair and Renovation Total			\$2,956,600

PROJECT DESCRIPTION:

This project will replace all window assemblies in three housing units with new security grade energy efficient units. Each housing unit has approximately 53 single hung aluminum frame windows. The doors and windows are 50-year-old original construction with non-tempered glass that leak air and are past their useful life. Project work includes demolition and disposal of existing units; installation of new units; repairing or replacing interior and exterior finishes; and all associated trim, flashings, and sealants.

PROJECT JUSTIFICATION:

The housing units at LHS/CLS were constructed in 1969 and were not designed for a youth correctional facility. The single-hung windows and non-tempered glass are easily broken, creating a safety hazard for the youth and staff, as well as increasing maintenance workload and costs, and broken seals and uninsulated glass make the buildings difficult to heat in the winter and open in the summer. The new windows will be double glazed security windows, protected from the inside and outside, and have a life expectancy of 50+ years. They will also serve well in the future when the facility is converted to a medium-security facility. The new windows and doors will be security-rated, and include the insulated glass, frames, and functionality designed for a youth correctional facility, while also meeting the climate challenges of Northern Wisconsin.

BUDGET/SCHEDULE:

Construction	\$2,375,700
Contingency	\$356,400
Design	\$115,200
DFD Fee	\$109,300
TOTAL	\$2,956,600

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

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May 7, 2025

Subcommittee

Full Commission

Department of Health Services

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		\$4,461,300
MMHI	Forensic Hall Remodel (\$2,996,500 SEG REV)	\$2,996,500
MMHI	Courtyard Improvements (\$1,464,800 SEG REV)	\$1,464,800
Utility Repair and Renovation		\$2,592,300
NWC	Building 6 Demo/Utility Rerouting (\$2,592,300 GFSB)	\$2,592,300
TOTALS	\$4,461,300 SEG \$2,592,300 GFSB	\$7,053,600
	REV	

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

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-902, 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	GFSB	TOTAL
Mendota Mental Health Institute (Dane Co.)	24D2P	Forensic Hall Remodel	\$2,996,500	\$0	\$2,996,500
Mendota Mental Health Institute (Dane Co.)	24G1D	Courtyard Improvements	\$1,464,800	\$0	\$1,464,800
Facility Repair and Maintenance Total			\$4,461,300	\$0	\$4,461,300

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	GFSB	TOTAL
Northern Wisconsin Center (Chippewa Co.)	24F9R	Building 6 Demolition and Utility Rerouting	\$0	\$2,592,300	\$2,592,300
Utility Repair and Renovation Total			\$0	\$2,592,300	\$2,592,300

	SEG REV	GFSB	TOTAL
TOTALS	\$4,461,300	\$2,592,300	\$7,053,600

Mendota Mental Health Institute – Forensic Hall Remodel (24D2P):

Project Description and Justification:

This project renovates and hardens an existing 26-bed unit on the second floor of Stovall Hall. All doors on the unit will be replaced and fitted with anti-ligature hardware. Lights in patient rooms will be replaced with tamper resistant fixtures to fit in an existing metal ceiling which is to

remain. Bathrooms will be updated with ligature resistant plumbing fixtures. Audio surveillance and card access will be added to the unit.

This project is required to safely treat medium-security forensic patients at Mendota Mental Health Institute (MMHI). This unit has had few updates since Stovall Hall was constructed in 1963. There is an increased demand to treat more acute patients who are prone to self-harm. Hardening the unit and installing ligature resistant items will allow MMHI to serve this population in a safe and secure environment.

Budget/Schedule:

Construction	\$2,282,300
Design	\$266,800
DFD Mgt	\$105,000
Contingency	\$342,400
TOTAL	\$2,996,500

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

Previous Action: None.

Mendota Mental Health Institute – Courtyard Improvements (24G1D):

Project Description and Justification:

This project creates two new courtyards and improves two existing courtyards at Stovall Hall. A new 12-foot-tall fence with metal cloth anti-climb and concertina wire will be constructed. The new courtyards will enclose concrete walking paths and a basketball half court. Existing fences will be repaired and enhanced with the addition of metal cloth anti-climb and security wire. An existing parking lot in the southwest corner of the building outside of the secure perimeter will be replaced.

This project is required to provide safe and secure outdoor recreation for a changing patient population at Stovall Hall. Stovall Hall will treat more acute medium-security forensic patients in the future, in addition to the minimum-security patients that are currently served. This requires additional courtyards with enhanced security so that different patient types can be separated by clinical staff as needed.

Budget/Schedule:

Construction	\$1,134,800
Design	\$93,400
DFD Mgt	\$52,300
Contingency	\$170,300
Other Fees	\$14,000
TOTAL	\$1,464,800

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

Previous Action: None.

Northern Wisconsin Center – Building 6 Demolition and Utility Rerouting (24F9R):

Project Description and Justification:

This project demolishes Cottage 6 and routes steam from under the building at the Northern Wisconsin Center. The project scope includes new direct buried steam and condensate piping and two new steam vaults. Temporary steam will be required to maintain steam service to the campus downstream of Cottage 6. The building will be properly abated for hazardous material prior to demolition. This three-story brick structure will be demolished to four feet below grade. The surrounding sidewalks and roads will be removed. All utilities will be properly terminated. The site will be backfilled, graded, and seeded.

This building was constructed in 1903 and was declared surplus to DOA in 2006 as part of a reduction in services to the campus. The building has continued to deteriorate since then. An 8-inch steam line passes through the first floor of the building and provides steam to other active buildings on site. This steam line needs to be re-routed before the building degrades to the point that this line and the steam supply to the buildings downstream are put at risk by this deteriorated building. A study in 2008 recommended demolition of the building due to failure of the building envelope which has allowed moisture and mold to infiltrate the building. The building condition has continued to deteriorate to the extent that building columns, foundation, roof and brick are showing signs of failure and are no longer useable.

Budget/Schedule:

Construction	\$1,981,000
Design	\$168,000
DFD Mgt	\$93,300
Contingency	\$350,000
TOTAL	\$2,592,300

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

6

May 7, 2025

Subcommittee

Full Commission

Department of Military Affairs

7. Milwaukee Readiness Center – Phase IV Remodel BTF Release – Request the release of \$209,000 from the Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Milwaukee Readiness Center Remodel Phase IV project.

The Milwaukee Readiness Center Renovation Phase IV project was enumerated in 2021 Wisconsin Act 58 for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

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

AGENCY: Department of Military Affairs

DMA CONTACT: COL G. David Brown, (608) 242-3365, george.d.brown26.mil@army.mil

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

LOCATION: Milwaukee, Milwaukee County

PROJECT REQUEST: Request the release of \$209,000 from the Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Milwaukee Readiness Center Remodel Phase IV project.

PROJECT NUMBER: 24E7M

PROJECT DESCRIPTION:

This project renovates the Drill Hall portion of the facility. Administrative areas will be renovated to provide the space authorized to support the assigned units. The existing supply and storage rooms will be reconfigured to provide secure storage space for supplies and equipment. A mezzanine will be constructed over the Drill Hall floor, providing space for personnel equipment lockers.

PROJECT JUSTIFICATION:

This project will provide a modern, efficient, and safe facility to better meet the continued training, and readiness needs of the units housed at the Milwaukee Readiness Center. Activities include training, administration, maintenance of vehicles, supply storage, and physical fitness. Modifications are required to address numerous building issues and to ensure integrity of the building envelope, update the administrative area HVAC system, electrical distribution system, plumbing system, fire alarm system and other deficiencies.

Renovations were divided into a phased scope of work to address these major requirements. During the Phase II remodel of the Office building, asbestos, mold and fuel oil contamination was discovered that required extensive remediation. This essentially gutted the interior of the building and was unanticipated at the start of the project. Remediation resulted in the depletion of existing Phase II funds to the extent that only the basement level was completed and minimal electrical, HVAC, and fire suppression was installed on the remaining floors for life, health, safety reasons. Phase III was bid in August 2024, and construction is underway. Phase III includes a reconfiguration of the first and second floors to accommodate offices and classrooms, as well as accessible toilet rooms on those floors, and existing wood mezzanines on the north side of the Drill Hall are slated to be demolished to allow for higher ceilings and natural daylighting.

The Milwaukee Army National Guard Readiness Center is a masonry building constructed in 1927. The three-story readiness center lacks the authorized administrative, classroom, kitchen, toilets, showers, and locker rooms for the assigned units. The facility and site do not currently meet the Americans with Disabilities Act (ADA) or current Antiterrorism Force Protection (AT/FP) standards. The existing facility consists of approximately 99,674 GSF which does not meet the authorized requirement of 121,699 GSF and is inadequate to meet the training needs of the units housed in this facility.

PREVIOUS ACTION: The Milwaukee Readiness Center Renovation Phase IV project was enumerated in 2021 Wisconsin Act 58 for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

BUILDING COMMISSION REQUESTS / ITEMS

7

May 7, 2025

Subcommittee

Full Commission

Department of Natural Resources

8. Grantsburg Ranger Station – Replacement (Increase) – Request authority to increase the project budget by \$420,000 CON SEGB to accept bids received for a revised estimated total cost of \$4,947,400 CON SEGB for the Grantsburg Ranger Station Replacement.

In August 2024, the SBC approved \$4,527,400 CON SEGB for the construction of the Grantsburg Ranger Station Replacement project.

In October 2023, the SBC authorized the release of \$119,300 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,319,200 CON SEGB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2025
REQUEST #8**

AGENCY: Department of Natural Resources

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

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

LOCATION: Grantsburg Ranger Station, Burnett County

PROJECT REQUEST: Request authority to increase the project budget by \$420,000 CON SEGB to accept bids received for a revised estimated total cost of \$4,947,400 CON SEGB for the Grantsburg Ranger Station Replacement.

PROJECT NUMBER: 23E2U

PROJECT DESCRIPTION:

This project will replace the existing Grantsburg Ranger Station with a new station at its current location. The new station will also replace the existing DNR office building at the property. The new fire response facility will include office space for eight FTE employees and four LTE employees. In addition, it will include a heated approximately 5-bay drive-thru garage for one Type 6 engine, two Type 8 engines, and three Type 4 engines with attached trailer that carry two tractor/plow units and one low ground unit. The heated area will contain workspace for woodworking/small projects and fire cache. The fire response facility will also contain an unheated 2-bay drive-thru garage for storage of two forestry light trucks, mobile fire cache trailer, and Conservation Warden light truck. Additional storage space within the unheated drive-thru will be included.

