



State of Wisconsin Building Commission

TONY EVERS
Governor

NAOMI DE MERS
Secretary

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The meeting of the State of Wisconsin Building Commission was called to order by Governor Tony Evers at 2:31 PM on Wednesday, May 7, 2025. The roll was taken.

Members Present:

Governor Tony Evers

Senator Brad Pfaff

Senator Mary Felzkowski

Senator André Jacque

Representative Jill Billings

Representative Rob Swearingen

Representative Robert Wittke

Ms. Sony Pope

BUILDING COMMISSION REQUESTS / ITEMS

2

May 7, 2025

Subcommittee

Full Commission

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

No action required.

Approved the
Minutes
8-0-0

MOVED BY SENATOR FELZKOWSKI, SECONDED BY SENATOR JACQUE TO APPROVE THE MINUTES. MOTION CARRIED.

DEBT MANAGEMENT

1. General Obligation Refunding Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 2 authorizes the sale and issuance of General Obligations in an amount not to exceed \$500,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

Approved the
Resolution
8-0-0

MOVED BY REPRESENTATIVE SWEARINGEN, SECONDED BY SENATOR FELZKOWSKI TO APPROVE THE RESOLUTION. MOTION CARRIED.

2. Transportation Revenue Refunding Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 3 authorizes the sale and issuance of Transportation Revenue Refunding Obligations in an amount not to exceed \$300,000,000 to refund outstanding transportation revenue bonds.

No action required.

Approved the
Resolution
8-0-0

MOVED BY SENATOR FELZKOWSKI, SECONDED BY REPRESENTATIVE SWEARINGEN TO APPROVE THE RESOLUTION. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

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May 7, 2025

3. Environmental Improvement Fund Revenue Bond Authorizing Resolution - 2025 State of Wisconsin Building Commission Resolution 4 authorizes the sale and issuance of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$150,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.

MOVED BY SENATOR JACQUE, SECONDED BY REPRESENTATIVE SWEARINGEN TO APPROVE THE RESOLUTION. MOTION CARRIED.

Subcommittee

Full Commission

No action required.

Approved the Resolution
8-0-0

May 7, 2025

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS**Department of Administration**

4. FY26 Space Rental Rates – Request approval to maintain the existing FY25 uniform space rental rates for all state-owned facilities whose operation and maintenance costs are financed by the 20.505(5) (ka) appropriation (DOA Space Rental Program) for FY25 and FY26. The current rates are in effect until June 30, 2025. The requested implementation date is for FY26 (beginning July 1, 2025 and ending on June 30, 2026).

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

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

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

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

In October 2016, September 2013 and April 2010, the SBC approved revised space rental rates for DOA managed state facilities for all space classifications.

MOVED BY SENATOR PFAFF, SECONDED BY SENATOR FELZKOWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the
Request
4-0-0

Approved the
Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

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May 7, 2025

Subcommittee

Full Commission

Department of Corrections

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

Facility Maintenance and Repair	\$2,956,600
LHS/CLS Window and Door Replacement	\$2,956,600
(\$2,956,600 SEG REV)	

MOVED BY SENATOR PFAFF, SECONDED BY
SENATOR JACQUE TO APPROVE THE REQUEST.
MOTION CARRIED.

Approved the
Request
4-0-0

Approved the
Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

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May 7, 2025

Subcommittee

Full Commission

Department of Health Services

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

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

MOVED BY SENATOR PFAFF, SECONDED BY
SENATOR FELZKOWSKI TO APPROVE THE
REQUEST. MOTION CARRIED.

Approved the
Request
4-0-0

Approved the
Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

7

May 7, 2025

Subcommittee

Full Commission

Department of Military Affairs

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

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

MOVED BY SENATOR PFAFF, SECONDED BY SENATOR JACQUE TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the
Request
4-0-0

Approved the
Request
8-0-0

May 7, 2025

Subcommittee

Full Commission

Department of Natural Resources

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

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

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

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

MOVED BY SENATOR PFAFF, SECONDED BY SENATOR FELZKOWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the
Request
4-0-0

Approved the
Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

9

May 7, 2025

9. 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.

Subcommittee

Full Commission

Approved the
Request
4-0-0

Approved the
Request
8-0-0

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

MOVED BY SENATOR PFAFF, SECONDED BY
SENATOR JACQUE TO APPROVE THE REQUEST.
MOTION CARRIED.

