



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, August 6, 2025

11:00 AM

State Fair Park Expo Center

2nd Floor East Conference Rooms

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

Wednesday, August 6, 2025

11:30 AM

State Fair Park Expo Center

2nd Floor East Conference Rooms

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

Wednesday, August 6, 2025

2:15 PM

State Fair Park Expo Center

2nd Floor East Conference Rooms

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 7, 2025.

No action required.

DEBT MANAGEMENT

1. Debt Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 5 grants certain state agencies new debt authority in an amount not to exceed \$302,291,300 and continuation of previously approved debt authority in an amount not to exceed \$807,011,505, to allow these state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt.
2. General Obligation New Money Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 6 authorizes the sale and issuance of General Obligations in an amount not to exceed \$297,665,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.
3. Transportation Revenue Obligations Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 7 authorizes the issuance and sale of State of Wisconsin Transportation Revenue Obligations in an amount not to exceed \$50,000,000 in fixed or variable rate form.
4. Environmental Improvement Fund 2025-27 Biennial Finance Plan - Request approval of biennial finance plan submitted by DNR and DOA pursuant to 13.48(26), Wisconsin Statutes.

No action required.

No action required.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

5. Department of Administration on behalf of the Department of Health Services and Military Affairs – Land Transfer – The Department of Health Services requests authority to transfer ownership of a 79.9-acre parcel of vacant land located at the Northern Wisconsin Center in the City of Chippewa Falls to the Department of Military Affairs at no cost.

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

AGENCIES: Department of Administration on behalf of the Department of Health Services and the Department of Military Affairs

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

DMA CONTACT: COL G. David Brown, (608) 242-3365, George.d.brown26mil@army.mil

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

LOCATION: Northern Wisconsin Center, Chippewa County

PROJECT REQUEST: The Department of Health Services requests authority to transfer ownership of a 79.9-acre parcel of vacant land located at the Northern Wisconsin Center in the City of Chippewa Falls to the Department of Military Affairs at no cost.

PROJECT NUMBER: N/A

PROJECT DESCRIPTION:

The Department of Health Services (DHS) has 79.9 acres of vacant land at the Northern Wisconsin Center (NWC) that is no longer useful or needed for their Division of Care and Treatment Services operations. This property is located west of 160th Street in Chippewa Falls, east of Highway 178 (Seymour Cray Jr. Blvd), and is adjoining south of the Chippewa Valley Correctional Treatment Facility, Northern Wisconsin Center, and the Chippewa Falls National Guard. This parcel contains prairie land, woods and/or vegetated areas. DHS identified the 79.9 acres as surplus property and offered it to other state agencies. The Department of Military Affairs (DMA) would like to acquire this land with plans to construct a new National Guard Readiness Center when federal funds are available.

A Land Transfer Agreement was reviewed and signed between both agencies with no restrictions. A Quitclaim Deed will be recorded to convey ownership transfer from DHS to DMA upon SBC review and approval. No property appraisals were performed since this parcel will be transferred between state agencies at no cost. Additionally, a preliminary environmental audit of the property found no evidence of contaminants or environmental hazards. The DOA State Capital Finance Office confirmed that there is no remaining debt service on the property to be transferred.

PROJECT JUSTIFICATION:

The DHS Division of Care and Treatment Services (DCTS) at NWC began operations in 1897. It is a short-term assessment and treatment facility for people who have intellectual disabilities, mental illness and aggressive/challenging behaviors. The facility and DCTS programming are set up to assist clients in developing the skills necessary to live in a community setting with as much independence as possible.

In the past, the 79.9 acres of land had been used for farming purposes. However, the DHS/NWC has not used this land for some time. In 2014, DHS identified the Northern Wisconsin Center in Chippewa Falls as an underutilized asset/surplus property per 2013 Wisconsin Act 20. In February 2023, DHS sold 87.8 acres of vacant land in NWC - Chippewa Falls for \$2.31 million to the City of Chippewa Falls. The parcel requested to be transferred to DMA is part of the acreage previously declared surplus.

The 79.9-acres will help support DMA's Wisconsin Army National Guard (WIANG) missions by providing the land needed for the future construction of a Readiness Center to be used by the Wisconsin National Guard (WING). The WIANG trains and provides citizen-soldiers who are prepared to be deployed to support community, state, and federal missions. The WIANG federal mission component provides trained soldiers to support our nation's defense priorities – internally and world-wide. The WIANG community/state mission provides assistance and protection to people and property, and to promote order and public safety during Wisconsin emergencies as directed by the Governor.

Acquiring the land at this time will improve DMA's ability to compete for future federal military construction funding. A new Readiness Center will provide the space needed in Northern Wisconsin for training, administration, and logistics of WING units and could also include classrooms, weapons and protective personal equipment storage, and training space. 2025 Wisconsin Act 15 allocated \$1,700,000 BTF to develop preliminary plans and specifications for a new Readiness Center in Chippewa Falls.

SCHEDULE:

SBC Approval: August 2025 SBC Meeting

Closing: No later than 60 days after SBC approval.

PREVIOUS ACTION: None.



PIN: 22808-0913-00000000

Computer Number: 211-4418

Owner Name: STATE OF WISCONSIN NORTHE

Owner Address: ADDRESS UNAVAILABLE

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 77.8

Deed Acres: 79.9

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: SW NE & SE NE EX APPROX THE N 15' OF THE W 374' OF SW NE
FOR VA SITE - SEE C#4419.1000



Scale = 1":867'

Printed 10/01/2024

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

6. State Capitol – Sidewalk and Stormwater Piping Renovation – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the State Capitol Sidewalk and Storm Water Piping Renovation project for an estimated total cost of \$6,400,000 SEG REV.

This project was enumerated in 2023 Wisconsin Act 19 for \$6,400,000 SEG REV.

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

AGENCY: Department of Administration

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

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

LOCATION: State Capitol, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Sidewalk and Stormwater Piping Renovation project for an estimated total cost of \$6,400,000 SEG REV.

PROJECT NUMBER: 24H1X

PROJECT DESCRIPTION:

This project removes approximately 60,500 SF of existing Cherry Grit paving between the State Capitol building and balustrade. The “Cherry Grit” pavement will be evaluated as part of the final design review, and mock-up panels will be cast on-site. The State Capitol terrace will then be paved with 38,800 SF of “Cherry Grit” concrete mix to continue the historic paving appearance, and multiple etching compounds will be used to determine the appropriate surface roughness for the finished work. Test sections of the “Cherry Grit” replacement sidewalk will be evaluated with final selection by the State Capitol & Executive Residence Board (SCERB).

To have a consistent concrete paving appearance, the South Hamilton and King Street approaches will be replaced with 21,700 SF of reinforced grey concrete to match the existing North Hamilton and State Street approaches. Pedestrian walkways around the State Capitol are subject to light truck traffic for maintenance/construction purposes, so the concrete paving in this area will be designed to accommodate such traffic.

Project scope also includes the installation of new storm sewers to reduce the loading on over-capacity piping. Additional inlets will create more surface water capture locations, and underdrains installed beneath the new sidewalks will intercept excess groundwater and reduce basement flooding potential. The existing storm sewer connections at King Street, North Hamilton Street, and State Street will be maintained. Storm manholes in the porticos at Wisconsin Avenue and West Washington Avenue will be added to allow future re-plumbing of the exterior portico drains on the second floor of those locations. New connections at West Washington Avenue and Wisconsin Avenue will be created to provide additional stormwater conveyance or drainage capacity. Where existing storm sewers are replaced, a larger pipe would provide additional capacity for larger storm events. Additional localized low points will be created to enhance surface water capture and reduce flooding in the balustrade.

Due to the type of work being done, this project will be performed from Spring through the Fall seasons. The Capitol Park is divided into four quadrants and the project work will be phased one quadrant at a time. Any turf grass areas or annual planting beds affected by the project construction will be restored to existing conditions. When possible, any impacted historical materials will be temporarily removed, and secured during construction and reinstalled (i.e. planters, statues). All work areas will be fenced off from the public, and the project will likely require the closure of street and carriageway access, close two ground floor entrance points, and require temporary emergency egress paths through the affected quadrants, along with temporary relocation of paid parking spaces.

PROJECT JUSTIFICATION:

The “Cherry Grit” concrete sidewalks around the State Capitol (between the building and balustrade) and the two pedestrian approaches on King and South Hamilton Streets, were replaced in 2000-2001 as part of the State Capitol Restoration project. The last two decades of winters and traffic have created significant areas of cracking, spalling, heaving and uneven patches in the “Cherry Grit” sidewalk areas. Additionally, repairs in select areas of the walks have created a patchwork of mis-matched surface textures and colors which detract from the historic paving appearance. Work also needs to be done to restore the sidewalk and remove potential tripping hazards.

The storm piping under the sidewalks carries storm water from the State Capitol roof and terraces to the City of Madison’s storm sewer system. The subgrade storm sewer piping has been partially replaced from multiple small projects but overall is in poor condition and requires more extensive replacement, as the piping is inaccessible, cracked, clogged, has open joints and is undersized in many areas. This has resulted in enough stormwater building up behind the balustrade so that it cannot filter fast enough into the subsoil, causing leaks into the State Capitol basement and utility tunnels.

BUDGET/SCHEDULE:

Construction	\$5,086,000
Design	\$326,900
DFD Mgt	\$232,000
Contingency	\$712,300
Other Fees	\$42,800
TOTAL	\$6,400,000

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

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$6,400,000 SEG REV.

DESIGN REPORT

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

August 6, 2025

Sidewalk and Storm Water Piping Renovation
Wisconsin State Capitol
Madison, WI

Project Number: 24H1X
For the: Department of Administration
Project Manager: Kristine Anderson
Architect/Engineer: Vierbicher Assoc Inc
Madison, WI

1. Project Description:

The project includes replacement of the sidewalks around the State Capitol between the building and the balustrade. The sidewalks, with their distinctive red-hue color and grit texture ("cherry grit"), form the visual base of the Capitol building. The pedestrian approach on King Street is also paved with "cherry grit" concrete. These walks were installed in 2000-2001, and subsequent winters and traffic have created significant areas of cracking, surface degradation and many uneven surfaces between sections of walk. The uneven surfaces create trip hazards for pedestrians. Repairs to select areas of the walks have created a patchwork of mis-matched surface textures and colors which detract from the historic paving appearance. Stormwater piping under the sidewalks conveys storm water from the roof and terraces to the City of Madison storm sewer system. These pipes have been partially replaced during multiple projects, and in general are inaccessible, undersized, clogged, and leaking. New storm sewers will be constructed to provide access for maintenance and add drainage capacity to the storm sewer system.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$6,400,000 SEG REV.