PROJECT JUSTIFICATION:

This new fire and equipment maintenance shop is critical for repairing the Department's heavy trucks, off-road equipment, and fire control heavy units. Without this facility, the current drive-thru storage building will continue to experience storage and operational issues, space capacity shortages, and safety concerns. Outside vendor repair shops are 50-100+ miles away, depending on the type of equipment, so this proposed shop facility will serve an essential need that will ensure department fire control equipment remains in the district and is repaired as quickly as possible.

Bids for this project were received on April 16, 2025, and there are insufficient funds to accept bids received and also maintain an adequate construction contingency. This increase will allow the bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction. The low bidder has agreed to hold their bid until SBC approval.

The Grantsburg Ranger Station has been in service since 1928 and is the headquarters for Division of Forestry Fire Control staff and Governor Knowles State Forest. Crex Meadows Wildlife Area is also located in Grantsburg and is located on the north end of town. The facility consists of the Ranger Station, old Ranger Station, shed (old fire control garage), and the drive-thru garage. The drive-thru garage stores 2 Fire Control heavy-units (3-ton, dozer, and trailer) and has an area for small equipment repairs.

BUDGET/SCHEDULE:

Construction	\$3,844,000	SBC Approval	Aug 2024
Design	\$331,200	A/E Selection	May 2023
DFD Mgt	\$169,400	Design Report	Jun 2024
Contingency	\$391,200	Bid Opening	Apr 2025
Equipment	\$185,000	Start Construction	Jul 2025
Other Fees	\$26,600	Substantial Completion	Oct 2026
TOTAL	\$4,947,400	Final Completion	Apr 2027

PREVIOUS ACTION: In August 2024, the SBC approved \$4,527,400 CON SEGB for the construction of the Grantsburg Ranger Station Replacement project.

In October 2023, the SBC authorized the release of \$119,300 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,319,200 CON SEGB.

BUILDING COMMISSION REQUESTS / ITEMS

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May 7, 2025		Subcommittee	Full Commission
9. <u>Various All Agency Projects</u> – 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			
	\$8,592,600		
Statewide	Central DNR Facilities Bldg Improv (\$2,358,700 STWD)	\$2,358,700	
KMSF SU	Various Bldg/Lighting Repairs (\$1,175,400 STWD)	\$1,175,400	
Statewide	Northwest Region Bldg Reno/Repl (\$754,100 STWD)	\$754,100	
Statewide	Northern Buildings Reno/Repl (\$2,439,100 STWD)	\$2,439,100	
Statewide	Water Fountain Improvements (\$676,100 STWD)	\$676,100	
Statewide	Northeast Buildings Renovations (\$1,189,200 STWD)	\$1,189,200	
Utility Repair and Replacement			
	\$22,586,500		
Potawatomi	Paving/Utilities Replacements (\$2,059,500 FED; \$289,600 STWD; \$2,059,400 PR-CASH)	\$4,408,500	
Statewide	Southwest Region Road Repave/Repr (\$461,533 EX-GFSB; \$1,156,667 PR-CASH)	\$1,618,200	
Statewide	Northwest Sanitary Sewer Sys Improv (\$1,140,300 STWD)	\$1,140,300	
Statewide	Door Co. Road/Parking Lot/Trail/Boat Launch Improvements (\$1,361,350 FED; \$107,650 STWD; \$1,734,000 SEG REV; \$75,000 GIFTS)	\$3,278,000	
Gov. Dodge	Road/Campground Improvements (\$4,996,700 STWD)	\$4,996,700	
Statewide	Dane Co. Trail Improvements (\$54,700 FED; \$1,203,700 STWD)	\$1,258,400	
Statewide	Northwest State Park Road Improv (\$503,000 FED; \$2,352,400 EX-GFSB)	\$2,855,400	
Mirror Lake	Mirror Lake Paving (\$2,516,000 SEG REV; \$515,000 PR-CASH)	\$3,031,000	
TOTALS	\$3,978,550 FED	\$16,330,550 STWD	
	\$4,250,000 SEG	\$2,813,933 EX-	
	REV	GFSB	
	\$3,731,067 PR-	\$75,000 GIFTS	\$31,179,100
	CASH		

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair									
LOCATION	PROJ. NO.	PROJECT TITLE	FED	STWD	SEG REV	EX-GFSB	PR-CASH	GIFTS	TOTAL
Statewide	24B2B	Central DNR Facilities Building Improvements	\$0	\$2,358,700	\$0	\$0	\$0	\$0	\$2,358,700
Kettle Moraine State Forest Southern Unit (Walworth & Waukesha Co.)	24C2D	Various Building and Lighting Repairs	\$0	\$1,175,400	\$0	\$0	\$0	\$0	\$1,175,400
Statewide	24D2W	Northwest Region Buildings Renovations and Replacements	\$0	\$754,100	\$0	\$0	\$0	\$0	\$754,100
Statewide	24D3J	Northern Buildings Renovations and Replacements	\$0	\$2,439,100	\$0	\$0	\$0	\$0	\$2,439,100
Statewide	24D3K	Water Fountain Improvements	\$0	\$676,100	\$0	\$0	\$0	\$0	\$676,100
Statewide	24F8H	Northeast Buildings Renovations	\$0	\$1,189,200	\$0	\$0	\$0	\$0	\$1,189,200
Facility Maintenance and Repair Total			\$0	\$8,592,600	\$0	\$0	\$0	\$0	\$8,592,600

Utility Repair and Renovation									
LOCATION	PROJ. NO.	PROJECT TITLE	FED	STWD	SEG REV	EX-GFSB	PR-CASH	GIFTS	TOTAL
Potawatomi State Park (Door Co.)	24B1Z	Paving & Utilities Replacements	\$2,059,500	\$289,600	\$0	\$0	\$2,059,400	\$0	\$4,408,500
Statewide	24C2A	Southwest Region Roadway Repaving and Various Repairs	\$0	\$0	\$0	\$461,533	\$1,156,667	\$0	\$1,618,200
Statewide	24C2C	Northwest Sanitary Sewer System Improvements	\$0	\$1,140,300	\$0	\$0	\$0	\$0	\$1,140,300
Statewide	24C2E	Door County Roadways, Parking Lots, Trails, and Boat Launch Improvements	\$1,361,350	\$107,650	\$1,734,000	\$0	\$0	\$75,000	\$3,278,000
Governor Dodge State Park (Iowa Co.)	24D2T	Road and Campground Improvements	\$0	\$4,996,700	\$0	\$0	\$0	\$0	\$4,996,700
Statewide	24D3D	Dane County Trail Improvements	\$54,700	\$1,203,700	\$0	\$0	\$0	\$0	\$1,258,400
Statewide	24D3I	Northwest State Park Roads Improvement	\$503,000	\$0	\$0	\$2,352,400	\$0	\$0	\$2,855,400
Mirror Lake State Park (Sauk Co.)	24E7Z	Mirror Lake Paving	\$0	\$0	\$2,516,000	\$0	\$515,000	\$0	\$3,031,000
Utility Repair and Renovation Total			\$3,978,550	\$7,737,950	\$4,250,000	\$2,813,933	\$3,731,067	\$75,000	\$22,586,500

	FED	STWD	SEG REV	EX-GFSB	PR-CASH	GIFTS	TOTAL
MAY 2025 TOTALS	\$3,978,550	\$16,330,550	\$4,250,000	\$2,813,933	\$3,731,067	\$75,000	\$31,179,100

Statewide - Central DNR Facility Building Improvements (24B2B):

Project Description and Justification:

This project includes roof and/or exterior repairs, lighting, electrical, insulation, flooring and HVAC work at 16 facilities located across eight DNR properties. The site locations and project work include: Mirror Lake State Park (Shop Building, Residence & Garage, Park Headquarters Building); Rocky Arbor State Park (Shop Building); Devil's Lake State Park (Toilet/Shower Buildings #1026 & #1027, Northern Lights Campground, Park Headquarters Building #1025, South Shore Pump House, Concession Building, Park Shelter #1054); Mackenzie Center (Maintenance Shop); Poynette State Game Farm (Carpenter Shop); 400 State Trail (Reedsburg Depot); Pine Island Wildlife Area (Headquarters Building); and Mill Bluff State Park (East Shelter & Park Office Building).

This project is needed as portions of these facilities have either reached the end of their service life or require needed upgrades. These upgrades and repairs are necessary to maintain a professional appearance and structural stability at all properties, along with increasing energy efficiency.

Budget/Schedule:

Construction	\$1,779,100
Design	\$234,900
DFD Mgt	\$81,700
Contingency	\$263,000
TOTAL	\$2,358,700

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

Previous Action: None.

Kettle Moraine State Forest Southern Unit – Various Building and Lighting Repairs (24C2D):

Project Description and Justification:

This project repairs various buildings located in the Kettle Moraine State Forest Southern Unit. Work includes comprehensive upgrades to Toilet/Shower Building No. 3 at Ottawa Lake Campground, and addresses architectural, mechanical, plumbing, and electrical systems, along with ADA compliant modifications. The Forest Headquarters will receive interior office and exterior parking lot lighting upgrades. The Whitewater Lake Contact Station will undergo parking lot lighting improvements, a roof replacement, and exterior repairs. At the John Muir Vault Toilet Building, renovations will include roofing, doors, windows and general interior and exterior repairs. The Ice Age Trail Trailside Shelter No. 1 will receive roofing, painting, and carpentry repairs. The Spring House will undergo structural and masonry restoration including the installation of a historically sensitive dome roof.

All the buildings are old and outdated, with needed repairs to make them accessible and useable by visitors to the property. Additionally, these repairs will prevent further degradation issues that would lead to more costly repairs or full replacement.

Budget/Schedule:

Construction	\$893,800
Design	\$106,400
DFD Mgt	\$41,200
Contingency	\$134,000
TOTAL	\$1,175,400

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

Previous Action: None.

Statewide - Northwest Region Buildings Renovations and Replacements (24D2W):

Project Description and Justification:

This project involves the historic preservation and restoration of multiple buildings across various sites at Interstate Park, St. Croix State Fish Hatchery, and Governor Knowles State Forest. Work includes window and door replacement or restoration, masonry repair and tuckpointing, roofing and siding removal and replacement, and the construction of a new small storage building, as well as demolition of a small collapsed storage building. Additional incidental work related to each scope is also included.

