

Request for Proposals Q & A

Redevelopment of
Former UWSP-Wausau Campus
518 S 7th Ave
Wausau, WI 54401

ISSUED: February 12, 2026

PROPOSALS DUE: 10:00 AM April 9, 2026—Deadline Extended

The following questions were received at Facilities.Capital@marathoncounty.gov .

- 1. Who are the current tenants of the UW Campus and what is their space usage?**
 - a. A current list of tenants and the space they occupy can be found in Appendix A on page 2. That document is found within the [RFP posting on Marathon County's website](#).

- 2. Do you have any information on the rates that the tenants of the UW Campus have been paying?**
 - a. Per UW staff, the tenants' rates vary due to differences in MOUs and UW's cost per square footage rate at the time the leases were executed. The list of tenants and their rates is below:
 - i. North Central Area Health Education Center (AHEC): \$271.25/month
 - ii. Northern Highland AHEC: \$65/month
 - iii. HOLA: \$416/month
 - iv. These Hands School of Massage: \$598.50/month
 - v. Wausau School District Project Life: \$270/month
 - vi. WISPACT, WIPPS, and WPR: no charge for space, but UW charged for the provision of IT services from UW's IT department. The amount that was charged was not provided.

- 3. We recently found out about the RFP to redevelop the UWSP-Wausau campus. We are considering submitting a proposal to develop the East Art Studio. However, we did not attend the mandatory walk-through on 3/3, as we were unaware of it at the time. Is it possible for us to submit our proposal despite not attending the mandatory walkthrough?**
 - a. In this situation, a path forward would be to review the list of who did attend the mandatory walkthrough and inquire with one of the people or entities as to whether your proposal could be included with theirs or if they would facilitate submitting your proposal as a part of their submission if their proposal(s) are distinct from your own but related in that all proposals are for the redevelopment of the campus or a portion thereof. The intent of the initial 'pre-proposal' meeting on February 19th was to provide for this sort of collaboration.

- b. The list of who attended the walkthrough is available on the Marathon County website for this RFP, [HERE](#). Click the link for “March 3, 2026, Mandatory Walkthrough Sign-In”.
 - c. It is not possible to submit a standalone proposal of your own having missed the mandatory walkthrough.
- 4. Three questions were received that inquired about equipment across the UW campus that is currently in place and what the future disposition of that equipment will be. The questions related to the surplus process and any potential opportunities to obtain, use, purchase the equipment.**
- a. Through the end of 2026, all program specific (i.e., UW operational) equipment on the campus continues to be owned by UW. Disposition of property and equipment would be subject to their surplus property policies. Some property and/or equipment has unique policies that govern how it can be handled, and UW is best positioned to explain that to any interested parties. Classes at the UWSP-Wausau Campus remain in session through May 2026. While preliminary walkthroughs in some spaces have occurred, the campus exit plan and process, including the disposition of surplus property, will not be as robust until after the spring term has ended and public-facing activities on campus cease.
 - b. One question related to equipment in the Theater/Center for Civic Engagement. Please note that the County Board and UW have worked together to ensure that the programming scheduled for the remainder of 2026 in these spaces, particularly the Theater, can continue through the end of the year. Therefore, the property and equipment there will remain in place to be available for said programming.

Utility Information

Questions around the utilities at the UW campus were received before the RFP was issued and since its release. While none came to the e-mail for the RFP, Marathon County had been pursuing this information for some time and received data for Fiscal Year 2025 on March 24th. Please note that the UW fiscal year runs from July 1 to June 30 and not January 1 to December 31.

Also note that there are no utility bills specific to the Fieldhouse, as it is fed via the Main campus building and the Central Heating Plant. In this situation, UW staff relayed that a \$5/sq ft calculation had been used by them to approximate the cost for buildings and spaces within buildings (i.e., for lease purposes). While that calculation has been useful for UW staff, a lot will depend on the future use of the space(s) you are contemplating in your proposal(s). It could be roughly the same if your use will be the same. Hypothetically, if a proposal were to **not** program the pool in the Fieldhouse or remove it altogether, that would be a significant reduction in utility use in the Fieldhouse as a whole.

The utility information files received will be posted separately on the [RFP listing on the Marathon County website](#).

Zoning-related Questions

There have also been a couple of questions after the deadline relating to what the requirements for a parcel would need to be rezoned and what the inspection process would look like if a space (e.g., Marathon Hall) were to be renovated. These questions are more relevant for implementing a proposal, but if proposers wanted more detail on items such as these, they should contact the City of Wausau. The Inspections & Zoning staff can be reached at 715-261-6780 or inspections@wausauwi.gov .

Additional Questions/Information

Marathon County staff will continue to be a resource throughout this process, and if proposers are in need of copies of building drawings, many of which have been previously provided—or other supplementary materials we will do our best to provide this information to you. Please reach out to Facilities.Capital@marathoncounty.gov in the event we can be of assistance as you assemble your proposal.