3. Schedule:

Bid Opening:	Jan 2026
Start of Construction:	Apr 2026
Substantial Completion / Occupancy:	Nov 2026

4. Budget Summary:

Construction:	\$5,086,000
A/E Fees:	\$326,900
DFD Mgt:	\$232,000
Contingency:	\$712,300
Other Fees:	\$42,800
Total Project Cost:	\$6,400,000

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

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

Facility Maintenance and Repair		\$5,641,500
GEF 1	Parking Ramp Plumbing/Concrete Repr	\$2,697,300
	(\$2,697,300 PRSB)	
GEF 1	Envelope & Window Repairs	\$2,944,200
	(\$2,944,200 PRSB)	

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

AGENCY: Department of Administration

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

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
State Labor Building (GEF I) (Dane Co.)	24D3E	Parking Ramp Plumbing and Concrete Repairs	\$2,697,300
State Labor Building (GEF I) (Dane Co.)	24A2G	Envelope and Window Repairs	\$2,944,200
Facility Maintenance and Repair Total			\$5,641,500

State Labor Building (GEF I) - Parking Ramp Plumbing & Concrete Repairs (24D3E):

Project Description & Justification:

This project upgrades to the two-level, 175,615 GSF parking ramp under the GEF I facility. The elevated plaza, the deck drain piping, and the below-grade piping on Parking Level 2 are experiencing localized failures and have exceeded their useful life expectancies. Most of the stormwater piping system at GEF I is original construction dating back to 1971-1972. Most of the piping drains, traps, and cleanouts have deteriorated due to salting of the concrete pavements and walkways and are also at the end of their service life. The oil and sand interceptor are at the end of their useful life expectancy, and the existing duplex sump pump system needs to be re-built or replaced to ensure the comprehensive replacement of the drainage system operates properly.

Additionally, the elevated decks, walls and columns show various localized concrete failures including delamination/spalling, minor reinforcement exposure and cracks. Most of the parking deck traffic coating system has reached the end of its useful life and there are localized concrete coating failures and localized water ponding on the Level 2 parking area. Installation of a new traffic membrane coating will protect the concrete parking area from water infiltration and provide a non-slip walking surface.

The project requires the removal and replacement of all plaza drains, deck drains, trench drains and associated piping, interceptors, and sump pumps. Existing hangers/supports will be removed

and replaced with hot-dipped galvanized or stainless-steel hangar or supports. The Level 2 parking area requires the installation of two additional deck drains at the low points on the existing floor to help drainage and prevent water pooling. Replacement of the deck drain piping requires cutting and patching of concrete. Cutting and patching around the deck drains and plaza drains is required to reset the new drains, and the existing sand/oil interceptor and sump pump systems will be rebuilt or replaced.

The project also rehabilitates the concrete parking structure and includes repairs to the top and bottom elevated concrete slabs, walls, and columns. Other work includes concrete delamination/spalling repairs, filling of cracks, and minimal rebar replacement. Additionally, concrete repairs will correct and support any localized damage from the plumbing replacement component of the project and the elevated deck and slab-on-grade will be replaced. This includes the complete removal of all coatings and the application of a new traffic bearing membrane. Removal and restoration of electrical conduit and ductwork to access the areas is included in the scope, and the project will be phased to continue building tenants to have partial use of the parking area.

Budget/Schedule:

Construction	\$2,088,000
Design	\$200,000
DFD Mgt	\$96,100
Contingency	\$313,200
TOTAL	\$2,697,300

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

Previous Action: None.

State Labor Building (GEF I) - Envelope and Window Repairs (24A2G):

Project Description & Justification:

This project will provide a building envelope composite metal panel re-clad for GEF I at a lower cost than replacement in kind. The project scope modifies the existing precast concrete structure so that it can receive the new panel framing (setting anchors directly to the face of the precast concrete) and includes the installation of caulk to the windows from the exterior. Approximately 35,000 SF of composite metal panel rainscreen system will be applied to all four stories of the existing façade and requires the installation of the rainscreen system onto the existing pre-cast spandrel panels at the floor, rooflines and to the concrete interstitial columns. A composite metal panel system will be used to limit weight to the existing pre-cast wall assemblies.

The façade of the GEF I building consists of precast concrete exterior wall panels which incorporate glass wall assemblies on each floor. The exterior sealant joints at the precast panels are in fair to failing condition. The precast concrete panel systems have some localized cracks and have become more porous due to age. The curtainwall assemblies are in reasonably good condition. However, its placement within the overall wall assembly sets the curtainwall slightly above or past the precast panels, exposing the receiver head to the elements. The perimeter sealant joints have reached the end of their service lives and are no longer able to prevent water

from penetrating the curtainwall, and gaskets within the curtainwall glazing have failed in some areas, resulting in fogged glass. The existing conditions have resulted in persistent and unavoidable water infiltration through the curtain wall system.

It is anticipated that this project will resolve water infiltration issues and provide wind/solar protection due to deepened soffits around the windows. It is intended to decrease the amount of high-intensity natural daylight from entering into the building which benefits tenants and could decrease energy consumption. The three-dimensional reflective metal panel system provides the GEF I facility with a reinvigorated and modern exterior look, offering an additional lower-cost benefit. This project will require staging (mobilization and breakdown), a crane and swing stage drops, as well as overhead protection at the building entrances and public walkways. The project will be done during the winter, spring, and summer months to decrease disruption to building tenants.

Budget/Schedule:

Construction	\$2,433,000
Design	\$207,500
DFD Mgt	\$105,200
Contingency	\$195,500
Other Fees	\$3,000
TOTAL	\$2,944,200

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

Department of Corrections

8. Fox Lake Correctional Institution – ADA Improvements – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the ADA Improvements project for an estimated total cost of \$4,099,000 SEG REV.

This project was enumerated in 2023 Wisconsin Act 19 for \$4,099,000 SEG REV.

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

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: Fox Lake Correctional Institution, Dodge County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the ADA Improvements project for an estimated total cost of \$4,099,000 SEG REV.

PROJECT NUMBER: 24C2G

PROJECT DESCRIPTION:

This project makes site and facility improvements for the Entrance and Visitor Building. Interior improvements are approximately 4,000 GSF and include a restroom and vestibule renovation to achieve ADA compliance. This project also includes flooring and ceiling replacements, new guard stations, and relocated vending in the Visiting Area. Exterior improvements include site grading, a retaining wall replacement, and new ADA compliant concrete sidewalk, ramps and railing.

Mechanical upgrades focus on enhancing air distribution within the visitation room by relocating supply to the center of the space and replacing exhaust fans in the restrooms and the Persons In Our Care (PIOC) search room to improve indoor air quality. Two cabinet unit heaters will also be replaced to accommodate the revised bathroom and entrance layout. Electrical improvements include the installation of high-efficiency LED lighting in the visitation room and associated restrooms, along with the replacement of an existing electrical panel that poses safety and maintenance concerns. The project will also extend six existing vending machine circuits to new locations.

PROJECT JUSTIFICATION:

The Entrance and Visitor Building at Fox Lake Correctional Institution is not ADA compliant. Many disabled visitors and PIOC cannot access the building due to existing steps and steep sidewalk slopes leading to the building entrance doors. Ground movement over the years has tilted the entrance walkway and caused the retaining wall near the entrance doors to lean towards the visiting children's playground area. In addition, the visitor area within the building was not designed to take accessibility requirements into account. There is also a need to make improvements to restroom facilities to bring them up to ADA standards.

BUDGET/SCHEDULE:

Construction	\$3,121,500
Design	\$365,600
DFD Mgt	\$143,600
Contingency	\$468,300
TOTAL	\$4,099,000

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

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$4,099,000 SEG REV.

DESIGN REPORT

Division of Facilities Development
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

August 6, 2025

ADA Improvements
Fox Lake Correctional Institution
Fox Lake, WI

Project Number: 24C2G
For the: Department of Corrections
Project Manager: Raivo Balciunas
Architect/Engineer: Assemblage Architects LLC
Middleton, WI

1. Project Description:

This project will make site and facility improvements for the entrance and Visitor Building. Interior improvements are approximately 4,000 SF and include a restroom and vestibule renovation to achieve ADA compliance, flooring and ceiling replacement, new guard stations and relocated vending in the Visiting Area. Exterior improvements include site grading, a retaining wall replacement, and new ADA compliant concrete sidewalk, ramps and railing.

Mechanical upgrades focus on enhancing air distribution within the visitation room by relocating supply to the center of the space and replacing exhaust fans in the restrooms and PIOC search room to improve indoor air quality. Two cabinet unit heaters will also be replaced to accommodate the revised bathroom and entrance layout.

Electrical improvements include the installation of high-efficiency LED lighting in the visitation room and associated restrooms, along with the replacement of an existing electrical panel that poses safety and maintenance concerns. Extending six existing vending machine circuits approximately 90' to new locations.

The Entrance and Visitor Building at Fox Lake Correctional institution is not compliant with the Americans with Disabilities Act (ADA). Many disabled visitors to persons-in-our-care cannot access the building due to existing steps and steep sidewalk slopes leading to the building entrance doors. Ground movement over the years has tilted the entrance walkway and caused the retaining wall near the entrance doors to lean towards the visiting children's playground area. In addition, the visitor area within the building was not designed taking accessibility requirements into account. There is a need to make improvements to restroom facilities to bring them up to ADA standards.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$4,099,000 SEG REV.

3. Schedule:

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

4. Budget Summary:

Construction:	\$3,121,500
A/E Fees:	\$365,600
DFD Mgt:	\$143,600
Contingency:	\$468,300
Total Project Cost:	\$4,099,000

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

9. Various All Agency Projects – Request the following:
 - a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation	\$2,815,400
OCI Wastewater Screening Station	\$2,815,400
(\$2,815,400 GFSB)	

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

AGENCY: Department of Corrections

DPC CONTACT: Dave Sumwalt, (608) 225-9652, davida.sumwalt@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;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Oshkosh Correctional Institution (Winnebago Co.)	22K1Y	Wastewater Screening Station	\$2,815,400
Utility Repair and Renovation Total			\$2,815,400

PROJECT DESCRIPTION:

This project constructs a new building and wastewater screening station at Oshkosh Correctional Institution (OSCI). This screening station will ensure that items that should not be in the sewer are removed (bed sheets, rubber gloves, personal wipes, mop heads, shoes, etc.). These items can cause significant damage to the city's screening/lift stations and sewage treatment facility.

PROJECT JUSTIFICATION:

The City of Oshkosh has requested that the wastewater from OSCI be screened to remove debris that have previously damaged an Oshkosh City lift station. The City has notified DOC of this problem and directed them to complete the project. Installation of a screening station will prevent any charges that may occur due to further damage to city screening/lift stations by debris generated from OSCI.

BUDGET/SCHEDULE:

Construction	\$2,159,200
Design	\$120,700
DFD Mgt	\$103,700
Contingency	\$431,800
TOTAL	\$2,815,400

SBC Approval	Aug 2025
A/E Selection	Dec 2022
Bid Opening	Nov 2025
Start Construction	Mar 2026
Substantial Completion	Aug 2026
Final Completion	Nov 2026

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

Department of Natural Resources

10. Rib Mountain State Park Grante Peak Ski Area – Approval of Privately Owned and Operated Building – The Department of Natural Resources (DNR) requests approval of a privately owned and operated building (Snowmaking Equipment Water Pump House) on State-owned land for the Granite Peak Ski Area to comply with Wis Stats. s.13.48(12).

CORRESPONDENCE/MEMORANDUM**State of Wisconsin**

REQUEST #10

DATE: August 6, 2025

FILE REF: Rib Mountain – Granite Peak

TO: Naomi De Mers, Secretary
State Building CommissionFROM: Dan Olson, Chief
Facilities Operations Section
Department of Natural ResourcesSUBJECT: Approval of Privately Owned and Operated Buildings
Rib Mountain State Park - Granite Peak Ski Area
Rib Mountain Township, Marathon County

The Department of Natural Resources (DNR) requests approval of a privately owned and operated building (Snowmaking Equipment Water Pump House) on State-owned land for the Granite Peak Ski Area to comply with Wis Stats. s.13.48(12).