At Interstate Park, there are numerous buildings that need roof replacements to prevent potential water damage. The roofs are deteriorating and need to be stripped of current shingles, any necessary repairs made, and re-shingled. In addition, there are several historic buildings that need to be reroofed in kind, as they are from the Civilian Conservation Corps (CCC) era. Further work will be required at the park to replace skylights, venting, sheeting, and chimneys, which will require masonry work. Lastly, the shop building needs new siding, as the original cedar is degrading quickly and becoming cost prohibitive to re-stain and repair on a consistent basis. The siding will be replaced by a composite material that will eliminate the need for maintenance. All these repairs are critical to maintain facilities at the park to support park maintenance and Conservation Warden efforts. Without repairs, the buildings will develop more serious issues and disrupt park staff operations as well as negatively impact park visitors.

The Brook Trout building at St. Croix Falls Fish Hatchery was constructed in 1926, and much of its original exterior features have become damaged, warped, and energy inefficient. The six garage doors on the west side are original to the building, are falling apart and should be replaced for appearance and security concerns. The windows are also original to the building. They leak and several are cracked and should be replaced. The siding is warped from moisture and rotting in some areas and will be replaced.

The Governor Knowles State Forest trail groomer storage building roof collapsed in April 2023 due to heavy snow loads. This project will replace the former building and will relocate and expand the building to allow easier access to the trail groomer. The replacement will be in kind and reimbursed through an insurance claim.

Budget/Schedule:

Construction	\$532,100
Design	\$117,700
DFD Mgt	\$24,500
Contingency	\$79,800
TOTAL	\$754,100

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

Previous Action: None.

Statewide – Northern Buildings Renovations and Replacements (24D3J):

Project Description and Justification:

This project involves the renovation of the interior and exterior of several buildings, including mechanical, plumbing, electrical, and finish work. At Copper Falls State Park, a new toilet/shower building and sanitary sewer work are required to connect the new building to the existing wastewater treatment system. At the Les Voigt State Fish Hatchery, doors, siding and interior water distribution equipment will be replaced, and a new entry vestibule will be added. A new domestic water well will be installed to serve the hatchery building and DNR property manager residence buildings. Work also includes replacement of the wastewater treatment system enclosure building. Restoration and preservation of masonry, windows and siding, as well as replacement of roofing, structural repairs, and foundation waterproofing for the historic RD Pike building are also included.

All projects are needed to continue park and hatchery operations. Without repairs, the buildings will become unusable and hamper staff efforts to perform property maintenance, general work responsibilities, and limit members of the public from getting clean drinking water.

Budget/Schedule:

Construction	\$1,751,900	SBC Approval	May 2025
Design	\$312,000	A/E Selection	Jul 2024
DFD Mgt	\$80,600	Bid Opening	Oct 2025
Contingency	\$263,000	Start Construction	Feb 2026
Other Fees	\$31,600	Substantial Completion	Sep 2026
TOTAL	\$2,439,100	Final Completion	Oct 2026

Previous Action: None.

Statewide – Water Fountain Improvements (24D3K):

Project Description and Justification:

This project demolishes and replaces several water fountains at various locations at Devil's Lake State Park, Governor Nelson State Park, and Interstate Park. Also included in this project is replacement of exterior concrete fountain pads as well as construction of new concrete accessible walkways to access outdoor fountains.

This project will install one style of water fountain, which will make maintenance more efficient. Many of the drinking fountains have reached the end of their useful life in that they are rusting out, or replacement parts are limited. The removal of these fountains will save on staff time and maintenance.

Budget/Schedule:

Construction	\$477,500
Design	\$88,200
DFD Mgt	\$22,000
Contingency	\$71,600
Other Fees	\$16,800
TOTAL	\$676,100

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

Previous Action: None.

Statewide – Northeast Buildings Renovations (24F8H):**Project Description and Justification:**

This project renovates the interior and exterior of several buildings, including mechanical, plumbing, electrical, and finish work, as well as the installation of a new domestic water well. At Governor Earl Peshtigo River State Forest and Governor Thompson State Park, the project will upgrade and renovate the staff residence buildings to make them safer, more energy efficient, and more habitable. This project will address the HVAC systems, window replacement, gutter replacement, siding work, roof repairs, plumbing, electrical, and well updates. In addition, the project will renovate one of the storage buildings at the park by adding light fixtures, remove and replace roofing, and updating commercial overhead doors to electrical.

There will be four toilet/shower buildings at Northern Highland American Legion State Forest that will be updated and renovated. The work performed includes roof replacement, water heater replacement, pressure tank replacement, epoxy floor, hand dryers, and plumbing. The four shower buildings see very high use, serving around 40 campsites in the vicinity and, to some capacity, around 1,000 total campsites on the property. All four buildings were built in the 1990s and have not seen many renovations. A large chunk of staff hours are dedicated to cleaning and maintaining these buildings during peak camping periods. Renovations and updates would reduce staff time and save on property operations budget. These renovations are necessary to keep these heavily used facilities in good condition to continue serving the visitors to the NHAL.

Budget/Schedule:

Construction	\$882,800
Design	\$123,100
DFD Mgt	\$41,000
Contingency	\$142,300
TOTAL	\$1,189,200

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

Previous Action: None.

Potawatomi State Park – Paving and Utilities Replacements (24B1Z):

Project Description and Justification:

The project addresses the deteriorating asphalt roadways and parking lots while improving drainage. The park roadways along S. Shoreline Road, S. Norway Road, and the campground access roadway will be pulverized and overlaid with asphalt pavement. South Shoreline Road and S. Norway Road will be widened to add bike/pedestrian lanes in each direction. Parking lots will be reconfigured to improve accessibility and provide additional parking. The water supply lines within the Daisy Field Campgrounds will also be replaced.

Park roads have deteriorated to a condition that park staff can no longer maintain. Campground roads are fractured, cracked, have potholes, and road edges have broken away in many places. These issues present safety hazards for motor vehicles, bicycles, and pedestrians. Existing water lines are approximately 65-75 years old, and campground users are complaining of water color and mineral content. Replacing the water lines will prevent health and safety issues along with providing cleaner water for park users.

Budget/Schedule:

Construction	\$3,344,500
Design	\$311,100
DFD Mgt	\$153,900
Contingency	\$501,600
Other Fees	\$97,400
TOTAL	\$4,408,500

SBC Approval	May 2025
A/E Selection	Apr 2024
Bid Opening	Nov 2025
Start Construction	Jan 2026
Substantial Completion	Aug 2026
Final Completion	Sep 2026

Previous Action: None.

Statewide – Southwest Region Roadway Repaving and Various Repairs (24C2A):

Project Description and Justification:

This project repaves several roadway and parking lots within Yellowstone Lake State Park. This project will also reconstruct failing retaining walls and campsite pads, along with replacement of existing roadway drainage structures. Infrastructure within Yellowstone Lake State Park is old and deteriorating with roads that are cracked, have potholes, and are broken along the edges. Parking lots are falling apart with little or no markings, and the campsites need repairs due to the failing retaining walls and uneven gravel pads. Fixing these issues will increase user satisfaction and resolve the current health and safety issues.

This project will also address the failing culvert pipes located in the access road to the Bridgeport boat landing, which is part of the Lower Wisconsin State Riverway. The boat landing is heavily utilized by boaters, shore fisherman, and canoeists. The road leading to the landing contains three culverts that need to be replaced. The culverts have collapsed, causing little or no water flow, resulting in significant road damage with large potholes. During high water events, the road is impassable, so fixing this issue is a high priority to address user concerns and health and safety concerns.

Budget/Schedule:

Construction	\$1,233,000
Design	\$113,500
DFD Mgt	\$56,800
Contingency	\$185,000
Other Fees	\$29,900
TOTAL	\$1,618,200

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

Previous Action: None.

Statewide – Northwest Sanitary Sewer System Improvements (24C2C):**Project Description and Justification:**

The project involves sanitary system improvements at three Wisconsin State Parks – Interstate Park, Pattison State Park, and Copper Falls State Park. Work at Interstate Park involves replacing sanitary sewer main, lift station pumps, and lift station electrical and control components. Work at Pattison State Park involves replacing lift station filtered effluent pumps. Work at Copper Falls State Park includes replacing an existing wastewater treatment system.

At Interstate, the current lift station system dates to the 1960s. The pumps were easy to refurbish or replace years ago but now are cost prohibitive. The electric motors that operate the pumps are extremely old and can no longer be rebuilt if they break. The beach lift station pump section has flooded at least two times in the past seven years, and the motors can no longer be addressed with subsequent flooding. Additionally, the lift stations are confined spaces requiring staff to enter a potentially hazardous situation due electrical components and gas from the sewage system.

The pump at Pattison is out of date and no longer able to perform the functions required. During large water events, the pump is incapable of pumping all the water, requiring manual or supplemental pumps. In addition, old tanks will be removed to prevent water seepage which could damage electrical components.

The existing septic system at Copper Falls is an original system built in 1960. Over the past few years, it has begun to be overwhelmed by use, and sewage has been backing up along the beach access path and in the picnic area.

Budget/Schedule:

Construction	\$779,500
Design	\$166,100
DFD Mgt	\$36,600
Contingency	\$116,900
Other Fees	\$41,200
TOTAL	\$1,140,300

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

Previous Action: None.

Statewide – Door County Roadways, Parking Lots, Trails, and Boat Launch Improvements (24C2E):

Project Description and Justification:

This project will occur at three separate properties in Door County, including Peninsula State Park, Rowley's Bay Boat Landing, and Whitefish Dunes State Park. Peninsula State Park work includes resurfacing approximately 0.85 miles of Shore Road beginning at the western park entrance; improving parking areas at the golf course, driving range, Eagle Terrace, Eagle Panorama, and the White Cedar Nature Center; creating a new access and ticketing area at the Eagle Terrace; installing a new solar panel at Eagle Terrace; and improving the existing White Cedar trail. The work at Rowley's Bay Boat Landing includes the reconstruction of the existing boat launch and adjacent parking area. Whitefish Dunes State Park work includes improvements of the Black Trail and the Black Shortcut Trail. All improvements are being designed to be ADA and universally accessible to the maximum extent that is practicable.

At Peninsula State Park, the project will pulverize and re-lay or mill the existing asphalt pavement along Shore Road and in the existing paved areas of the parking areas at the golf course (club house and driving range), Eagle Terrace and Eagle Panorama, and overlay the roadways with new hot mix asphalt pavement.

The Black Trail and Black Trail Shortcut at Whitefish Dunes State Park will be resurfaced with new limestone screenings. The screening will be at a depth to cover the currently exposed bedrock on the trail surface to create a more even and accessible surface. Additionally, ground vegetation will be removed, as significant portions of the trail pose a tripping hazard for users.