May 7, 2025

Subcommittee

Full Commission

Department of Veterans Affairs

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

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

MOVED BY SENATOR PFAFF, SECONDED BY
SENATOR FELZKOWSKI TO APPROVE THE
REQUEST. MOTION CARRIED.

Approved the
Request
4-0-0

Approved the
Request
8-0-0

May 7, 2025

Subcommittee

Full Commission

State Fair Park

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

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

MOVED BY SENATOR PFAFF, SECONDED BY
SENATOR JACQUE TO APPROVE THE REQUEST.
MOTION CARRIED.

Approved the
Request
4-0-0

Approved the
Request
8-0-0

May 7, 2025

Subcommittee

Full Commission

HIGHER EDUCATION**University of Wisconsin**

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

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

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

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

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

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

Approved the
Request
3-0-1

Approved the
Request
8-0-0

May 7, 2025

Subcommittee

Full Commission

(Previous Action Continued...)

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

In April 2006, the SBC granted authority to:

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

May 7, 2025

Subcommittee

Full Commission

(Previous Action Continued...)

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

MOVED BY REPRESENTATIVE BILLINGS,
SECONDED BY REPRESENTATIVE
SWEARINGEN TO APPROVE THE REQUEST.
MOTION CARRIED.

May 7, 2025

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

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

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

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

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

MOVED BY REPRESENTATIVE BILLINGS,
SECONDED BY REPRESENTATIVE WITTKE TO
APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the
Request
3-0-1

Approved the
Request
8-0-0

May 7, 2025

14. UW-System – Various All Agency Projects -

Request the following:

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

Facilities Maintenance and Repair		\$11,293,900
GBY	Enviro Sci/Lab Sci Exterior Envelope (\$1,280,600 SEG REV)	\$1,280,600
MSN	Hay Storage Replacement Building (\$1,044,500 PR-CASH)	\$1,044,500
PKS	Greenhouse Replacement (\$2,684,800 SEG REV)	\$2,684,800
STO	Multi-Bldg Elevator Replacements (\$2,301,000 SEG REV)	\$2,301,000
STP	Multi-Bldg Emergency Generator Repl (\$2,998,000 SEG REV)	\$2,998,000
SUP	Garage Addition (\$985,000 GFSB)	\$985,000
Utility Repair and Renovation		\$2,706,900
MSN	West Campus Elec Substation Reno (\$522,700 PRSB; \$1,163,300 SEG REV)	\$1,686,000
WTW	Warhawk Drive Reconstruction (\$1,020,900 PR-CASH)	\$1,020,900
Health, Safety and Environmental Protection		\$2,139,000
MSN	Multi-Bldg Sprinkler System Reno (\$2,139,000 SEG REV)	\$2,139,000
Programmatic Remodeling and Renovation		\$2,999,900
MSN	Dish Room Renovation (\$2,999,900 PRSB)	\$2,999,900
TOTALS	\$985,000 GFSB \$3,522,600 PRSB	
	\$2,065,400 PR-CASH \$12,566,700 SEG REV	\$19,139,700

Subcommittee

Full Commission

Approved the
Request
3-0-1Approved the
Request
8-0-0

MOVED BY REPRESENTATIVE BILLINGS,
 SECONDED BY REPRESENTATIVE
 SWEARINGEN TO APPROVE THE REQUEST.
 MOTION CARRIED.

May 7, 2025

Subcommittee

Full Commission

Other Business

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

MOVED BY REPRESENTATIVE BILLINGS,
SECONDED BY REPRESENTATIVE WITTKE TO
APPROVE THE REQUEST. MOTION CARRIED.

Approved the
Request
7-0-1

Approved the
Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

18

May 7, 2025

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

MOVED BY REPRESENTATIVE BILLINGS,
SECONDED BY REPRESENTATIVE
SWEARINGEN TO APPROVE THE REQUEST.
MOTION CARRIED.

Subcommittee

Full Commission

Approved the
Request
7-0-1

Approved the
Request
8-0-0

May 7, 2025

Subcommittee	Full Commission

There being no further business to come before the Commission, the meeting was adjourned at 2:46 PM on Wednesday, May 7, 2025.

These minutes are subject to ratification at the next State Building Commission meeting.

Respectfully submitted,



Naomi De Mers
Secretary