The project will replace the existing snowmaking equipment pump house with a new 2,170 SF facility that will house the necessary pumping equipment, electrical distribution gear, and piping infrastructure. Pursuant to the provisions under this statute, state agencies are required to gain building commission approval for any privately owned or operated facility to be constructed on state-owned land.

Since 2019, Granite Peak Ski Area has completed two of the three phases necessary to increase snowmaking coverage of the 161-acre ski area. In the first phase, a new Rib River pump house was constructed along with new underground piping, in order to move water uphill to the 5+ million-gallon holding pond next to the main pump house. This new Rib River pump house can pump up to 11,000 gallons per minute (gpm). In a second phase, Granite Peak installed 208 tower snow guns across the ski area. The new tower guns are directional and place snow close to where it is needed, limiting the necessity to move snow major distances. This phase of the project replaces the current pump house equipment building and will increase pumping capacity to the tower snow guns from 4,500 gpm to 8,000 gpm, decreasing the time to make snow across the ski area by 50%.

The DNR currently has a 30-year lease agreement with a private operator (Granite Peak Ski Corporation) to manage the ski area at the Rib Mountain State Park. This lease agreement was established and legislatively approved in 2000. The new Snowmaking Equipment Water Pump House is planned to start construction in the fall of 2026, and all costs associated with the estimated \$4 million building construction will be funded by the private operator of the ski area.

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

11. Peninsula State Park – Tennison Bay Campground Toilet/Shower Buildings Renovations – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Tennison Toilet/Shower Buildings Renovations for an estimated total cost of \$3,571,600 SEG REV.

In October 2023, the SBC authorized the release of \$132,000 SEG REV to develop preliminary plans and specifications.

This project was enumerated in 2023 Wisconsin Act 19 for \$3,571,600 SEG REV.

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

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: Peninsula State Park, Door County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Tennon Toilet/Shower Buildings Renovations for an estimated total cost of \$3,571,600 SEG REV.

PROJECT NUMBER: 24G1X

PROJECT DESCRIPTION:

This project renovates two toilet/shower buildings and three flush toilet facilities at the Tennon Bay Campground at Peninsula State Park. The buildings will be gutted, and all interior fixtures, finishes, partitions, mechanical systems, electrical, and floor slab will be replaced. New building layouts will provide accessible toilets and showers as well as family restrooms. Water supply and sanitary sewer lines will be replaced as part of the project, located just outside of the buildings.

PROJECT JUSTIFICATION:

The Tennon Bay toilet/shower buildings were constructed in 1967 and are in need of upgrades to maintain critical services in the campground. The facilities are outdated and beginning to fail. The existing tile is falling off the walls and floors, creating hazards to the visitors at the campground. The plumbing utilities are also deteriorating, including the sewer lines serving the facilities. The condition of the facilities leads many visitors to drive to other campgrounds within the property to use more up-to-date facilities, causing crowding at other campground facilities and increasing use and wear on those buildings.

Peninsula State Park, located near Fish Creek in Door County, was established in 1910. It is one of the busiest state parks in the system, with more than 205,000 camper days, over a million visitors each year, and annual revenues of approximately \$2 million. Considered Wisconsin's most complete park, it boasts 468 campsites, three group camps, a summer theater, an 18-hole golf course, beaches, bike trails, a lighthouse, and eight miles of shoreline. Winter opportunities include cross-country skiing, snowshoeing, sledding, and snowmobiling. The park also offers hunting, fishing, and boat access to Lake Michigan. Peninsula is open year-round, with the peak season running from May through October. The park is a popular tourism destination in the Door County region, and the renovation of these five toilet and shower facilities will provide a level of service that visitors expect at the campground. The Tennon Bay Campground has 188 family

campsites, and these renovations will have positive impacts on both the visitors and park operations.

BUDGET/SCHEDULE:

Construction	\$2,548,700
Design	\$245,500
DFD Mgt	\$117,200
Contingency	\$660,200
TOTAL	\$3,571,600

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

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$132,000 SEG REV to develop preliminary plans and specifications.

This project was enumerated in 2023 Wisconsin Act 19 for \$3,571,600 SEG REV.

DESIGN REPORT

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

August 6, 2025

Tennison Toilet/Shower Buildings Renovations
Peninsula State Park
Fish Creek, WI

Project Number: 24G1X
For the: Department of Natural Resources
Project Manager: Jerry Zamzow
Architect/Engineer: Kontext Architects LLC
Sun Prairie, WI

1. Project Description:

Renovate two toilet/ shower buildings and three flush toilet facilities at the Tennison Bay campground at Peninsula State Park. Buildings will be gutted, and all interior fixtures, finishes, partitions, mechanical systems, electrical, and floor slab will be replaced. New building layouts will provide accessible toilets and showers as well as family restrooms. Water supply and sanitary sewer lines will be replaced as part of the project, to just outside the buildings.

2. Authorized Budget and Funding Source:

This project was authorized in 2023 Wisconsin Act 19 for \$3,571,600 SEG REV.

3. Schedule:

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

4. Budget Summary:

Construction:	\$2,548,700
A/E Fees:	\$245,500
DFD Mgt:	\$117,200
Contingency:	\$660,200
Total Project Cost:	\$3,571,600

BUILDING COMMISSION REQUESTS / ITEMS

10

August 6, 2025

Subcommittee

Full Commission

12. Washburn Ranger Station – Fire Response Ranger Station Replacement – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Fire Response Ranger Station Replacement for an estimated total cost of \$4,449,000 CON SEGB.

In October 2023, the SBC authorized the release of \$111,000 BTF-Planning to prepare preliminary plans and a Design Report for the Fire Response Ranger Station Replacement at the Washburn Ranger Station.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,591,900 CON SEGB.

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

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: Washburn Ranger Station, Bayfield County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Fire Response Ranger Station Replacement for an estimated total cost of \$4,449,000 CON SEGB.

PROJECT NUMBER: 23E4S

PROJECT DESCRIPTION:

This project replaces the existing historic fire station and an existing office building. The new building will provide space for two Type 7x engines, one Type 6x engine, and one heavy unit. A heated storage area will have space for fire control vehicles, woodworking, and maintenance equipment. An unheated drive-thru bay will provide additional equipment storage. An office area will provide space for seven employees, a customer service counter, fire response coordination room, storage, office services, meeting/breakroom, locker room, and a bathroom with shower and laundry.

PROJECT JUSTIFICATION:

The current building functions as the Ranger Station with five full-time staff members and is located on eight lots within the City of Washburn. The main floor has a customer service counter and the ranger office, along with unheated garage space for four trucks, and a small, heated work area. The upper level has office space for five staff. A pole building that once housed the Type 4 engine and tractor plow is located behind the Ranger Station.

Frost has heaved this building up over 18 inches in some spots, so plywood must be secured around the building to keep leaves, pests, and other unwanted visitors out. The Type 4 engine is now stored three blocks away in a county owned building where space is rented as a result. Currently, all fire suppression equipment is stored in unheated storage, making fire readiness an issue in the early spring and late fall. In addition, the entire Washburn Ranger Station property is serviced with a ¾" municipal waterline, which makes filling 340-gallon Type 6 or 850-gallon Type 4 engines on site impractical.

The project's budget exceeds the enumerated amount due to inflationary effects that were unforeseen at the time of the 2021 enumeration. The funds being added to this project are

residual CON SEGB funds from closed DNR projects, as well as unspent funds from DNR's All Agency allocations of CON SEGB funding.

BUDGET/SCHEDULE:

Construction	\$3,295,100
Design	\$326,900
DFD Mgt	\$151,600
Contingency	\$494,000
Equipment	\$166,800
Other Fees	\$14,600
TOTAL	\$4,449,000

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

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$111,000 BTF-Planning to prepare preliminary plans and a Design Report for the Fire Response Ranger Station Replacement at the Washburn Ranger Station.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,591,900 CON SEGB.

DESIGN REPORT

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

August 6, 2025

Fire Response Ranger Station Replacement
Washburn Station
Washburn, WI

Project Number: 23E4S
For the: Department of Natural Resources
Project Manager: Jim Schaefer
Architect/Engineer: Cedar Corp
Menomonie, WI

1. Project Description:

This project will replace the existing historic fire station and an existing office building. The new building will provide space for two Type 7x engines, one Type 6x engine, and one heavy unit. A heated storage area will have space for fire control vehicles, woodworking, and maintenance equipment. An unheated drive-thru bay will provide additional equipment storage. An office area will provide space for seven employees, a customer service counter, fire response coordination room, storage, office services, meeting/breakroom, locker room, and a bathroom with shower and laundry.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$3,591,900 CON SEGB.

3. Schedule:

Bid Opening:	Feb 2026
Start of Construction:	Apr 2026
Substantial Completion / Occupancy:	Aug 2027

4. Budget Summary:

Construction:	\$3,295,100
A/E Fees:	\$326,900
DFD Mgt:	\$151,600
Contingency:	\$494,000
Equipment:	\$166,800
Other Fees:	\$14,600
Total Project Cost:	\$4,449,000

August 6, 2025

Subcommittee

Full Commission

13. Lemay Forestry Center – New Fire Response Equipment Facility and New Fire Equipment Fabrication Storage Facility – Request the following:
- a) Approve the Design Report; and
 - b) Authority to combine and construct the New Fire Response Equipment Facility project and the New Fire Equipment Fabrication Storage Facility project for an estimated combined total cost of \$7,071,600 CON SEGB.

In December 2024, the SBC authorized the release of \$205,000 BTF-Planning to prepare preliminary plans and a Design Report for the new Fire Response Equipment Facility and the new Fire Equipment Fabrication Facility at the Lemay Forestry Center.

This project was enumerated in 2023 Wisconsin Act 19 for \$3,023,000 CON SEGB for the Lemay Forestry Center New Fire Response Equipment Facility and \$3,930,000 CON SEGB for the New Fire Equipment Fabrication Storage Facility.

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Lemay Forestry Center, Lincoln County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to combine and construct the New Fire Response Equipment Facility project and the New Fire Equipment Fabrication Storage Facility project for an estimated combined total cost of \$7,071,600 CON SEGB.

PROJECT NUMBER: 24E6L

PROJECT DESCRIPTION:

This project constructs two new buildings – a Fire Response Equipment Facility and a Fire Equipment Fabrication Storage Facility – and repair work for one existing building. The new Fire Response Equipment Facility will have approximately five heated bays to house three Type 4 Heavy Units, one Type 7 engine and one Type 6 engine, along with an open office area and accessible toilet rooms. The new Fire Equipment Fabrication Storage Facility will house new vehicles/engines for up-fit and a queued wait area for customer delivery of newly up-fitted vehicles, along with many large existing vehicles and equipment that is currently stored outdoors in the elements. The DNR added a third project after enumeration of the previous two new buildings due to the severity of the concrete deterioration in the Hangar Building. The project includes additional work of replacing the structural concrete floor in the Hanger Building that was identified during design after the projects were enumerated. This is a small area that has deteriorated from water and salt in an existing building adjacent to the other two projects. By completing work concurrently with the other two projects, the agency will save on time and cost efficiencies. The additional \$118,600 of scope will be funded with DNR's residual CON SEG balance.