Budget/Schedule:

Construction	\$2,457,200	SBC Approval	May 2025
Design	\$290,300	A/E Selection	Jun 2024
DFD Mgt	\$113,100	Bid Opening	Dec 2025
Contingency	\$368,600	Start Construction	Mar 2026
Other Fees	\$48,800	Substantial Completion	Oct 2026
TOTAL	\$3,278,000	Final Completion	Nov 2026

Previous Action: None.

Governor Dodge State Park – Road and Campground Improvements (24D2T):

Project Description and Justification:

The project consists of approximately 4.5 miles of existing pavement pulverization and base and pavement replacement of Governor Dodge State Park roadways, turnaround areas, and three parking lot locations. The project also includes replacement of the existing water distribution system and 11 water fountains within the North and South loops of the Twin Valley Campground. The design will incorporate elements that will allow the entire system to easily be drained down and winterized at the end of each camping season. In addition, a gravel parking lot will be constructed for the Smith Conley Creek DNR Fish Lands, approximately 16 miles east of the park.

To maintain high visitation and customer satisfaction, several sections of Governor Dodge roads need to be repaved before it deteriorates any further and becomes a safety hazard. These roads serve the popular campground and day use areas, and poor conditions have a high impact on visitors. The day use areas host boat launches, concessions, swimming beaches, and multiple trails. There are over 500,000 visitors at the park annually that travel on Ridge Road to access the campground and the day use areas in the park. Water lines in Twin Valley Campground are old, galvanized pipe used seasonally. Water lines may be original to the building installations of 1969 and 1972. The lines often need repair with some failures happening during times of heavy campground occupancy. When failures happen at full occupancy of 152 sites, at six people per site, over 900 people could be without access to clean drinking water. This project will replace old and aging lines to reduce maintenance costs and provide access to clean drinking water.

Budget/Schedule:

Construction	\$3,757,300	SBC Approval	May 2025
Design	\$448,400	A/E Selection	Jul 2024
DFD Mgt	\$172,900	Bid Opening	Oct 2025
Contingency	\$563,600	Start Construction	Feb 2026
Other Fees	\$54,500	Substantial Completion	Nov 2026
TOTAL	\$4,996,700	Final Completion	Dec 2026

Previous Action: None.

Statewide – Dane County Trail Improvements (24D3D):

Project Description and Justification:

This project resurfaces several state trails in Dane County, including the Glacial Drumlin State Trail between Deerfield and London, and the Shoreline Trail at Lake Kegonsa State Park. Shoreline restoration work at various locations within Governor Nelson State Park, along with trail improvements to the Woodland and Morningside trails, will also be included. Relocation of the Woodland Trail will be in the vicinity of the conical mounds.

The Glacial Drumlin State Trail has not been resurfaced since its original construction, and several areas have worn down due to yearly use by bikes and snowmobiles. In addition, normal heaving, settling, and washing caused by freezing and snow/rain has altered the surface, creating depressions with water accumulating, washboard surface conditions, and/or changes to the crown of the trail. This project will fix these issues on approximately seven miles of trail to better serve trail users.

At Lake Kegonsa State Park, the Lakeshore Trail is a popular half-mile, paved trail that goes from the beach to the boat landing at the park. This trail was built as an accessible trail, but in recent years has had tree roots break through the asphalt, making some sections difficult to navigate. Pulverizing and repaving the six-foot-wide trail will make it fully accessible and reduce potential hazards for trail users.

At Governor Nelson State Park, the Woodland Trail and the Morningside Trail are multi-use, four-season trails, both built in 1988 shortly after the park was opened. Governor Nelson has

over 250,000 visitors per year, many of which use these popular trails. Both trails have experienced major washouts during heavy rain events and need to be repaired and upgraded. In addition, the Woodland Trail will be rerouted to prevent future issues. The beach area at Governor Nelson also flooded in late summer of 2018, and resulted in numerous issues still in need of repair. The boat launch required riprap to return to pre-event conditions and prevent further erosion, and beach and shore is in need of riprap, sand replacement, and gravel for the lot to resolve eroded areas. Lastly, the pet area at the beach will need a new split rail fence and access ramps.

Budget/Schedule:

Construction	\$902,500
Design	\$119,800
DFD Mgt	\$41,600
Contingency	\$135,400
Other Fees	\$59,100
TOTAL	\$1,258,400

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

Previous Action: None.

Statewide – Northwest State Park Road Improvements (24D3I):

Project Description and Justification:

This project removes and replaces approximately 9,470 square yards (SY) of asphalt pavement, and 1,010 linear feet (LF) of culverts at Pattison State Park and Amnicon Falls State Park. Approximately 40 SY of concrete pavement and 500 LF of guard rail will be removed and replaced. The project also includes clearing and grubbing, pavement marking, erosion control, and aggregate shoulder work. Work at Big Bay State Park consists of pulverizing and re-laying approximately 7,015 SY of asphalt pavement and replacing 1,195 LF of culvert pipes. The project also includes clearing and grubbing, pavement marking, erosion control, and aggregate shoulder work.

The current roads and parking lots at all three parks are in very poor condition. The asphalt in all locations is deteriorating with uneven surfaces, deep cracks, potholes, and crumbling. In some sections of roads and parking lots, only mud and gravel remain, which causes limited parking and hazardous routes of travel. These projects will make travel and parking lots more accommodating to users and address safety hazards.

Budget/Schedule:

Construction	\$2,174,000
Design	\$177,200
DFD Mgt	\$100,100
Contingency	\$326,100
Other Fees	\$78,000
TOTAL	\$2,855,400

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

Previous Action: None.

Mirror Lake State Park – Mirror Lake Paving (24E7Z):

Project Description and Justification:

The project addresses the deteriorating asphalt roadways and parking lots and improves drainage, accessibility, and parking layout. The park roadways, campground access roadways, and boat launch parking lot will be pulverized and overlaid with new asphalt pavement. The boat launch parking lot will be reconfigured to provide additional parking, improve drainage, and provide improved pedestrian access. The beach retaining wall and boat launch vault toilet will both be replaced.

Boating and fishing recreation on Mirror Lake has dramatically increased. At peak busy periods the boat launch parking lots are full causing vehicles with trailers to overflow park at the beach parking lot taking up six to eight single car parking stalls. The beach picnic area has also seen increased use in the last 10 years causing congestion with day users and amphitheater event parking. The boat landing parking lot also serves as the trailhead for one of the most popular ADA accessible hiking trails. With the redesign and expansion of the parking area of the boat landing, an increase of 20 parking stalls is expected. The other roadways in the project need repair and expansion to accommodate the increasing number of park visitors. Improvements will also contribute to reducing health and safety hazards that are prevalent from insufficient parking and crumbling park roads.

Budget/Schedule:

Construction	\$2,241,000
Design	\$217,900
DFD Mgt	\$103,100
Contingency	\$336,100
Other Fees	\$32,400
Equipment	\$100,500
TOTAL	\$3,031,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

9

May 7, 2025

Subcommittee

Full Commission

Department of Veterans Affairs

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

Utility Repair and Replacement	\$4,949,400
CWVMC Phase II Expansion	\$1,951,800
(\$359,300 SEG REV; \$1,592,500 FED)	
SWVMC Committal Shelter/Road/Signage	\$2,997,600
(\$1,497,600 SEG REV; \$1,500,000 FED)	
TOTALS	\$1,856,900 SEG \$3,092,500 FED \$4,949,400 REV

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

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

PROJECT REQUEST: Request the following:

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

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	FED	TOTAL
Central Wisconsin Veterans Memorial Cemetery (Waupaca Co.)	24J2I	Phase II Expansion	\$359,300	\$1,592,500	\$1,951,800
Southern Wisconsin Veterans Memorial Cemetery (Racine Co.)	24L1J	Construct Committal Shelter, Road, and Signage	\$1,497,600	\$1,500,000	\$2,997,600
Utility Repair and Renovation Total			\$1,856,900	\$3,092,500	\$4,949,400

Central Wisconsin Veterans Memorial Cemetery - Phase II Expansion (24J2I):

Project Description and Justification:

This project constructs 1,100 in-ground cremain burial plots, parking and roadway extension providing access to the new plots, drainage, and stormwater management. The project also includes infrastructure for the road extension, site restoration, irrigation, and updated graphics for the primary wayfinding sign at the Administration building. Additional curb work is being added to existing roadway sections where erosion is becoming an issue.

The Central Wisconsin Veterans Memorial Cemetery (CWVMC) burial volumes have increased, with the last three fiscal years being the busiest in the history of the cemetery. In the 2000s CWVMC averaged 117 burials per year, but demand has increased to an average of 229 burials per year in the 2020s due to an overall aging veteran population and particularly increased service demand for Vietnam-era veterans. DVA indicates that the project must be bid by the end of July 2025 to receive its federal grant to offset some of the costs related to this project.

Budget/Schedule:

Construction	\$1,500,000
Design	\$152,800
DFD Mgt	\$69,000
Contingency	\$225,000
Other Fees	\$5,000
TOTAL	\$1,951,800

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

Previous Action: None.

Southern Wisconsin Veterans Memorial Cemetery – Construct Committal Shelter, Road, and Signage (24L1J):

Project Description and Justification:

This project will make improvements that include new cortege lanes and parking reconfiguration at the Administration building, flag assembly sod and drainage improvements, and signage updates as needed for new parking, cortege, and new committal shelter wayfinding. The project also includes construction of a new 1,000 SF enclosed committal shelter with provisions for climate control, along with parking, infrastructure and site restoration to support the shelter.

Following the closure of Wood National Cemetery to new interments, the Southern Wisconsin Veterans Memorial Cemetery (SWVMC) has become the third busiest state veteran cemetery in the nation and requires additional space to conduct services. This additional outdoor committal shelter will allow the SWVMC to increase the number of services performed daily and reduce the backlog families encounter when scheduling services. DVA indicates that the project must be bid by the end of July 2025 to receive its federal grant to offset some of the costs related to this project.

Budget/Schedule:

Construction	\$2,218,000
Design	\$325,000
DFD Mgt	\$102,100
Contingency	\$332,500
Other Fees	\$20,000
TOTAL	\$2,997,600

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

10

May 7, 2025

Subcommittee

Full Commission

State Fair Park

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

Health, Safety & Environmental Protection	\$672,000
SFP Fire Alarm System Replacement	\$672,000
(\$672,000 SEG REV)	

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

AGENCY: Wisconsin 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: State Fair Park, 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.

Health, Safety and Environmental Protection			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
State Fair Park (Milwaukee Co.)	23J1E	Fire Alarm System Replacement	\$672,000
Health, Safety and Environmental Protection Total			\$672,000

PROJECT DESCRIPTION AND JUSTIFICATION:

The project replaces the life safety system at the Double Decker Horse Barn. Work will include replacement of the fire alarm panel and other system components including annunciator, horns, strobe lights and detectors.

The life safety system at the Double Decker Horse Barn is original to the construction of the building in 2003. The system experiences significant operational issues including frequent equipment failures and false alarms triggering fire department responses. Additionally, due to the age of the systems, scarcity of parts is becoming increasingly problematic, with parts being either unavailable, or resulting in extended waits for replacements.

BUDGET/SCHEDULE:

Construction	\$518,000
Design	\$52,500
DFD Mgt	\$23,800
Contingency	\$77,700
TOTAL	\$672,000

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

PREVIOUS ACTION: None.

May 7, 2025

Subcommittee

Full Commission

HIGHER EDUCATION**University of Wisconsin**

12. UW-Madison – Condominium Gifts – Request the following:

- a) Authority to accept the gift of an additional 44,195 SF ownership interest in a condominium in the Wisconsin Institutes for Discovery Condominium Association Building, located at 330 N. Orchard Street in Madison, from the Wisconsin Alumni Research Foundation; and
- b) Accept the gift of a 19,820 SF condominium in the Computer Data and Information Science Building, located at 309 N. Orchard Street in Madison, from the Wisconsin Alumni Research Foundation.

In May 2022, the SBC granted authority to approve the conversion of the fee simple ownership of state property located in the 1200 block of University Avenue to a condominium containing two units.

In August 2016, the SBC granted authority to accept two parcels of land located at 3777 Schneider Drive, Stoughton from WARF properties, LLC pursuant to the terms of the Real Property Exchange Agreement between the Wisconsin Alumni Research Foundation (WARF) and the Board of Regents.

In December 2010, the SBC granted authority to accept seven parcels of land from WARF Properties, LLC pursuant to the terms of the Real Property Exchange Agreement between WARF and the BOR, contingent upon the receipt of acceptable environmental audits.

In February 2009, the SBC granted authority to accept a parcel of land, valued at \$4,300,000, located at 1314 West Johnson Street, from the Wisconsin Alumni Research Foundation (WARF) Properties, LLC, pursuant to the terms of the Real Property Exchange Agreement between WARF and the Board of Regents and contingent upon receipt of an acceptable environmental audit.

May 7, 2025

Subcommittee

Full Commission

(Previous Action Continued...)

In March 2008, the SBC approved to Amend existing land exchange agreement related to WID between the Board of Regents and WARF to incorporate a portion of the 1200 block of Johnson Street on the UW-Madison campus. The Board of Regents-owned property will be exchanged for properties of equal value which will be acquired by WARF and of strategic importance to future UW-Madison development.

In April 2006, the SBC granted authority to:

- (a) exchange a portion of Board of Regents-owned property on the UW-Madison campus for strategic properties of equivalent value located within the UW-Madison development boundary to be acquired by the Wisconsin Alumni Research Foundation (WARF);
- (b) waive s.16.855 under the provisions of s.13.48 (19) to enter into the necessary agreements with the Wisconsin Alumni Research Foundation to develop and construct the Wisconsin Institute for Discovery (WID) and the Morgridge Institute for Research, with enumerated WID funds of \$19,000,000 General Fund Supported Borrowing (2005-07), \$31,000,000 General Fund Supported Borrowing (2007-09), and up to \$100,000,000 enumerated Gift and Grant Funds (2005-07) with the following provisions: 1) General Fund Supported Borrowing for the public research institute will not exceed the \$50,000,000 enumerated in the 2005-07 Capital Budget; and 2) WARF will be required to contract with construction manager who will bid out all of the work included in the project.

May 7, 2025

Subcommittee

Full Commission

(Previous Action Continued...)

3) The State of Wisconsin, the Board of Regents and WARF will develop and execute the necessary agreements including the following: Master Term Sheet detailing project costs and terms including a guaranteed maximum price specifying an amount not to exceed \$50,000,000 GFSB funding for the public research institute; and A development agreement specifying the terms and conditions of the construction of the public institute for the university by WARF. 4) The Board of Regents and WARF will develop a Land Use Agreement to permit WARF to construct the public institute on university property. (c) Release \$50,000,000 (\$19,000,000 GFSB (2005-07) and \$31,000,000 GFSB (2007-09)) to be disbursed subject to the agreements executed under (b)(3) above.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to accept the gift of an additional 44,195 SF ownership interest in a condominium in the Wisconsin Institutes for Discovery Condominium Association Building, located at 330 N. Orchard Street in Madison, from the Wisconsin Alumni Research Foundation; and
- b) Accept the gift of a 19,820 SF condominium in the Computer Data and Information Science Building, located at 309 N. Orchard Street in Madison, from the Wisconsin Alumni Research Foundation.

PROJECT DESCRIPTION:

This request allows the Board of Regents (BOR) to accept two condominium unit gifts from the Wisconsin Alumni Research Foundation (WARF). The transfer of ownership will be effectuated via a donation agreement, amended and restated condo declarations, revised condo plats, and revised bylaws. One appraisal was obtained for each property to determine the fair market values. The Wisconsin Institutes for Discovery (WID) condominium was appraised at \$55,820,000 with a gift value to BOR of \$15,948,571. The Computer Data and Information Science (CDIS) condominium was appraised at \$22,630,000 with the total gift value to BOR of the same amount. No environmental property audit was obtained as the UW-Madison has been occupying space in both condominiums and accepts the properties “as is.”

The Wisconsin Institutes for Discovery Condominium Association Building was developed as a public-private partnership with Wisconsin Alumni Research Foundation, the Morgridge Institute for Research (MIR), and the Board of Regents. Ownership of the WID building was bifurcated by the establishment of two condominium units: one unit owned by the BOR, and the second owned by WARF and occupied by MIR and UW-Madison. WARF will be gifting 20% of their condominium ownership (44,195 SF) to the BOR and the remaining WARF ownership interest will be transferred to MIR. WARF is fully divesting its holdings in this condominium association with this transaction.

Additionally, WARF is gifting BOR with a 19,820 SF vivarium condominium located on an adjacent lot when WID was first developed. It is located below the site of the new CDIS that is currently under construction. The ownership transfer also includes an on-site tunnel and loading dock.

PROJECT JUSTIFICATION:

The Wisconsin Institute of Discovery and Morgridge Institute for Research was created through a collaborative development agreement for the construction of the Wisconsin Institutes for Discovery Condominium Association Building located on the UW-Madison Campus. The intent of the facility was to foster interdisciplinary research as well as provide community education and outreach. The almost 310,000 SF building is subdivided into two condominiums. The current 88,931 SF BOR condominium is dedicated to research, education and outreach. WARF owns the remaining 221,069 SF in the building and this space is fully occupied with UW-Madison and MIR researchers. WARF wishes to divest themselves of their ownership interest and will transfer approximately 44,195 SF of space to the BOR with the remaining 176,784 SF transferring to MIR.

Additionally, WARF is gifting a second condominium that was constructed below grade on an adjacent lot when the WID was first developed. This condominium, a vivarium, is located below the new CDIS building that is currently under construction. The CDIS condominium association includes the CDIS Building owned by the BOR. This condominium is entirely owned by WARF.

The operational impact of these gifts to UW-Madison is largely unchanged. The existing Operating and Services Agreement for WID includes a list of services that UW-Madison already provides to the facility and charges back to WARF. As part of the donation, a new Operating and Services Agreement is being negotiated with MIR. This transaction would include capital endowment grants by WARF and Morgridge that will be utilized by the Association over the next 30 years towards maintenance and capital repairs of the building. These funds would offset additional expenses incurred by UW-Madison for the new square footage. Additionally, while the vivarium is entirely owned by WARF, the operations are currently managed by UW-Madison via an MOU agreement that shares operational and maintenance costs proportionately between MIR and UW-Madison based on occupancy.

The UW-Madison Legal Counsel has provided review/signoff of the Gift Transactions and approval from the UWS Board of Regents has been received. Additionally, DOA Legal Counsel and real estate staff have reviewed the Request and found no issues with the transaction.

PREVIOUS ACTIONS: In May 2022, the SBC granted authority to approve the conversion of the fee simple ownership of state property located in the 1200 block of University Avenue to a condominium containing two units.

In August 2016, the SBC granted authority to accept two parcels of land located at 3777 Schneider Drive, Stoughton from WARF properties, LLC pursuant to the terms of the Real Property Exchange Agreement between the Wisconsin Alumni Research Foundation (WARF) and the Board of Regents.

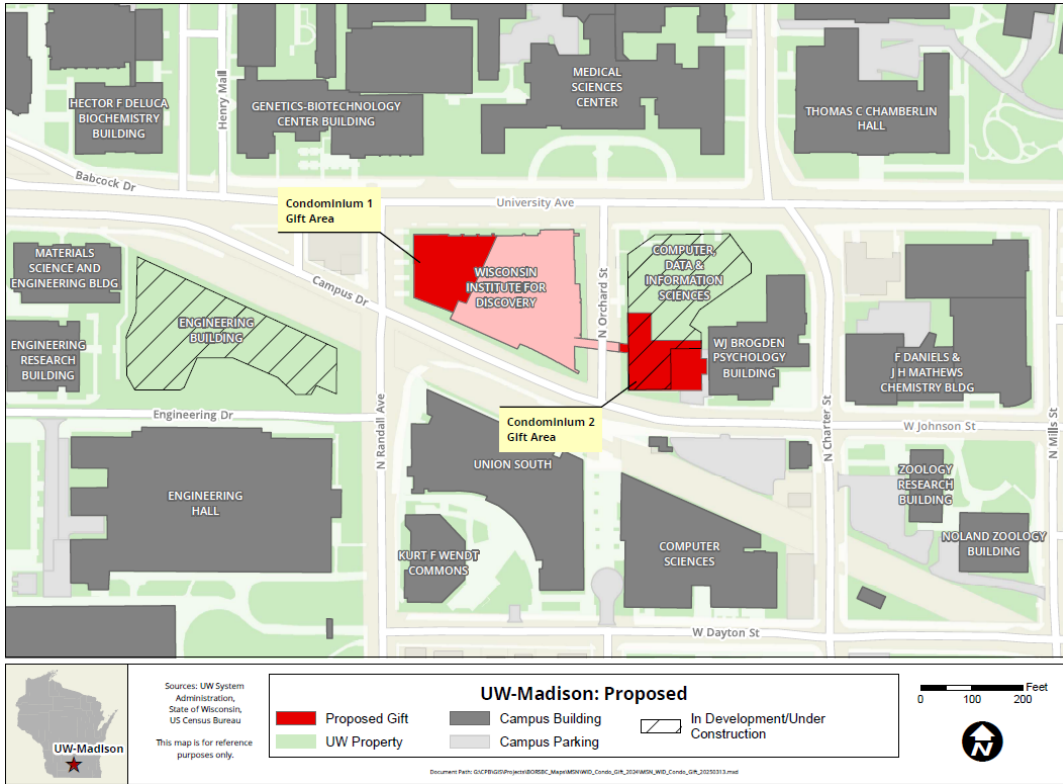
In December 2010, the SBC granted authority to accept seven parcels of land from WARF Properties, LLC pursuant to the terms of the Real Property Exchange Agreement between WARF and the BOR, contingent upon the receipt of acceptable environmental audits.