PROJECT JUSTIFICATION:

The LeMay Forestry Center is getting an additional Type 4 Heavy unit, but there is no heated storage space to house it. A new heated Fire Response Equipment Facility will place all fire fighting vehicles and equipment in one building, freeing up needed space in the existing building for firefighting equipment fabrication that is performed at this site. The Fire Equipment Fabrication Storage Building is needed to store vehicles and equipment to be upfit for wildland firefighting groups throughout the state. The building will also store the upfitted vehicles and equipment that is waiting to be delivered to customers. Lastly, the storage building will house and protect equipment that is stored there, as currently these items are exposed to the elements

and public view. The Hangar Building's floor repair will provide a safer work area for the State Patrol occupants currently using the space.

The LeMay Forestry Center has two main functions - its Equipment Center provides, manufactures, and repairs forestry and wildland fire equipment for DNR fire response teams and local fire departments statewide; and it also serves as a centralized wildland Fire Response Station. Presently, the Equipment Center operation consists of engineering and design staff, a metal fabrication/repair section, machine shop, automotive repair, facilities repair, purchasing, warehousing, and clerical section. Specialized fabrication and repair work for all functions of the DNR fire response teams statewide are performed at the site, and research and development of new fire control equipment and production techniques occurs in conjunction with technology exchange with other states and Canadian provinces. These sections are staffed with highly skilled people knowledgeable in Wisconsin's forest fire control problems and equipment. Workload is managed to best utilize the expertise and capabilities of the Center, balancing in-house fabrication with vendor purchased parts and equipment, and a cache of firefighting tools is maintained at Tomahawk for statewide mobile distribution. The two new facilities were enumerated separately but are being combined into one project for efficiencies.

BUDGET/SCHEDULE:

Construction	\$5,353,600
Design	\$517,700
DFD Mgt	\$250,200
Contingency	\$900,100
Equipment	\$50,000
TOTAL	\$7,071,600

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

PREVIOUS ACTION: In December 2024, the SBC authorized the release of \$205,000 BTF-Planning to prepare preliminary plans and a Design Report for the new Fire Response Equipment Facility and the new Fire Equipment Fabrication Facility at the Lemay Forestry Center.

This project was enumerated in 2023 Wisconsin Act 19 for \$3,023,000 CON SEGB for the Lemay Forestry Center New Fire Response Equipment Facility and \$3,930,000 CON SEGB for the New Fire Equipment Fabrication Storage Facility.

DESIGN REPORT

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

August 6, 2025

New Fire Response Equipment Facility and
New Fire Equipment Fabrication Storage Facility
LeMay Forestry Center
Tomahawk, WI

Project Number: 24E6L

For the: Department of Natural Resources

Project Manager: Mike Bowman

Architect/Engineer: HSR Assoc Inc
La Crosse, WI

1. Project Description:

The overall project work includes construction of two new buildings and repair work for one existing building. One new building involves the design and construction of a fire response equipment facility with approximately five (5) heated bays to house three (3) Type 4 Heavy Units, one (1) Type 7 engine and one (1) Type 6 engine, along with an open office area and accessible toilet rooms. A second new building consists of a fire equipment fabrication storage facility, to house new vehicles/engines for up-fit and a queued wait area for customer delivery of newly up-fitted vehicles, along with many large existing vehicles and equipment currently stored outdoors in the elements. The DNR added the third project after enumeration of the previous (2) new buildings; due to the severity of the concrete deterioration in the Hangar Building. The third project involves the replacement of a structural concrete floor, deteriorating from water and salt, in a small area of an existing building adjacent the other two projects.

2. Authorized Budget and Funding Source:

These projects were enumerated in 2023 Wisconsin Act 19 for \$3,023,000 CON SEGB (Fire Response Equipment Facility) and \$3,930,000 CON SEGB (Fire Equipment Fabrication Storage Facility).

3. Schedule:

Bid Opening:	Apr 2026
Start of Construction:	Jun 2026
Substantial Completion / Occupancy:	Jul 2027

4. Budget Summary:

Construction:	\$5,353,600
A/E Fees:	\$517,700
DFD Mgt:	\$250,200
Contingency:	\$900,100
Equipment:	\$50,000
Total Project Cost:	\$7,071,600

BUILDING COMMISSION REQUESTS / ITEMS

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August 6, 2025

Subcommittee

Full Commission

14. 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 \$9,579,700

Collins Collins Dam Gate Replacement \$1,163,100

Marsh (\$452,250 FED; \$710,850 STWD)

Statewide Dane Co. Building Renovations \$1,654,000
(\$113,157 FED; \$1,475,443 STWD;
\$65,400 PR-CASH)Statewide SE Region Boardwalk Improvements \$2,448,000
(\$2,448,000 STWD)Statewide SW Region Various Bldg Repairs \$897,000
(\$897,000 STWD)Statewide Customer Service Ctr/Office Improv \$1,782,300
(\$185,000 STWD; \$1,597,300 CON
SEGB)Hayward Seed Extractory \$809,300
Nursery (\$39,100 PR-CASH; \$770,200 CON
SEGB)Spooner NW District Dispatch Office Addn \$826,000
(\$826,000 CON SEGB)**Utility Repair and Renovation \$18,787,000**Statewide NW Region Paving & Repairs \$5,000,000
(\$859,000 FED; \$3,818,000 STWD;
\$323,000 SEG REV)Les Voigt High Capacity Well 5 \$928,000
SFH (\$928,000 STWD)Devil's Roadway/Parking Lot Resurfacing \$4,999,000
Lake (\$4,999,000 STWD)Statewide SE Region Paving Improvements \$3,225,000
(\$3,225,000 STWD)Buckhorn Roadway/Parking Lot Paving \$4,635,000
(\$4,635,000 STWD)

TOTALS \$1,424,407 FED \$23,308,693 STWD
\$323,000 SEG REV \$117,100 PR-CASH
\$3,193,500 CON SEGB \$28,366,700

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

AGENCY: Department of Natural Resources

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair 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	PR-CASH	CON SEGB	TOTAL
Collins Marsh Wildlife Area (Manitowoc Co.)	24B1R	Collins Dam Gate Replacement	\$452,250	\$710,850	\$0	\$0	\$0	\$1,163,100
Statewide	24D4Z	Dane County Building Renovations	\$113,157	\$1,475,443	\$0	\$65,400	\$0	\$1,654,000
Statewide	24E6C	Southeast Region Boardwalk Improvements	\$0	\$2,448,000	\$0	\$0	\$0	\$2,448,000
Statewide	24E6G	Southwest Region Various Building Repairs	\$0	\$897,000	\$0	\$0	\$0	\$897,000
Statewide	24E7D	Customer Service Center and Office Improvements	\$0	\$185,000	\$0	\$0	\$1,597,300	\$1,782,300
Hayward Nursery (Sawyer Co.)	24G1W	Seed Extractory	\$0	\$0	\$0	\$39,100	\$770,200	\$809,300
Spooner Ranger Station (Washburn Co.)	24H1C	Northwest District Dispatch Office Addition	\$0	\$0	\$0	\$0	\$826,000	\$826,000
Facility Maintenance and Repair Total			\$565,407	\$5,703,693	\$0	\$117,100	\$3,193,500	\$9,579,700

Utility Repair and Renovation								
LOCATION	PROJ. NO.	PROJECT TITLE	FED	STWD	SEG REV	PR-CASH	CON SEGB	TOTAL
Statewide	24B2A	Northwest Region Paving and Repairs	\$859,000	\$3,818,000	\$323,000	\$0	\$0	\$5,000,000
Les Voigt State Fish Hatchery (Bayfield Co.)	24B2F	High Capacity Well 5	\$0	\$928,000	\$0	\$0	\$0	\$928,000
Devil's Lake State Park (Sauk Co.)	24E7R	Roadway and Parking Lot Resurfacing	\$0	\$4,999,000	\$0	\$0	\$0	\$4,999,000
Statewide	24G1A	Southeast Region Paving Improvements	\$0	\$3,225,000	\$0	\$0	\$0	\$3,225,000
Buckhorn State Park (Juneau Co.)	24G1G	Roadway and Parking Lot Paving	\$0	\$4,635,000	\$0	\$0	\$0	\$4,635,000
Utility Repair and Renovation Total			\$859,000	\$17,605,000	\$323,000	\$0	\$0	\$18,787,000

	FED	STWD	SEG REV	PR-CASH	CON SEGB	TOTAL
AUGUST 2025 TOTALS	\$1,424,407	\$23,308,693	\$323,000	\$117,100	\$3,193,500	\$28,366,700

Collins Marsh Wildlife Area – Collins Dam Gate Replacement (24B1R):

Project Description and Justification:

This project replaces two radial dam gates that are nearing the end of their useful lives on this 1960s dam. Work includes demolition and removal of the existing gates from the site and installation of new dual-leaf vertical lift dam gates. Modifications to existing concrete piers include partial demolition throughout the height of the piers and adding supplementary reinforcement at the location of the embedded gate frame, which will be attached to the existing concrete sill with post installed anchors. Upgrading these gates will allow for easier and safer gate operation by DNR staff, a higher level of precision for water-level control, and improved vegetation and wildlife habitat management in Collins Marsh.

Currently there are two bays that allow for water-level control on the Collins Marsh Wildlife Area. Each bay has a 12'x7' radial gate that when lifted allows for water levels to be altered within the main impoundment with bottom draw only. These gates are very large steel plates that do not allow for appropriate management of the water levels in a way that would be beneficial to the emergent marsh and waterfowl habitat. When water is being removed from the system, it is not uncommon for portions of vegetative mats to be drawn to the dam and sucked under the gates, or the mats, as well as broken portions of dead and downed trees, become lodged in place. Removing these obstructions can be a hazard for staff who need to maintain the structure and the flow of water. By replacing the radial gates with two smaller slide gates per bay, staff would have greater ability to alter water levels at any time and would be able to draw down water levels using top draw or bottom draw. The top draw would allow obstructions to pass over the top, and if they become lodged, staff can work from the existing catwalk to remove the blockage. The smaller slide gates will also allow for micromanaging water levels, related to the growth of vegetation, waterfowl, water bird, and shore bird use of the main impoundment.

Budget/Schedule:

Construction	\$877,200
Design	\$66,900
DFD Mgt	\$40,400
Contingency	\$131,600
Other Fees	\$47,000
TOTAL	\$1,163,100

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

Previous Action: None.

Statewide – Dane County Building Renovations (24D4Z):**Project Description and Justification:**

This project provides building maintenance and improvements, as well as demolition at three DNR properties in Dane County. At Governor Nelson State Park, the toilet/shower buildings and the fish cleaning house will receive updates to toilet rooms, HVAC, lighting, plumbing, and siding and roof replacements. The maintenance shop will also be reroofed and receive electrical improvements. The Military Ridge State Trail Mount Horeb Depot will receive updates to its toilet rooms, HVAC, lighting, and plumbing, as well as roof replacement and the addition of gutters and downspouts. Hook Lake Wildlife Area has several buildings which are not usable by the DNR. An existing house, horse barn, and milk shed will be demolished. A metal building used for winter equipment storage will be re-roofed, and a new gravel access drive will be added to the metal building.