In February 2009, the SBC granted authority to accept a parcel of land, valued at \$4,300,000, located at 1314 West Johnson Street, from the Wisconsin Alumni Research Foundation (WARF) Properties, LLC, pursuant to the terms of the Real Property Exchange Agreement between WARF and the Board of Regents and contingent upon receipt of an acceptable environmental audit.

In March 2008, the SBC approved to Amend existing land exchange agreement related to WID between the Board of Regents and WARF to incorporate a portion of the 1200 block of Johnson Street on the UW-Madison campus. The Board of Regents-owned property will be exchanged for properties of equal value which will be acquired by WARF and of strategic importance to future UW-Madison development.

In April 2006, the SBC granted authority to:

- (a) exchange a portion of Board of Regents-owned property on the UW-Madison campus for strategic properties of equivalent value located within the UW-Madison development boundary to be acquired by the Wisconsin Alumni Research Foundation (WARF);
- (b) waive s.16.855 under the provisions of s.13.48 (19) to enter into the necessary agreements with the Wisconsin Alumni Research Foundation to develop and construct the Wisconsin Institute for Discovery (WID) and the Morgridge Institute for Research, with enumerated WID funds of \$19,000,000 General Fund Supported Borrowing (2005-07), \$31,000,000 General Fund Supported Borrowing (2007-09), and up to \$100,000,000 enumerated Gift and Grant Funds (2005-07) with the following provisions:
 - 1) General Fund Supported Borrowing for the public research institute will not exceed the \$50,000,000 enumerated in the 2005-07 Capital Budget; and
 - 2) WARF will be required to contract with construction manager who will bid out all of the work included in the project.
 - 3) The State of Wisconsin, the Board of Regents and WARF will develop and execute the necessary agreements including the following:
 - Master Term Sheet detailing project costs and terms including a guaranteed maximum price specifying an amount not to exceed \$50,000,000 GFSB funding for the public research institute; and
 - A development agreement specifying the terms and conditions of the construction of the public institute for the university by WARF.
 - 4) The Board of Regents and WARF will develop a Land Use Agreement to permit WARF to construct the public institute on university property.
- (c) Release \$50,000,000 (\$19,000,000 GFSB (2005-07) and \$31,000,000 GFSB (2007-09)) to be disbursed subject to the agreements executed under (b)(3) above.



May 7, 2025

Subcommittee

Full Commission

13. UW-System – 2023-25 Central Plants and Utility Distribution System Renovations Program – Request the following:

- a) Authority to release \$13,796,850 (\$7,869,750 SEG REV, \$4,394,100 PRSB and \$1,533,000 PR-CASH) of the total \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) allocation of the 2023-25 Central Plant and Utility Distribution Renovation Program;
- b) Authority to construct the specified projects for an estimated total cost of \$14,624,100 (\$8,697,000 SEG REV, \$4,394,100 PRSB and \$1,533,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Central Plant and Utilities Renovation Program Group.

2023-25 Central Plants & Utility Distribution		\$14,624,100
STP	Fourth Ave. Corridor Utility Repl (\$4,479,500 SEG REV; \$2,745,500 PRSB)	\$7,225,000
LAC	Chiller Replacement and Installation (\$4,217,500 SEG REV; \$1,648,600 PRSB; \$1,533,000 PR-CASH)	\$7,399,100
TOTALS	\$8,697,000 SEG \$4,394,100 PRSB	
	REV	
	\$1,533,000 PR-CASH	\$14,624,100

In February 2025, the SBC authorized \$827,250 SEG REV for the design of UW-Stevens Point Fourth Avenue Corridor Utility Replacement and UW-La Crosse East Chiller Plant Replacement and Installation.

2023 Wisconsin Act 102 authorized \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) for Systemwide Central Plants and Utility Distribution System Renovations. To date, the SBC has authorized approximately \$32.9 million from this enumeration.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$13,796,850 (\$7,869,750 SEG REV, \$4,394,100 PRSB and \$1,533,000 PR-CASH) of the total \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) allocation of the 2023-25 Central Plant and Utility Distribution Renovation Program;
- b) Authority to construct the specified projects for an estimated total cost of \$14,624,100 (\$8,697,000 SEG REV, \$4,394,100 PRSB and \$1,533,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Central Plant and Utilities Renovation Program Group.

2023-25 CENTRAL PLANTS & UTILITY DISTRIBUTION SYSTEM RENOVATIONS PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
STEVENS POINT (Portage Co.)	24H2D	Fourth Avenue Corridor Utility Replacement	\$4,479,500	\$2,745,500	\$0	\$7,225,000
LA CROSSE (La Crosse Co.)	24D3M	Chiller Replacement and Installation	\$4,217,500	\$1,648,600	\$1,533,000	\$7,399,100
MAY 2025 SUBTOTAL			\$8,697,000	\$4,394,100	\$1,533,000	\$14,624,100

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

Project Description and Justification:

This project replaces aging utility distribution infrastructure along Fourth Avenue, Isadore Street and Reserve Street to correlate and follow a planned municipal project to reconstruct the street. Project work includes replacing approximately 1,000 linear feet of underground steam and pumped condensate lines, five new steam pits, approximately 1,200 linear feet of primary and signal ductbank. Steam and pumped condensate laterals to HEC, Science Building and CPS will be upgraded.

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

Budget/Schedule:

Construction	\$5,500,000
Design	\$413,000
DFD Mgt	\$262,000
Contingency	\$1,050,000
TOTAL	\$7,225,000

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

UW-La Crosse – East Chiller Plant Replacement and Installation (24D3M):**Project Description and Justification:**

This project expands chilled water capacity at the East Plant by replacing the non-functioning chiller with a new chiller. Existing cooling towers will be removed and replaced along with associated condenser water pumps and piping. The exiting primary-secondary chilled water pumping system will be removed and upgraded to a vari-prime pumping system to match the current pumping system installed in the west plant. Associated valves, controls, and electrical services will be upgraded.

The McQuay chiller in question at the East Chiller Plant is over 25 years old and beyond its useful life expectancy. It has experienced major breakdowns and needed significant repairs in the last few years. Additionally, the plant runs at constant volume, so they do not take advantage of modern variable speed controls to save energy. The cooling towers for the McQuay chiller are also beyond their useful life and have numerous leaks that waste domestic water and chemicals during operation.

Budget/Schedule:

Construction	\$5,860,000
Design	\$390,500
DFD Mgt	\$269,600
Contingency	\$879,000
TOTAL	\$7,399,100

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

Previous Actions: In February 2025, the SBC authorized \$827,250 SEG REV for the design of UW-Stevens Point Fourth Avenue Corridor Utility Replacement and UW-La Crosse East Chiller Plant Replacement and Installation.

2023 Wisconsin Act 102 authorized \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) for Systemwide Central Plants and Utility Distribution System Renovations. To date, the SBC has authorized approximately \$32.9 million from this enumeration. The table below summarizes projects previously authorized by the SBC from these enumerations.

Biennium	SBC Mtg	Project	Amount Authorized
2023-25	Aug 2024	MKE – Central Heating Plant Chiller Replacement (21K1P)	\$24,128,000
	Aug 2024	RVF – Heating Plant Burner Replacement (23J6P)	\$7,400,000
	Feb 2025	50% of total design budget (all other projects)	\$1,350,000
	<i>Program Total</i>		\$32,878,000

May 7, 2025

Subcommittee

Full Commission

14. UW-System – Various All Agency Projects -

Request the following:

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

Facilities Maintenance and Repair \$11,293,900

GBY	Enviro Sci/Lab Sci Exterior Envelope (\$1,280,600 SEG REV)	\$1,280,600
MSN	Hay Storage Replacement Building (\$1,044,500 PR-CASH)	\$1,044,500
PKS	Greenhouse Replacement (\$2,684,800 SEG REV)	\$2,684,800
STO	Multi-Bldg Elevator Replacements (\$2,301,000 SEG REV)	\$2,301,000
STP	Multi-Bldg Emergency Generator Repl (\$2,998,000 SEG REV)	\$2,998,000
SUP	Garage Addition (\$985,000 GFSB)	\$985,000

Utility Repair and Renovation \$2,706,900

MSN	West Campus Elec Substation Reno (\$522,700 PRSB; \$1,163,300 SEG REV)	\$1,686,000
WTW	Warhawk Drive Reconstruction (\$1,020,900 PR-CASH)	\$1,020,900

Health, Safety and Environmental Protection \$2,139,000

MSN	Multi-Bldg Sprinkler System Reno (\$2,139,000 SEG REV)	\$2,139,000
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Programmatic Remodeling and Renovation \$2,999,900

MSN	Dish Room Renovation (\$2,999,900 PRSB)	\$2,999,900
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TOTALS	\$985,000 GFSB	\$3,522,600 PRSB	
	\$2,065,400 PR-CASH	\$12,566,700 SEG REV	\$19,139,700

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	SEG REV	TOTAL
GREEN BAY (Brown Co.)	23J6M	Environmental Science/Lab Sciences Exterior Envelope Repairs	\$0	\$0	\$0	\$1,280,600	\$1,280,600
MADISON (Dane Co.)	24H1D	Hay Storage Replacement Building	\$0	\$0	\$1,044,500	\$0	\$1,044,500
PARKSIDE (Kenosha Co.)	23J2S	Greenhouse Replacement	\$0	\$0	\$0	\$2,684,800	\$2,684,800
STOUT (Dunn Co.)	23J2N	Multi-Building Elevator Replacements	\$0	\$0	\$0	\$2,301,000	\$2,301,000
STEVENS POINT (Portage Co.)	23J2L	Multi-Building Emergency Generator Replacements	\$0	\$0	\$0	\$2,998,000	\$2,998,000
SUPERIOR (Douglas Co.)	23J1R	Garage Addition	\$985,000	\$0	\$0	\$0	\$985,000
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$985,000	\$0	\$1,044,500	\$9,264,400	\$11,293,900

UTILITY REPAIR AND RENOVATION

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	SEG REV	TOTAL
MADISON (Dane Co.)	23K1K	West Campus Electrical Substation Renovation	\$0	\$522,700	\$0	\$1,163,300	\$1,686,000
WHITEWATER (Walworth Co.)	24E6W	Warhawk Drive Reconstruction	\$0	\$0	\$1,020,900	\$0	\$1,020,900
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$0	\$522,700	\$1,020,900	\$1,163,300	\$2,706,900

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	SEG REV	TOTAL
MADISON (Dane Co.)	23K1B	Multi-Building Sprinkler System Renovation	\$0	\$0	\$0	\$2,139,000	\$2,139,000
HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION SUBTOTALS			\$0	\$0	\$0	\$2,139,000	\$2,139,000

PROGRAMMATIC REMODELING AND RENOVATION

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	SEG REV	TOTAL
MADISON (Dane Co.)	24D3R	Dish Room Renovation	\$0	\$2,999,900	\$0	\$0	\$2,999,900
PROGRAMMATIC REMODELING AND RENOVATION SUBTOTALS			\$0	\$2,999,900	\$0	\$0	\$2,999,900

	GFSB	PRSB	PR-CASH	SEG REV	TOTAL
MAY 2025 TOTALS	\$985,000	\$3,522,600	\$2,065,400	\$12,566,700	\$19,139,700

UW-Green Bay – Environmental Science/Lab Sciences Exterior Envelope Repairs (23J6M):

Project Description and Justification:

The project completes various maintenance and repair procedures of the exterior envelope for the Environmental Sciences Building and Laboratory Sciences Building. The scope of work for both buildings includes concrete patching and repairs to sealants and metal wall panels. The concrete façades of the Laboratory Sciences Building will be washed and re-coated.

Industry standards recommend that exterior caulking, sealants, and backer rods be checked and replaced every 7-10 years. There are no records of Environmental Sciences ever having been re-caulked since its construction in 1969. There was no repair or exterior maintenance work done on Laboratory Science during a facility addition project during 2004. The sealant between metal panels and precast has cracked and the backer rod is peeling away from the surfaces, allowing water and air to infiltrate. The caulk joints between precast panels and window frames have also deteriorated, allowing daylight to show through in some areas. Similarly, there are strips of caulk and backer rod peeling out of the vertical joints between precast panels, allowing wind driven rain and snow to enter the building envelope, causing some spalling of the face of the panels. The Laboratory science building envelope shows some cracks in the precast concrete panels along with paint peeling and discoloration of the surfaces. Foam insulation is visible under some metal roof panels where the edge flashings and trim become loose. These problems need to be corrected to preserve the integrity of the building envelope.

Budget/Schedule:

Construction	\$954,400
Design	\$139,000
DFD Mgt	\$44,000
Contingency	\$143,200
TOTAL	\$1,280,600

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

Previous Action: None.

UW-Madison –Hay Storage Replacement Building (24H1D):

Project Description and Justification:

This project designs and constructs a new 200-foot x 60-foot (12,000 GSF), three-sided, agriculture storage building for the West Agricultural Research Station, comprised of pre-

engineered post-and-footing wood truss-framed structure sheathed and roofed in prefinished steel panel. The rough grade will serve as a floor to the interior of the building.

A fire on July 19, 2024 caused total property loss for the original Hay Storage facility. The source of the fire is currently unknown. The Agricultural Research Station (ARS) supports a wide variety of Agricultural research. The West Madison ARS is used by almost all disciplines in the College of Agricultural and Life Sciences. The hay storage facility stores feed and equipment to support the UW-Madison campus livestock. The site does not have sufficient space available to temporarily store the material that cannot be directly exposed to elements. Until the new property is constructed, the State will be funding monthly storage fees as a part of an insurance claim for the loss of property.

Budget/Schedule:

Construction	\$802,000
Design	\$85,300
DFD Mgt	\$36,900
Contingency	\$120,300
TOTAL	\$1,044,500

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

Previous Action: None.

UW-Parkside – Greenhouse Replacement (23J2S):

Project Description and Justification:

This project demolishes and replaces an existing 1970's era greenhouse (4,000 GSF) that no longer serves the program requirements of the campus and exists in a state of disrepair. The existing headhouse and related research offices will remain as-is and are outside of the scope of work for this project. The replacement greenhouse will provide approximately 1,500 GSF of instructional greenhouse space and approximately 4,500 GSF of propagation focused greenhouse space. The project also includes a 480 GSF link to the existing headhouse that contains a vestibule and two additional toilet facilities. The new greenhouse structure will include a concrete knee wall foundation at the entire perimeter with a pre-engineered, connected gutter style, steel superstructure and dual-wall polycarbonate coverings. The building will contain both passive cooling (via operable roof vents) as well as an evaporative mechanical cooling system. The building's heating system will be a perimeter fin-tube system fed by the existing campus steam system. Additional features include a retractable shade system to optimize summer heat gain and reduce winter heating loads, and an above ground rainwater collection system to reduce overall water usage.

The existing facilities are in a significant state of disrepair structurally, mechanically, and operationally. The Greenhouse is essential to the College of Natural and Health Sciences programs and overall campus grounds and gardens maintenance. The College of Natural and Health Sciences currently use the greenhouse to cultivate plants for academic study and conducting invertebrate studies. Until recently, the faculty used the greenhouse to set up mesocosm tanks for environmental studies, but the deteriorating condition of the greenhouse

(lack of temperature control and leaks) forced the faculty to move the mesocosms to another location that is less convenient than the greenhouse. The Greenhouse has broken glass panels with glazing that contains non-friable asbestos and requires added expense to replace due to the hazardous material abatement costs. The metal support members have peeling paint that is suspected to contain lead. Lack of adequate temperature controls and operational windows impede the ability of the campus to grow and maintain plantings for campus grounds. Two of the bays on the eastern end of the facility are unusable in the winter due to these lack of adequate temperature controls.

Budget/Schedule:

Construction	\$2,111,100
Design	\$160,000
DFD Mgt	\$97,200
Contingency	\$316,500
TOTAL	\$2,684,800

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

Previous Action: None.

UW-Stout – Multi-Building Elevator Replacements (23J2N):

Project Description and Justification:

This project upgrades three hydraulic jack elevators in Bowman Hall, the Administration Building, and Communications Technology Building, as well as two traction elevators in Swanson Library. Existing hoist-ways will be reused, with the possible addition of new sumps in the exiting pits. The elevators will require some modifications of the mechanical equipment rooms and other building components to accommodate the equipment, and the appropriate power connections, ventilation and cooling.

The majority of elevators included in the proposed scope of work are original to their buildings: Administration Building (1970), Bowman Hall (1982), and Swanson Library (1981). The Communications Technology unit was installed during the 1985 renovation. They range in age from 38 to 53 years old. The expected service life of a hydraulic elevator is 25 years. Based on current experience, the reliability and performance of these units has become a concern. They are frequently used and serve high traffic corridors. The finishes are worn, and their operation is no longer smooth. The service company has been challenged to keep these units in proper adjustment due to the age of the components and has routinely experienced delays in receiving necessary parts, causing them to be unusable for weeks at a time. Full building accessibility is not possible when these elevators are not in service.

Budget/Schedule:

Construction	\$1,728,300
Design	\$234,000
DFD Mgt	\$79,500
Contingency	\$259,200
TOTAL	\$2,301,000

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

Previous Action: None.

UW-Stevens Point – Multi-Building Emergency Generator Replacements (23J2L):**Project Description and Justification:**

This project replaces emergency generators at multiple buildings, including the Communication Arts Center, George Stein Annex, and Trainer Natural Resources. All new generators will be natural gas and skid mounted on an exterior concrete slab with screen wall to match building. The project work also includes separating the emergency power loads from the optional power loads through new transfer switches, feeders, panels and circuits for all loads served by the new generators. In addition, the new design will replace the existing normal main distribution at each building.

All the emergency generators have been in service for more than 50 years. Common issues during the last audit include obsolete generator parts and controls, oil and exhaust leaks, and engines cooled with city water. Each of the generators are undersized to provide adequate capacity to serve power to the critical circuits which protect the building during emergencies, frigid temperatures, and extended power outages.

Budget/Schedule:

Construction	\$2,331,000
Design	\$210,000
DFD Mgt	\$107,300
Contingency	\$349,700
TOTAL	\$2,998,000

SBC Approval	May 2025
A/E Selection	Dec 2023
Bid Opening	Jul 2025
Start Construction	Sep 2025
Substantial Completion	Dec 2027
Final Completion	Jun 2028

Previous Action: None.

UW-Superior – Garage Addition (23J1R):**Project Description and Justification:**

This project constructs a one-story addition to the University Services Building. The addition will contain 3,000 SF of building area and will be used to house campus equipment and non-commercial vehicles. This addition will be constructed using frost-depth concrete footing and foundation walls, slab on grade floor, steel column and girt wall construction with steel bar joist roof construction. Exterior building finishes will be standing seam steel panel roofing and corrugated steel panel walls. The addition will include mechanical ventilation, a floor drain, and

electrical installations. This addition will not be heated and does not include domestic water distribution.

Due to a recent fire that caused structural damage to the old football bleachers and plans to develop the football field and bleacher site, the stadium bleachers were razed 2023. The bleachers provided a partially enclosed structure that Facilities Management utilized for storing equipment and materials. The location was over a mile from the Service Center, which was not ideal for access, but the loss of this facility includes the loss of more than 2,500 SF of covered storage. The University requires an unheated garage addition to the existing Service Center to make up for the loss of this space to park service vehicles, service equipment, related heavy equipment attachments and store materials. More than \$280,000 worth of equipment and vehicles are stored year-round outdoors. This constant exposure to the elements causes early deterioration of the equipment, costing the university thousands of dollars annually in avoidable repairs. During the winter months, some equipment needs to be dug out to utilize it during heavy snow events. Due to the extreme wind events in Superior, tarps are not adequate protection for the equipment as they frequently tear, leaving the equipment exposed.

Facilities Management is housed in a 24,350 SF facility with a 3,600 SF auto shop. The auto shop consists of four, double depth bays, each equipped with a lift. Only three of the eight bays are available for use because the rest of the bays are utilized for parking and storing service vehicles and equipment. Parking and walking through the shop with tools and materials is a hazard and taking up the bays leaves the shop with inadequate space to conduct repairs.