These updates and building removals will allow the DNR to continue to provide quality recreational opportunities and amenities to the public. Old and degraded public use buildings are in need of upgrades for ease of use along with ensuring that no future issues arise or potentially cause safety concerns. In addition, the building removals open up land for habitat restoration, along with eliminating any potential health and safety risks for staff and visitors due to failing infrastructure.

Budget/Schedule:

Construction	\$1,224,400
Design	\$174,300
DFD Mgt	\$56,700
Contingency	\$193,000
Other Fees	\$5,600
TOTAL	\$1,654,000

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

Previous Action: None.

Statewide – Southeast Region Boardwalk Improvements (24E6C):**Project Description and Justification:**

This project installs new boardwalks, replaces existing boardwalks, replaces fishing piers, and installs cross culverts at multiple DNR properties in the southeast region. The properties include

Bloomfield Wildlife Area, Big Foot Beach State Park, Richard Bong State Recreation Area, and the Kettle Moraine State Forest - Southern Unit.

The Bloomfield Wildlife Area work includes installation of two culverts and two boardwalk sections. These improvements will benefit staff and recreational users by increasing access to habitat maintenance, hunting, and non-consumptive recreational activities.

The Big Foot Beach State Park work replaces the boardwalk from the entrance station parking area to the picnic area at the front of the park. The existing boardwalk is in poor condition and not ADA accessible, while the replacement boardwalk will make the route of travel universally accessible and resolve any safety issues.

The Richard Bong State Recreation Area work includes two boardwalk replacements, trail improvements, and the replacement of a fishing pier. Both boardwalks are deteriorating or have been removed altogether to address safety issues, and these replacements will be ADA accessible, allowing for universal access. The trails at the Vern Wolf Lake Day Use Area need updates and improvements to connect all of the facilities, as they currently have safety and ADA compliance issues. The existing fishing pier is in poor condition and not ADA compliant, and a new pier is required to provide universal fishing access.

The Kettle Moraine State Forest – Southern Unit will replace three fishing piers. The existing piers are in disrepair and in need of replacement, with the new piers being fully accessible. Asphalt pathways leading to the piers will be improved as well.

Budget/Schedule:

Construction	\$1,895,000
Design	\$180,000
DFD Mgt	\$87,200
Contingency	\$285,800
TOTAL	\$2,448,000

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

Previous Action: None.

Statewide – Southwest Region Various Building Repairs (24E6G):

Project Description and Justification:

The project includes tuck pointing, structural repairs, and roof replacement on historic park shelters and installation of solar panels to buildings to reduce electrical usage at Wyalusing State Park. At Blue Mounds State Park, work includes replacement and installation of gutters, shingles, fascia, soffits, and attic insulation, as well as ventilation improvements, decking, and leaf guards on a toilet/shower building. Lastly, shingle replacements, roof repairs, and structural wood framing and foundation repairs will be completed on a barn at the Yellowstone Lake Wildlife Area.

Many of the roofs at Wyalusing State Park are past life expectancy, and some of the shelters have tripping hazards from the floors coming apart inside. Repairing these damages is essential as the

condition of the shelters are worsening yearly and the cost to repair will increase. These shelters were constructed during the Civilian Conservation Corps (CCC) period of 1937 and 1941. Additionally, the solar panels will provide a reduction in operations costs for the park.

The Blue Mound State Park toilet/shower building's roof has signs of sagging between sections of the rafters, and attic inspections show heavy staining on some sections of the plywood underlayment, indicating water seepage. The shingles were estimated to expire in 2015 and are in need of replacement, while the building's soffit and fascia boards have been attacked by insects and woodpeckers over the years. Repairs will keep the building open and usable for visitors to the park.

The barn at Yellowstone Lake Wildlife Area currently has asphalt shingles nearing the end of their functional lives. Additionally, siding boards have become broken or warped and should be replaced for security reasons. Maintaining the barn is critical for wildlife operations and equipment storage, and painting siding boards will protect them from the elements and increase their lifespans.

Budget/Schedule:

Construction	\$672,000
Design	\$93,200
DFD Mgt	\$31,000
Contingency	\$100,800
TOTAL	\$897,000

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

Previous Action: None.

Statewide – Customer Service Center and Office Improvements (24E7D):

Project Description and Justification:

This project makes workspace improvements to buildings across properties in five counties: Calumet, Oconto, Sheboygan, Winnebago, and Wood. The work includes a new addition, reroofing, residing, door replacements, paving, landscaping, carpentry, painting, new lighting, interior remodeling, floor coverings, related adjustments to HVAC, electrical, plumbing, and security systems. Workstation furniture will also be updated.

At Copper Culture State Park in Oconto County, the project renovates the shelter and restroom facilities, with the shelter needing new painting and LED lighting. In addition, the restrooms need new doors, toilets, sinks, faucets, partitions, and hardware along with lighting repairs.

At High Cliff State Park in Calumet County, the project constructs additional office space for DNR Wardens to the Park Office building. Space is needed for 2-3 Conservation Wardens as well as one Warden Supervisor, and this new space satisfies an increased need for a warden presence at the park.

At the Oshkosh Service Center in Winnebago County, the project includes renovations to the customer service area. Currently, there are no walls that prevent customers from accessing the office space, and glass partitions will be installed at the customer/staff interaction area. These improvements are necessary to enhance security at the Service Center.

At the Plymouth Service Center in Sheboygan County, the project reconfigures the customer service area to increase capacity. This improvement will provide more workstations for staff along with providing enhanced security updates. Electrical and data ports will also be added or relocated to accommodate the changes.

Lastly, at the Wisconsin Rapids Service Center, the project reconfigures the customer service area to enhance staff security. The countertop and existing walls will be demolished, and a new wall will be put in place to better accommodate staff needs and customer traffic. This improvement will also increase space for staff workstations and resolve current aesthetic and energy issues.

Budget/Schedule:

Construction	\$1,061,000
Design	\$161,700
DFD Mgt	\$48,900
Contingency	\$159,200
Other Fees	\$12,500
Equipment	\$339,000
TOTAL	\$1,782,300

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

Previous Action: None.

Hayward Nursery – Seed Extractory (24G1W):

Project Description and Justification:

This project consists of two primary scopes of work. The first project demolishes and removes an existing dilapidated structure currently occupying the site. This will involve building demolition, debris removal, and site restoration. The roof has collapsed, and repairs to the structure are prohibitive, so demolition has been determined as the best solution.

The second project involves selective interior alterations to an existing building. The scope of these improvements include upgrades to the mechanical, plumbing, and electrical systems to meet current codes and project requirements, along with interior finish improvements. This will include cooler, freezer, refrigeration, and humidification work to suit Agency needs. The seed extractor building, built in the 1950s, needs renovations to increase energy efficiency and employee safety. As the only major seed extraction facility in the state, it is vital to renovate the building to continue forestry operations.

Budget/Schedule:

Construction	\$521,400
Design	\$86,500
DFD Mgt	\$24,000
Contingency	\$78,200
Equipment	\$99,200
TOTAL	\$809,300

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

Previous Action: None.

Spooner Ranger Station – Northwest District Dispatch Office Addition (24H1C):**Project Description and Justification:**

This project constructs a new addition to the existing Spooner Ranger Station, along with selective remodeling of existing interior spaces to integrate and support the new expansion. The scope of work includes the addition of four dispatch workstations, an accessible toilet room, a four-person meeting room, a kitchenette, and a new entry vestibule. The existing infrastructure system will be integrated and upgraded to meet electrical and plumbing needs, with a new furnace and condensing unit being installed to serve the addition. A new natural gas generator dedicated to the dispatch area, ensuring back-up power for the office and computer equipment, will be included in the scope of work.

The current dispatch office is located at the State Patrol Headquarters, which will be demolished in a few years. It is critical that the addition to the Spooner Ranger Station be built ahead of time to accommodate this change, and to have a functioning DNR Dispatch Center for the northwest district.

Budget/Schedule:

Construction	\$504,500
Design	\$55,850
DFD Mgt	\$23,200
Contingency	\$75,700
Equipment	\$150,000
Other Fees	\$16,750
TOTAL	\$826,000

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

Previous Action: None.

Statewide – Northwest Region Paving and Repairs (24B2A):**Project Description and Justification:**

This project constructs or reconstructs asphalt roads, access drives and parking lots, gravel trails, and culverts at six DNR properties in northwest Wisconsin. The site locations are as follows: Interstate State Park (Polk County), Osceola Fish Hatchery (Polk County), Willow River State Park (St. Croix County), Red Cedar River Trail (Dunn County), Chippewa River Trail (Dunn County), and Lake Wissota State Park (Chippewa County).

This project is needed because the existing roads, access drive, parking lots, trails, and culverts have reached the end of their working lives. The degraded facilities are causing safety hazards, damaging equipment, and deterring the public from visiting the properties.

Budget/Schedule:

Construction	\$3,700,000	SBC Approval	Aug 2025
Design	\$417,000	A/E Selection	Apr 2024
DFD Mgt	\$170,200	Bid Opening	Jan 2026
Contingency	\$554,100	Start Construction	Apr 2026
Other Fees	\$158,700	Substantial Completion	Dec 2026
TOTAL	\$5,000,000	Final Completion	Jan 2027

Previous Action: None.

Les Voigt State Fish Hatchery – High Capacity Well 5 (24B2F):

Project Description and Justification:

Phase 1 of the project includes the construction of a high-capacity well (No. 5), test pumping, drawdown monitoring of nearby existing wells and Pikes Creek, as well as water quality analysis. Phase 2 would include well pump installation and connecting utilities from the new Well No. 5 to the hatchery. Phase 2 is not included in this scope.

With the onset of the Viral Hemorrhagic Septicemia (VHS) virus in Lake Superior in 2009, the facility no longer uses lake water to rear fish. With the facility solely relying on well water, it is currently running at about 25% of its capacity for rearing space. With the additional water, the facility would be able to better assist in meeting production goals for the Great Lakes. By placing the new well further from the production facility, it would allow for more water to be used to increase the efficient use of the current infrastructure and increase production to better assist with statewide production goals.

Budget/Schedule:

Construction	\$560,000	SBC Approval	Aug 2025
Design	\$257,200	A/E Selection	Jul 2024
DFD Mgt	\$25,800	Bid Opening	Dec 2025
Contingency	\$85,000	Start Construction	Mar 2026
TOTAL	\$928,000	Substantial Completion	Jul 2026
		Final Completion	Aug 2026

Previous Action: None.

Devil's Lake State Park – Roadway and Parking Lot Resurfacing (24E7R):

Project Description and Justification:

This project resurfaces and reconstructs existing parking lots and roadways throughout the park. Deteriorating surface conditions and failing pavement will be repaired, which will reduce yearly

maintenance costs. Improvements will include new base material and pavement, concrete curbs and gutters, adjustment in surface grades for better drainage, extension of parking lot LED lighting to increase visibility, culvert replacement and new culverts to aid in drainage improvements, addition of concrete dumpster pads, and surface restoration including pavement markings, signs, culvert markers, and turf restoration. Minor modifications will be made to existing medians and/or island configurations to add parking stalls, and a new ADA-accessible kayak launch will be installed to comply with ADA accessibility requirements. A new parking lot will also be built in preparation of a future ADA-accessible trailhead.

Due to heavy use and considerable traffic in the park, the roads and parking lots are deteriorating and in need of repair and replacement. This project will allow for continued adequate access for park visitors and ensure all areas of the park remain open. In addition, maintaining quality roads increases customer satisfaction and reduces safety risks and potential damage to vehicles. Lastly, the kayak launch will provide universal access to aquatic recreation, enhancing recreational opportunities for all users.