Budget/Schedule:

Construction	\$755,000
Design	\$80,300
DFD Mgt	\$34,800
Contingency	\$113,800
Equipment	\$1,100
TOTAL	\$985,000

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

Previous Action: None.

UW-Madison – West Campus Electrical Substation Renovation (23K1K):

Project Description and Justification:

This project replaces the electrical distribution equipment including fourteen 5kV breakers, metering, relaying, and direct current (DC) system associated with the 5kV at the West Campus Electrical Substation.

The West Campus Substation was constructed in 1966 and is owned by both UW-Madison and Madison Gas & Electric. The UW-owned circuit breakers are original to the substation and consist of an older, obsolete air-break style unit. They have outlived their useful life expectancy and now produce constant control issues and there are no replacement parts available as the brand is no longer in existence. This project replaces the obsolete units with the newest style vacuum breakers. A small number of breaker cubical modifications will also need to be

performed to accommodate the new breaker requirements. Electronic relaying allows the reduction of devices for an individual circuit breaker, which reduces maintenance costs. Electronic relaying provides additional troubleshooting abilities and will provide more timely and reliable data. The use of electronic relay devices also provides the ability to operate circuit breakers remotely, which reduces the danger from arc flash events.

Budget/Schedule:

Construction	\$1,296,000
Design	\$136,000
DFD Mgt	\$59,700
Contingency	\$194,300
TOTAL	\$1,686,000

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

Previous Action: None.

UW-Whitewater – Warhawk Drive Reconstruction (24E6W):

Project Description and Justification:

This project reconstructs Warhawk Drive between Schwager Drive and West Starin Road by replacing the pavement, damaged curb, driveway aprons, and sidewalk. The existing utility structures will have maintenance work performed as part of this project.

The road was assigned a pavement surface evaluation and rating (PASER) of five in 2014. The existing asphalt pavement has sections of sealed and unsealed cracks, patching and alligator cracking. Some rutting has been observed. Continued patching of potholes has happened since 2014, but the road is deteriorating faster than the university can keep up with repairs. The curb and gutter has settled in some areas and in other areas it has been damaged by snowplows.

Budget/Schedule:

Construction	\$772,600
Design	\$82,400
DFD Mgt	\$35,600
Contingency	\$115,900
Other Fees	\$14,400
TOTAL	\$1,020,900

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

Previous Action: None.

UW-Madison – Multi-Building Sprinkler System Renovation (23K1B):

Project Description and Justification:

This project corrects various reliability and safety issues with the automatic sprinkler systems in Bascom Hall, Computer Science and Statistics, Health Science Learning Center, North Hall and South Hall. Ceilings will be removed and replaced where necessary to access the sprinkler heads

and piping. Plumbing, fire alarm and electrical work required to support the sprinkler system renovations is also included.

Each of these sprinkler systems continues to leak, damaging the ceilings and providing moisture for mold growth. The loss of pressure in the system due to leaks is potentially reducing the system's ability to effectively provide adequate fire suppression. Current code indicates that sprinkler heads are to be replaced after 50 years and Bascom Hall, North Hall, and South Hall all have 50-year-old sprinkler heads.

Budget/Schedule:

Construction	\$1,617,000
Design	\$205,000
DFD Mgt	\$74,400
Contingency	\$242,600
TOTAL	\$2,139,000

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

Previous Action: None.

UW-Madison –Dish Room Renovation (24D3R):

Project Description and Justification:

This project addresses critical inefficiencies resulting from a design originally intended for an à la carte dining model. The facility transitioned to an all you care to eat service model, which significantly increased the demand on its dish room operations. This shift exposed several key shortcomings, such as inadequate soiled dish conveyance, undersized scrapping areas, and limited pot-and-pan washing and storage facilities. These issues have led to operational bottlenecks, delays during peak periods, and an inefficient and challenging working environment for staff.

The renovation prioritizes the most critical and impactful upgrades to dish room operations. Improvements include the installation of high-capacity soiled dish accumulators, flight-type dish machines, and dedicated pot-and-pan washing stations. Enhanced ventilation systems, such as a new condensate hood and exhaust system, will address humidity and air quality concerns to meet current standards. Plumbing upgrades will incorporate low-flow fixtures, while electrical improvements will reconfigure power connections, relocate panels, and provide capacity for future growth.

In addition to the dish room upgrades, the project includes relocating the existing coffee house to expand the northern seating area, which will increase dining capacity to better serve the growing Southeast campus population. This reconfiguration is expected to create a more spacious and efficient dining environment, capable of accommodating increased student throughput and ensuring the facility can handle higher volumes during peak periods.

Budget/Schedule:

Construction	\$2,303,000
Design	\$219,700
DFD Mgt	\$106,000
Contingency	\$346,000
Other Fees	\$25,200
TOTAL	\$2,999,900

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

16

May 7, 2025

Subcommittee

Full Commission

Other Business

15. Small Projects Release – Request the following:
- a) Release \$10,882,000 from SEG REV All Agency allocations to corresponding Small Project allocations; and
 - b) Release \$2,000,000 from BTF allocations to corresponding Small Project allocations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2025
REQUEST #15
OTHER BUSINESS**

Date: May 7, 2025

To: SBC Members

From: Naomi De Mers, Secretary

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

PROJECT REQUEST: Request the following:

- a) Release \$10,882,000 from SEG REV All Agency allocations to corresponding Small Project allocations; and
- b) Release \$2,000,000 from BTF allocations to corresponding Small Project allocations.

SEG REV Allocation

This request seeks to release \$10,882,000 from All Agency residual allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories until October 2025. This is the fifth SEG REV request to release funding for small projects in the 2023-25 biennium. The table below provides a summary of requested Small Project appropriation balances.

Project Category	Balance	Requested Change	Revised Balance
Facility Maintenance & Repair	25,506,170	7,157,000	32,663,170
Utility Repair & Renovation	3,622,124	500,000	4,122,124
Health, Safety & Environmental Protection	438,150	1,120,000	1,558,150
Preventative Maintenance		1,000,000	1,000,000
Programmatic Remodel	252,805	(225,000)	27,805
Capital Equipment		350,000	350,000
Road Maintenance	267,618	(80,000)	187,618
Facilities Repair/Roofing	(790,155)	1,060,000	269,845
	29,296,712	10,882,000	40,178,712

Over the last 12 months, agencies have submitted 434 small project requests totaling \$124 million. From that, \$47.6 million was spent in GFSB/SEG REV, or an average of \$4 million GFSB/SEG REV per month, and represents 38% of total funds allocated for small projects. The table below summarizes the requests by agency. UWS represents the largest share (155 projects or 35.7% of total projects), followed by the DOC (101 projects or 23.3% of total projects). The table below summarizes one year of data showing the project count and GFSB/SEG REV spent, by agency, as of April 28, 2025.

Agency	Project Requests		% of Total	
	# of projects	Sum of GFSB & SEG REV	Projects	GFSB & SEG REV
Administration	49	619,700	11.3%	1.3%
Corrections	101	8,813,616	23.3%	18.5%
Education Communications Board	7	3,159,100	1.6%	6.6%
Health Services	32	4,432,100	7.4%	9.3%
Historical Society	8	644,165	1.8%	1.4%
Military Affairs	25	1,258,284	5.8%	2.6%
Natural Resources	22	1,138,500	5.1%	2.4%
Public Instruction	24	3,124,879	5.5%	6.6%
State Fair Park	5	1,319,389	1.2%	2.8%
Transportation	2	0	0.5%	0.0%
University of Wisconsin	155	21,472,570	35.7%	45.1%
Veterans Affairs	4	1,650,500	0.9%	3.5%
Total	434	47,632,803	100.0%	100.0%

BTF Allocation

This request seeks to release \$2,000,000 from Building Trust Funds – BT60 Contingency allocations to the corresponding Building Trust Funds – BT700 Small Project allocations. The requested release is projected to fund projects for the rest of Fiscal Year 2025 and into the 2025-2027 biennium. This is the only request for BTF funding release in the 2023-25 biennium.

BUILDING COMMISSION REQUESTS / ITEMS

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May 7, 2025

16. SEG REV Release from Joint Committee on Finance to the Building Trust Fund (BTF) account – Request authority for the Department of Administration (DOA) to request from the Joint Committee on Finance (JFC) release of \$32,000,000 SEG REV from the JFC Supplemental Appropriation to the Building Trust Fund (BTF) account for preliminary planning of projects for future enumeration.

Subcommittee

Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2025
REQUEST #16
OTHER BUSINESS**

AGENCY: Department of Administration

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

LOCATION: Statewide

PROJECT REQUEST: Request authority for the Department of Administration (DOA) to request from the Joint Committee on Finance (JFC) release of \$32,000,000 SEG REV from the JFC Supplemental Appropriation to the Building Trust Fund (BTF) account for preliminary planning of projects for future enumeration.

Pursuant to 2023 Wisconsin Act 19, a one-time amount of \$32,000,000 GPR in FY 2024-25 was transferred to the Joint Committee on Finance (JFC) supplemental GPR appropriation under §. 20.865 (4) (a), Wis. Stats. (JFC Supplemental Appropriation), to be reserved for providing design funds for future biennial budget enumerated capital projects. These funds would become available to the State Building Commission (SBC) contingent upon the approval of a §13.10 request to the JFC.

This request seeks to obtain SBC's approval to request from JFC the release of \$32,000,000 from the JFC Supplemental Appropriation to the SBC's Building Trust Fund Appropriation (BTF Appropriation), as permitted by Wis. Stats. §. 20.867 (2) (d), created in 2023 Wisconsin Act 19. The BTF Appropriation is a General Purpose Revenue (GPR) appropriation created to receive expenditure authority to the Building Trust Fund (BTF) account for management of these design funds. These funds will be used specifically for preliminary planning and design for projects that are being prepared for future enumerations.

Approval of this request by SBC will permit the Department of Administration (DOA) to request the release of \$32,000,000 GPR in fiscal year (FY) 2024-25 from the JFC Supplemental Appropriation to the BTF Appropriation for transfer to the BTF. This transfer will provide design funds to develop appropriate scope, schedules, and budgets for upcoming enumeration requests for capital projects in future Biennial Budgets.

Upon the release of planning funds by JFC and once the 2025-27 Capital Budget is enacted, DOA will submit a request to the SBC to allocate BTF funds to specific projects for capital budget development. This will allow agencies to submit capital budget requests based on informed cost estimates developed through preliminary planning and design efforts.