Budget/Schedule:

Construction	\$3,823,000
Design	\$321,800
DFD Mgt	\$175,900
Contingency	\$573,500
Other Fees	\$104,800
TOTAL	\$4,999,000

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

Previous Action: None.

Statewide – Southeast Region Paving Improvements (24G1A):

Project Description and Justification:

This project will fund paving, storm water treatment, trail, and retaining wall improvements at four sites in southeast Wisconsin. At Havenwoods State Park, the entry drive and parking lot will be milled and repaved, a grass trail will be rebuilt with limestone chips, and storage areas will be added near an existing garage. At Pike Lake, the beach parking lot will be repaved, curbs and gutters will be installed, and bio infiltration swales will be constructed. At Beaver Dam, an existing gravel road will be paved. And at the Horicon Marsh International Educational Center, the entire lot will be crack-filled and seal coated, and sections of the main parking lot and entry drive will be milled and repaved.

The Havenwoods projects will increase public access and the ease of use at several important points within the property. The entrance road and main parking lot are failing and are in desperate need of replacement to provide safe access. Providing universally accessible trails is vital to opening the outdoors to all along with increasing the availability of safe and pleasurable hiking experiences for visitors of all abilities. Lastly, the property is in need of increased storage for operations, maintenance, and habitat work.

At Pike Lake, the project will provide a smooth service for vehicles and pedestrians. Surfaces are currently unlevel and do not provide a safe surface to walk across. Additionally, the project will divert runoff to bio swales to preserve integrity of water quality at Pike Lake.

The Beaver Dam access road project is necessary to maintain the year round opening of the Beaver Dam Lake Fish Camp Access. Upgrades will mitigate complaints from frequent access users and bordering landowners, eliminates costly yearly maintenance of site resurfacing, creates a permanent fix to the roadway, and upholds the expectations of this boat access site to its users.

At Horicon Education Center, the asphalt parking lot and roadways have not been sealed since installation over 15 years ago. There are several potholes and large cracks that have formed. A walking path between road surfaces will be changed to concrete, as the current gravel path washes out during heavy rains. Rectifying these issues will provide continual safe access to the building.

Budget/Schedule:

Construction	\$2,475,600
Design	\$264,200
DFD Mgt	\$113,900
Contingency	\$371,300
TOTAL	\$3,225,000

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

Previous Action: None.

Buckhorn State Park – Roadway Paving and Parking Lots (24G1G):

Project Description and Justification:

This project resurfaces deteriorated asphalt roads and parking lots throughout Buckhorn State Park to improve access, drainage, and accessibility. Work includes pulverizing and repaving paved areas, resurfacing parking lots, updating pavement markings and curb stops, and restoring disturbed areas. A long segment of unpaved road with chronic drainage issues has been evaluated for improvements, which will primarily consist of adding gravel to raise the road profile and enhance drainage. Several vault toilets will be replaced and one additional unit added, with associated grading and ADA-compliant access routes. Trail and sidewalk connections have also been evaluated and will be improved as needed to meet accessibility standards.

The roads at Buckhorn State Park are starting to show wear and age, with cracks, potholes, and weeds coming up through the cracks. Attendance at the park is increasing each year, and with completion of the new campground, substantially more vehicles and larger campers are accessing the roads. Repaving the roads will ensure safety for visitors and help the roads last longer. Fixing these issues will also drastically reduce the parks operation budget required to maintain roads to an acceptable level, as ongoing repairs have been a drain on park resources and prevented other vital aspects from being accomplished. Additionally, replacing the vault toilets and making all buildings ADA-accessible will provide necessary accommodations for all park users. This will increase user satisfaction and continue to make Buckhorn State Park a desirable destination.

Budget/Schedule:

Construction	\$3,242,100
Design	\$263,800
DFD Mgt	\$149,200
Contingency	\$486,400
Equipment	\$437,000
Other Fees	\$56,500
TOTAL	\$4,635,000

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

Previous Action: None.

August 6, 2025

Subcommittee

Full Commission

Department of Transportation15. Spooner – Multi-Use Facility – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Multi-Use Facility in Spooner for an estimated total cost of \$11,490,000 SEGRB.

This project was enumerated in 2023 Wisconsin Act 19 for \$11,490,000 SEGRB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2025
REQUEST #15**

AGENCY: Department of Transportation

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

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

LOCATION: Spooner, Washburn County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Multi-Use Facility in Spooner for an estimated total cost of \$11,490,000 SEGRB.

PROJECT NUMBER: 23H2Y

PROJECT DESCRIPTION:

This project constructs a new multi-divisional facility (approximately 18,000 GSF) to replace the State Patrol Command Post and the DMV Customer Service Center in Spooner. This facility will be built on WisDOT-owned land and be located adjacent to the current DMV. This project will combine both programs into one facility along with the Wisconsin Emergency Management offices and WisDOT's Division of Transportation System Development offices that are currently located in the Command Post. Construction of a State Patrol communications radio tower will also be included in this project.

PROJECT JUSTIFICATION:

Both existing facilities are over 55 years old and are well beyond their useful life. They no longer meet program needs and require significant investments to maintain functionality for the programs and the public they serve. Replacing the two facilities will advance the co-location initiative to achieve operational efficiencies and significantly reduce maintenance costs.

BUDGET/SCHEDULE:

Construction	\$8,636,900
Design	\$858,000
DFD Mgt	\$397,300
Contingency	\$1,295,500
Equipment	\$302,300
TOTAL	\$11,490,000

SBC Approval	Aug 2025
A/E Selection	Oct 2024
Design Report	May 2025
Bid Opening	Apr 2026
Start Construction	Jun 2026
Substantial Completion	Jun 2028
Final Completion	Jul 2028

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$11,490,000 SEGRB.

DESIGN REPORT

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

August 6, 2025

Spooner Multi-Use Facility
Department of Transportation
Town of Spooner, WI

Project Number: 23H2Y
For the: Department of Transportation
Project Manager: Raivo Balciunas
Architect/Engineer: River Valley Architects
Eau Claire, WI

1. Project Description:

This project will construct a new multi-divisional facility (approximately 18,000 sq ft) to replace the Division of State Patrol, Spooner Post and Division of Motor Vehicles, and the Spooner Service Center. The facility will be built on the DMV site currently at W7074 Green Valley Rd. Spooner, WI 54801. The goal of this project is to replace two facilities that are beyond their useful life and advance the co-location initiative to achieve efficiencies. This project will advance this goal by combining two facilities that are beyond their useful life into one facility which will lower the future maintenance costs. This project will also include the construction of a communications radio tower adjacent to the new facility.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$11,490,000 SEGRB.

3. Schedule:

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

4. Budget Summary:

Construction:	\$8,636,900
A/E Fees:	\$858,000
DFD Mgt:	\$397,300
Contingency:	\$1,295,500
Equipment:	\$302,300
Total Project Cost:	\$11,490,000

BUILDING COMMISSION REQUESTS / ITEMS

14

August 6, 2025

Subcommittee

Full Commission

Wisconsin Historical Society

16. Circus World Historical Site – Al. Ringling Theater Gift – Request authority to accept gift-in-kind of the completed rigging and lighting system at the Al. Ringling Theatre for an estimated value of \$1,070,000.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2025
REQUEST #16**

AGENCY: Wisconsin Historical Society

WHS CONTACT: Kelly Frawley, (608) 264-6581, kelly.frawley@wisconsinhistory.org

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

LOCATION: Circus World Historic Site, Sauk County

PROJECT REQUEST: Request authority to accept gift-in-kind of the completed rigging and lighting system at the Al. Ringling Theatre for an estimated value of \$1,070,000.

PROJECT NUMBER: 24G1I

PROJECT DESCRIPTION:

This project was completed in April 2025, sponsored by the Wisconsin Historical Foundation and the Friends of the Al. Ringling Theatre, and included reconstruction and improvements to the Al. Ringling Theatre's stage rigging and lighting system. Additional project work included installation of seven new structural beams to support the new rigging and lighting system; installation of motorized hoists and hoist-control systems for theatrical, stage, structural and architectural use; and installation of a configurable cable management system for stage electrics, front of house lighting positions, and other applications where power and/or control circuits needed to run a motorized hoist. There was also installation of a rigging control system to control the motor system, ensuring lowering of heavy loads in a safe and controlled fashion.

This transaction is in accordance with the terms of the acquisition of the Al. Ringling Theatre previously approved by the Wisconsin Historical Society Board of Curators.

PROJECT JUSTIFICATION:

The Wisconsin Historical Society Board of Curators approved the acquisition of the Al. Ringling Theatre on March 14, 2024. As a condition of acquisition, the Wisconsin Historical Society received a \$3,070,000 commitment for the Wisconsin Historical Foundation to complete improvements to the stage lighting and rigging system (\$1,070,000 of the \$3,070,000), as well as funds for future operations after property transfer (the remaining \$2,000,000).

The Al. Ringling Theater is on the National Register of Historic Places and the State Register of Historic Places. All work completed was in compliance with "Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995)." The Wisconsin Historical Foundation provided preservation architecture support, project management, and structural engineering services for the design and support of the new theater stage rigging.

BUDGET/SCHEDULE:

Construction	\$895,200
Design	\$46,000
DFD Mgt	\$39,300
Contingency	\$89,500
TOTAL	\$1,070,000

SBC Approval	Aug 2025
Procure Design/Build Team	Jun 2024
Start Design	Jun 2024
Start Construction	Aug 2024
Substantial Completion	Apr 2025
Final Completion	Aug 2025

PREVIOUS ACTION: None.

August 6, 2025

Subcommittee

Full Commission

HIGHER EDUCATION**University of Wisconsin****17. UW-System – 2023-25 Multi Building Demolition**Program – Request the following:

- a) Authority to release \$13,344,700 of the total \$45,400,000 SEG REV allocation of the 2023-25 Multi-Building Demolition Program;
- b) Authority to demolish the specified projects for an estimated total cost of \$13,596,700 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Multi-Building Demolition Program.

2023-25 Multi-Building Demolition Program		\$13,596,700
OSH	Multi-Building Demolition (\$5,370,500 SEG REV)	\$5,370,500
PLT	Brigham, Royce & Warner Halls Demo (\$7,868,000 SEG REV)	\$7,868,000
PKS	Building Demolition (\$358,200 SEG REV)	\$358,200

In February 2025, the SBC released design funding to develop preliminary plans for these projects.

2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition Projects. To date, the SBC has authorized approximately \$17.8 million from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2025
REQUEST #17**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$13,344,700 of the total \$45,400,000 SEG REV allocation of the 2023-25 Multi-Building Demolition Program;
- b) Authority to demolish the specified projects for an estimated total cost of \$13,596,700 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Multi-Building Demolition Program.

2023-25 MULTI-BUILDING DEMOLITION

INSTUTION	PROJ. NO.	PROJECT TITLE	SEG REV
OSHKOSH (Winnebago Co)	24F9Z	Multi-Building Demolition	\$5,370,500
PLATTEVILLE (Grant Co.)	24F8I	Brigham, Royce, and Warner Halls Demolition	\$7,868,000
PARKSIDE (Kenosha Co)	24J2T	Building Demolition	\$358,200
AUGUST 2025 TOTAL			\$13,596,700

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

Project Description and Justification:

This project abates hazardous materials from and demolishes three buildings at the University of Wisconsin Oshkosh which are beyond their useful lives and are no longer needed: Donner Hall, Webster Hall, and Radford Hall. The first portion of this project includes architectural, plumbing, HVAC, electrical, technology work to renovate a portion of Lincoln Hall into new clinic space for UWO Health Service so that it can be relocated out of Radford Hall. The second portion demolishes the three above named buildings, including basements, foundations, and related site work. The project reconfigures affected site utilities, lighting, parking, and pedestrian sidewalks serving adjacent remaining buildings, provides a campus green space and makes way for a future building at this site.

In February 2025, the SBC released \$130,000 in estimated design funding to develop preliminary plans for this project. This request reduces the release amount by the design funds already provided.

Budget/Schedule:

Construction	\$4,176,900
Design	\$375,000
DFD Mgt	\$192,200
Contingency	\$626,400
TOTAL	\$5,370,500

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

UW-Platteville – Brigham, Royce, and Warner Halls Demolition (24F8I):**Project Description and Justification:**

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

In February 2025, the SBC released \$89,000 in estimated design funding to develop preliminary plans for this project. This request reduces the release amount by the design funds already provided.

Budget/Schedule:

Construction	\$6,574,958
Design	\$205,300
DFD Mgt	\$91,000
Contingency	\$986,222
Other Fees	\$10,520
TOTAL	\$7,868,000

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

UW-Parkside - Building Demolition (24J2T):**Project Description and Justification:**

This project demolishes the Child Care Center and adjoining parking lot at UW-Parkside. Included in the demolition is the removal of electrical service to the building and parking lot, and removal of all parking lot light poles and bases. Water utility to the building is to be removed back to water valve 16 and capped. Fiber optic cabling and natural gas service can be abandoned and the sewer connection will be capped and abandoned. Project work will also complete site improvements for campus green space.

The Child Care Center ceased operations in 2013. Utilities, other than power and fire alarms, have been turned off to the building. The building has not been actively maintained since 2013

and is now derelict. The building serves as storage for campus. Most of the storage items are obsolete and will be scrapped or put through the surplus process.

In February 2025, the SBC released \$33,000 in estimated design funding to develop preliminary plans for this project. This request reduces the release amount by the design funds already provided.

Budget/Schedule:

Construction	\$264,000	SBC Approval	Aug 2025
Design	\$33,000	A/E Selection	Dec 2024
DFD Mgt	\$12,200	Design Report	May 2025
Contingency	\$39,000	Bid Opening	Nov 2025
Other Fees	\$10,000	Start Construction	May 2026
TOTAL	\$358,200	Substantial Completion	Sep 2026
		Final Completion	Dec 2026

Previous Action: 2023 Wisconsin Act 102 enumerated \$45,400,000 SEG REV for Systemwide Demolition Projects. To date, the SBC has authorized approximately \$17.8 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

SBC Mtg	Project	Amount Authorized
Feb 2025	50% of total design budget (all projects)	\$705,000
Feb 2025	EAU – Multi-Building Demolition (24D2M)	\$4,354,800
Feb 2025	MIL - Chemistry Building Demolition (24L1H)	\$12,755,500
	<i>Program Total</i>	\$17,815,300

August 6, 2025

Subcommittee

Full Commission

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

- a) Authority to release \$8,091,250 (\$6,282,250 SEG REV and \$1,809,000 PRSB) 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 project for an estimated total cost of \$8,614,000 (\$6,805,000 SEG REV and \$1,809,000 PRSB); 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	\$8,614,000
GBY Central Utility Plant & Distribution Reno	\$8,614,000
(\$6,805,000 SEG REV; \$1,809,000 PRSB)	

In February 2025, the SBC released design funding to develop preliminary plans for this project.

2023 Wisconsin Act 102 authorized \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) for the Central Plants and Utility Distribution Renovations Program. To date, the SBC has authorized approximately \$47.5 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2025
REQUEST #18**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$8,091,250 (\$6,282,250 SEG REV and \$1,809,000 PRSB) 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 project for an estimated total cost of \$8,614,000 (\$6,805,000 SEG REV and \$1,809,000 PRSB); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Central Plants and Utility Distribution System Renovations Program Group.

2023-25 CENTRAL PLANTS & UTILITY DISTRIBUTION RENOVATIONS PROGRAM

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
GREEN BAY (Brown Co.)	24E5Q	Central Utility Plant and Distribution Renovations	\$6,805,000	\$1,809,000	\$8,614,000
AUGUST 2025 SUBTOTALS			\$6,805,000	\$1,809,000	\$8,614,000

SEG REV	PRSB	TOTAL
\$6,805,000	\$1,809,000	\$8,614,000

AUGUST 2025 TOTALS

UW-Green Bay – Central Utility Plant and Distribution Renovations (24E5Q):

Project Description and Justification:

This project installs two new 1,400-ton electrical water-cooled chillers in the Central Plant, along with associated cooling towers, pumps, controls, piping and miscellaneous mechanical, electrical and plumbing equipment. The project also removes one obsolete 1,200-ton chiller and one decommissioned 725-ton steam-driven chiller.

The units being replaced are over 50 years old, are inefficient and have significant repair needs rendering them unusable. New units will be significantly more efficient with variable volume to allow for maximum flexibility in the plant.

In February 2025, the SBC released \$522,750 in estimated design funding to develop preliminary plans for this project. This request reduces the release amount by the design funds already provided.

Budget/Schedule:

Construction	\$6,783,400
Design	\$501,000
DFD Mgt	\$312,100
Contingency	\$1,017,500
TOTAL	\$8,614,000

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

Previous Action: 2023 Wisconsin Act 102 authorized \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) for the Central Plants and Utility Distribution Renovations Program. To date, the SBC has authorized approximately \$47.5 million from these enumerations. 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 – Central Heating Plant Burner Replacement (23J6P)	\$7,400,000
	Feb 2025	50% of total design budget (all projects)	\$1,350,000
	May 2025	STP- Fourth Avenue Corridor Utility Replacement (24H2D)	\$7,225,000
	May 2025	LAX – Chiller Replacement and Installation (24D3M)	\$7,399,100
		<i>Program Total</i>	\$47,502,100

August 6, 2025

Subcommittee

Full Commission

19. UW-System – 2023-25 Minor Facilities RenewalProgram – Request the following:

- a) Authority to release \$6,028,400 SEG REV of the total \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
- b) Authority to construct the specified project for an estimated total cost of \$7,575,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust the individual project budgets within the 2023-25 Minor Facilities Renewal Program.

2023-25 Minor Facilities Renewal Program	\$7,575,000
STO Swanson Library Electrical Sys/Envelope (\$7,575,000 SEG REV)	\$7,575,000

In October 2023, the SBC released design funding to develop preliminary plans for this project.

2023 Wisconsin Act 19 authorized \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for UW Minor Facility Renewal projects. To date, the SBC has authorized approximately \$51.6 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2025
REQUEST #19**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$6,028,400 SEG REV of the total \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
- b) Authority to construct the specified project for an estimated total cost of \$7,575,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust the individual project budgets within the 2023-25 Minor Facilities Renewal Program.

2023-25 MINOR FACILITIES RENEWAL PROGRAM

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV
STOUT (Dunn Co.)	23F3Y	Swanson Library Electrical System Replacement/Exterior Envelope Maintenance & Repair	\$7,575,000
MINOR FACILITIES RENEWAL SUBTOTAL			\$7,575,000

SEG REV
AUGUST 2025 TOTALS \$7,575,000

UW-Stout – Swanson Library Electrical System Replacement/Exterior Envelope Maintenance & Repair (23F3Y):

Project Description and Justification:

This project upgrades electrical equipment and completes maintenance and renovation of the exterior building envelope constructed in 1981. Project work includes foundation waterproofing, brick masonry repair and tuckpointing, sheet metal roofing, window replacement, new building entrances, loading dock improvements, electrical equipment upgrades, and associated mechanical and civil engineering improvements.

The electrical service equipment is original to the building, except where a temporary electrical transformer was installed in 2019 to prevent a catastrophic failure. The electrical system is original to the building, approximately 44 years old, and is well past the 20-25 year expected service life. A new transformer, with surge suppression, is required to replace the temporary transformer. The switch gear is also original to the building and replacement fuses for this equipment are not readily available. Sometimes used parts need to be acquired and their reliability is questionable. The power panels are at capacity and there is limited capacity to add

circuits. The manufacturer of the power panels is no longer in business and replacement parts are not available.

This project also completes exterior envelope maintenance and replaces components that are original to the building. A previous exterior masonry study identified the need to replace failed exterior control joints. The library has three metal roofs, all original to the building and leaking. Insects and bees have infiltrated the lower-level soffit areas and some areas occupied by students, faculty, and staff members. The loading dock area is dysfunctional. The large overhead door is left open to accommodate employees entering and exiting the building, leading to issues with safety, accessibility, water infiltration, security, and energy loss. Employees use the loading dock stair, which is not code compliant and is not meant for general use. It is too narrow, slippery, inaccessible, and a safety hazard. The north wall currently allows ground water to seep into the lower level of the building causing water damage to plaster, finishes, and carpeted floors. Thru-wall flashings, existing standing seam metal roofing systems, and below grade water proofing systems are compromised allowing water infiltration. Repainting of the rusting steel lintels and improving deficient areas of snow retention systems will be addressed by this project. This project will replace all exterior windows and glazed curtain walls. At many of the locations the thermal pane glazing gaskets have failed, causing fogging in the windows. The perimeter caulking has failed due to age, allowing water and air infiltration. The glazed curtain wall on the east side of the building is leaking in multiple areas on multiple floors causing water damage to the interior wall and floor finishes.

In October 2023, the SBC previously released \$2,400,000 in estimated design funds to develop preliminary plans for all 14 projects in the 2023–25 UW Minor Facilities Renewal Group 1. As individual project budgets and scopes were finalized and the actual design costs were determined, excess design funds were identified. This request reduces the release amount by the surplus design funds to ensure that the SBC does not exceed the total enumerated authority for the program.

Budget/Schedule:

Construction	\$5,489,100
Design	\$667,500
DFD Mgt	\$265,700
Contingency	\$1,152,700
TOTAL	\$7,575,000

SBC Approval	Aug 2025
A/E Selection	Oct 2023
Bid Opening	Dec 2025
Start Construction	Apr 2026
Substantial Completion	Oct 2027
Final Completion	Apr 2028

Previous Action: 2023 Wisconsin Act 19 authorized \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for UW Minor Facility Renewal projects. To date, the SBC has authorized approximately \$51.6 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Biennium	SBC Mtg	Project	Amount Authorized
2023-25	Oct 2023	50% of total design budget (SEG REV share)	\$2,442,100
	Aug 2024	WTW – Wells Hall Elevator Modernization (23F5A)	\$5,463,600
	Oct 2024	GBY – Campuswide Fire Alarm & Smoke Detection System Replacement (23F3V)	\$6,976,000
	Oct 2024	LAC – Graff Main Hall/Mitchell Hall Exterior Envelope Maintenance & Repairs (23F3Z)	\$6,620,000
	Oct 2024	MSN – Nielsen Tennis Center Roof Replacement (23F4Z)	\$5,221,000
	Oct 2024	MIL – Kenilworth Square East Exterior Envelope Maintenance & Repairs (23F3W)	\$7,381,000
	Oct 2024	PKS – Facilities Management Center Health & Safety Renovations (23F3X)	\$6,677,000
	Dec 2024	PLT – Williams Fieldhouse Exterior Envelope Maintenance & Repairs (23F5C)	\$4,736,000
	Feb 2025	STO – Multi-Building Exterior Envelope Maintenance & Repair (23F5B)	\$6,085,000
	<i>Program Total</i>		\$51,601,700

August 6, 2025

Subcommittee

Full Commission

20. UW-System – Various All Agency Projects -

Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair \$3,778,000

MIL Multi-Building Elevator Modernization \$2,997,000
(\$2,880,500 GFSB; \$116,500 EX-SEG REV)

MSN Exterior Envelope Renovation \$781,000
(\$781,000 PR-CASH)

Utility Repair and Renovation \$2,753,400

EAU Outdoor Basketball & Volleyball Courts \$1,158,200
(\$1,158,200 PR-CASH)

WTW Track Surface Replacement \$1,595,200
(\$1,595,200 PR-CASH)

Health, Safety and Environmental Protection \$2,319,000

MIL Multi-Bldg Fire Alarm Sys Reno Ph I \$2,319,000
(\$2,242,700 GFSB; \$76,300 EX-SEG REV)

TOTALS \$5,123,200 GFSB \$3,534,400 PR-CASH
\$192,800 EX-SEG REV \$8,850,400

In October 2023, the SBC released \$116,500 in estimated design funding to develop preliminary plans for the UW-Milwaukee Multi-Building Elevator Modernization project.

In October 2023, the SBC released \$76,300 in estimated design funding to develop preliminary plans for the UW-Milwaukee Multi-Building Fire Alarm System Renovation Phase I project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2025
REQUEST #20**

AGENCY: University of Wisconsin System

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

DFD CONTACT: Joshua 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;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	EX-SEG REV	TOTAL
MILWAUKEE (Milwaukee Co.)	23J3I	Multi-Building Elevator Modernization	\$2,880,500	\$0	\$116,500	\$2,997,000
MADISON (Dane Co.)	24I1I	Exterior Envelope Renovation	\$0	\$781,000	\$0	\$781,000
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$2,880,500	\$781,000	\$116,500	\$3,778,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	EX-SEG REV	TOTAL
EAU CLAIRE (Eau Claire Co.)	24H2J	Upper Campus Outdoor Basketball and Volleyball Courts	\$0	\$1,158,200	\$0	\$1,158,200
WHITEWATER (Walworth Co.)	24E7G	Track Surface Replacement	\$0	\$1,595,200	\$0	\$1,595,200
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$0	\$2,753,400	\$0	\$2,753,400

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	EX-SEG REV	TOTAL
MILWAUKEE (Milwaukee Co.)	23J3H	Multi-Building Fire Alarm System Renovations Phase I	\$2,242,700	\$0	\$76,300	\$2,319,000
HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION SUBTOTALS			\$2,242,700	\$0	\$76,300	\$2,319,000

	GFSB	PR-CASH	EX-SEG REV	TOTAL
AUGUST 2025 TOTALS	\$5,123,200	\$3,534,400	\$192,800	\$8,850,400

UW-Milwaukee – Multi-Building Elevator Modernization (23J3I):

Project Description and Justification:

This project modernizes five hydraulic passenger elevators in four buildings. Project work includes installing new non-proprietary microprocessor controls, power unit, door operator

equipment, signal fixtures, and car enclosure for each elevator. Project work also includes the related work of HVAC, electrical, and general construction trades.

This project modernizes the 1974 to 1990 vintage hydraulic passenger-freight and service elevator systems and components. Most elevator parts and components for these units are no longer available. Consequently, each system has been repaired in a patchwork fashion using any available national stock to keep the elevators in service. The ability to continue that practice will not be possible as major components age and fail. Elevator repair contractors have warned the university that it is only a matter of time before a major system fails and become irreparable.

All the elevators are heavily used during the academic year to meet ADA requirements, to facilitate building use, and support operational efforts. Elevator downtime due to component failure, or elevator failure that leads to entrapments, are a constant concern with elevator systems that are of this age with obsolete parts and technology. During off-hours, if an elevator fails while in use, the fire department must respond to ensure that someone is not stranded inside overnight. The chair lift was damaged early due to improper installation. Due to accelerated wear and the need to modernize other features, this project was advanced to restore the lift to its full operation.

Budget/Schedule:

Construction	\$2,301,200	SBC Approval	Aug 2025
Design	\$244,800	A/E Selection	Nov 2023
DFD Mgt	\$105,900	Bid Opening	Dec 2025
Contingency	\$345,100	Start Construction	Feb 2026
TOTAL	\$2,997,000	Substantial Completion	Aug 2027
		Final Completion	Feb 2028

Previous Action: In October 2023, the SBC released \$116,500 in estimated design funding to develop preliminary plans for this project.

UW-Madison – Exterior Envelope Renovation (24111):

Project Description and Justification:

This project removes all exterior sealants and associated materials, cleans all precast concrete surfaces, and prepares surfaces and re-seals precast concrete panel section joints on floor levels 2-10 of the Witte Residence Hall. Project work also includes replacing masonry control joints on floor levels 2-10.

The proposed scope of work was not included in the recent renovation completed in 2019. The exterior envelope requires sealant replacement to prevent moisture infiltration into the building. An assessment of the precast concrete panels was completed in June 2015, and it was noted that a significant amount of the sealant joints between panels had deteriorated and/or failed.

Budget/Schedule:

Construction	\$635,500
Design	\$21,000
DFD Mgt	\$29,300
Contingency	\$95,200
TOTAL	\$781,000

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

Previous Action: None.

UW-Eau Claire – Upper Campus Outdoor Basketball and Volleyball Courts (24H2J):**Project Description and Justification:**

This project replaces and relocates courts displaced by the Suites Residence Hall Project. Project work includes demolition and excavation, removal of one volleyball court, clearing and grubbing of natural turf, and the removal of multiple trees. A site survey and stormwater detention will be required to inform the design solution. New site work includes topsoil, seeding, and general erosion control. New basketball court work includes installation of a dense graded base, post tension concrete pavement, court surfacing and striping, and basketball hoops. New volleyball court work includes installation of a dense graded base, 18-inch deep sand, drainage, volleyball nets, posts, and lines. The irrigation system will be modified to include the new site configuration and additional irrigation lines. New court lighting will be installed for all courts and connected to the campus electrical infrastructure.

The remaining basketball courts adjacent to the Bridgman Parking Lot and the volleyball courts on Towers Field are also planned for removal as part of a project to straighten University Drive to provide a full-size, artificial turf recreational field on Towers Field. The new court location provides an opportunity to utilize this new infrastructure to define a destination and bolster a connection to the Environmental Adventure Course just to the west of the Crest Wellness Center.

Budget/Schedule:

Construction	\$887,500
Design	\$96,300
DFD Mgt	\$40,900
Contingency	\$133,500
TOTAL	\$1,158,200

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

Previous Action: None.

UW-Whitewater – Track Surface Replacement (24E7G):**Project Description and Justification:**

This project reconstructs and resurfaces the nine-lane, 400-meter running track and associated runways for long jump, high jump, and pole vault at Foster Track. The surfaces of the track and runways are all constructed of a structural urethane/rubber coating overlaying an asphalt base.

The surfaces are deteriorating, predominately near the grass infield of the running track and along the perimeters. This is particularly evident along the inside lanes of the running track and take-off areas on the runways that experience the heaviest use. The edges are delaminating and cracking in some areas, the running surface is separating from the underlying asphalt base, and there are voids in the surface that present hazards to athletes. The running track no longer provides the resilient surface necessary for competitive athletic events. Reconstruction of the track under this project will correct these issues.

The track was last replaced in 2007. The surfaces have an expected useful life of 5-7 years. The track is 17 years old and has not been resurfaced since the original construction and numerous cracks have appeared on the track surface. There has been separation of the running surface from the base layer which has caused bubbles to form and the track surface material to peel away, creating a safety hazard for athletes. Those areas have been patched for several years. They continue to occur and are becoming more frequent. On average, operational repairs have cost the university approximately \$10,000/year.

Several areas of the base layer (asphalt) are cracked. These cracks also create open seams in the track surface. This allows water to enter and enlarge the cracks during the freeze/thaw cycles. These areas need to be replaced so the running surface is not compromised. There are multiple areas containing a fence that was cut-off when the facility was constructed. Those cut-offs are now working their way up through the running surface, creating more seams, and presenting tripping hazards in areas of high foot traffic.

The pole vault standard pads were also installed incorrectly. The university fabricated retrofit boxes to make up for the size differential and will be corrected as part of this project. Per NCAA guidelines, a curb element installed around the track is now required. Also, per NCAA guidelines, new track exchange zones as they have increased from 20m to 30m in length. The new track marking will incorporate this change as well.

Budget/Schedule:

Construction	\$1,233,000
Design	\$116,400
DFD Mgt	\$56,900
Contingency	\$188,900
TOTAL	\$1,595,200

SBC Approval	Aug 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-Milwaukee – Multi-Building Fire Alarm System Renovation Phase I (23J3H):

Project Description and Justification:

This project replaces the existing fire alarm systems in Curtis and Enderis Hall. The existing system is considered totally obsolete and finding replacement parts is becoming increasingly difficult. The full system replacement will include new conduit, wire, junction boxes, etc., for a complete and operational system. It also includes programming the new control panel to the

central campus reporting system. The new system will be installed in parallel to the existing system and fire-watch service will not be required. Special design factors will be considered for the ADA requirements in Enderis Hall. A new fire command center will be included in the design for each building.

The current fire alarm and smoke detection systems are more than 20 years old and are obsolete, with no vendor support or replacement parts available. Technology has been greatly improved in the past decade including addressable system devices that ease troubleshooting and improve the targeting of response efforts to specific rooms or building areas when a fire or smoke event occurs. Also, repair and maintenance efforts are more effective as the failing device is clearly understood, including better/quicker discernment of false alarms. The modernization of the building fire alarm systems will help to reduce nuisance fire alarms, lower energy use of the system, include power back-up systems, ease annual testing and inspection efforts, lessen the maintenance time to keep the systems in good working order, improve fire and smoke remote monitoring/reporting functionality and most importantly improve the operational reliability of the fire safety system. New fire alarm systems will better ensure building occupant life-safety, enhance emergency response times and efforts, provide greater fire security and lower insurance risk in buildings during occupied and unoccupied periods, and meet current fire alarm system codes and related ADA requirements.

In October 2023, the SBC released \$76,300 in estimated design funding to develop preliminary plans for this project. This request reduces the release amount by the design funds already provided.

Budget/Schedule:

Construction	\$1,808,800	SBC Approval	Aug 2025
Design	\$136,100	A/E Selection	Nov 2023
DFD Mgt	\$83,200	Bid Opening	Nov 2025
Contingency	\$271,400	Start Construction	Dec 2025
Other Fees	\$19,500	Substantial Completion	Aug 2026
TOTAL	\$2,319,000	Final Completion	Feb 2027

Previous Action: In October 2023, the SBC authorized a bulk release of \$5,018,800 SEG REV for planning and design services for All Agency projects.