

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
APRIL 2014**

**AGENCY:** Department of Health Services

**DHS CONTACT:** Ed Neckar, (608) 267-4594, [edwin.neckar@wisconsin.gov](mailto:edwin.neckar@wisconsin.gov)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Winnebago Mental Health Institute, City of Oshkosh, Winnebago County

**PROJECT REQUEST:** Request the release of \$50,000 BTF-Planning to prepare a Design Report for the Petersik Hall Special Management Area project at the Winnebago Mental Health Institute.

**PROJECT NUMBER:** 13J3H

**PROJECT DESCRIPTION:**

This project will construct a new approximately 2,000 GSF special management area (SMA) attached to the A-Side of Petersik Hall South Unit. Approximately 400 GSF of existing space will be modified to accommodate the addition. The SMA will be designed for flexibility and will consist of five patient rooms, a day room, a toilet/shower room, an evaluation/therapy room, and an outdoor high security courtyard.

**PROJECT JUSTIFICATION:**

Currently, the Petersik Hall South Unit is the only unit available at the Winnebago Mental Health Institute (WMHI) for treating and managing female patients requiring medium or maximum-security custody. Several female patients who could not be housed elsewhere have been assaulted and/or injured by more aggressive female patients. Patient assaults have triggered several complaints from patients or their families concerned about their safety. As a result of this situation, in November 2011, a Division of Quality Assurance surveyor placed WMHI on notice that the facility has a direct and foreseeable obligation to protect women from injury or worse. Since options exist to separate aggressive mentally ill men, which protects other male patients, a lack of options for women in the same system could be viewed as gender-based inequality for female patients.

The new SMA will allow for better management of the most aggressive women in the WMHI system. It will decrease the risk of injuries to female patients and the WMHI staff, improve patient care, and reduce liability for the State of Wisconsin.

**BUDGET/SCHEDULE:**

Construction	\$712,000	SBC Approval	Apr 2014
Design	\$71,000	A/E Selection	Jan 2014
DFD Mgt	\$33,000	Design Report	Jun 2014
Contingency	\$107,000	Bid Opening	May 2015
Equipment	\$36,000	Start Construction	Aug 2015
Other Fees	\$20,000	Substantial Completion	Apr 2016
<b>TOTAL</b>	<b>\$979,000</b>	Final Completion	Oct 2016

**PREVIOUS ACTION:**

This project was enumerated in 2013 Wisconsin Act 20 for \$979,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
APRIL 2014**

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** LTC Daniel Pulvermacher, (608) 242-3365,  
[daniel.pulvermacher@wisconsin.gov](mailto:daniel.pulvermacher@wisconsin.gov)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Onalaska Readiness Center, Onalaska, La Crosse County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct a motor vehicle storage facility at the Onalaska Readiness Center for an estimated total cost of \$750,000 (\$187,500 GFSB and \$562,500 FED).

**PROJECT NUMBER:** 13I3C

**PROJECT DESCRIPTION:**

This project will construct a 10,000 GSF unheated motor vehicle storage (MVS) facility at the Onalaska Readiness Center. The MVS facility will have masonry walls, steel roof structure, sheet metal roofing system, concrete floors and aprons, overhead doors, and electric lighting.

**PROJECT JUSTIFICATION:**

The new facility will house the military vehicles assigned to the unit that occupies the Readiness Center. The MVS facility will prevent deterioration of the vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. This project will provide the required area needed by the unit to support Army National Guard activities, achieve proficiency in required training tasks, and provide necessary storage space. In addition, this facility will provide an adequate level of security for the military vehicles assigned to the unit. This project is funded 75% FED / 25% State.

**BUDGET/SCHEDULE:**

	State	Federal	Total
Construction	\$175,000	\$525,000	\$700,000
Design	\$2,500	\$7,500	\$10,000
DFD Mgt	\$7,000	\$21,000	\$28,000
Contingency	\$3,000	\$9,000	\$12,000
<b>TOTAL</b>	<b>\$187,500</b>	<b>\$562,500</b>	<b>\$750,000</b>

SBC Approval	Apr 2014
A/E Selection	Jan 2014
Design Report	Apr 2014
Bid Opening	Aug 2014
Start Construction	Oct 2014
Substantial Completion	Jul 2015
Final Completion	Aug 2015

**PREVIOUS ACTION:**

This project was enumerated in 2013 Wisconsin Act 20 for \$1,450,000 (\$362,500 GFSB and \$1,087,500 FED) as Motor Vehicle Storage Facilities- Onalaska and Marinette.

# DESIGN REPORT

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

Motor Vehicle Storage Facility  
Onalaska Readiness Center  
Onalaska, WI

**Project Number:** 13I3C

**For the:** Department of Military Affairs

**Project Manager:** Beth Alderman

**Architect/Engineer:** Department of Military Affairs/Installations Architect  
Madison, Wisconsin  
(608) 242-3353

**Type of Project:** New Construction

## 1. Project Description:

This project will construct a 10,000 GSF unheated motor vehicle storage (MVS) facility at the Onalaska Readiness Center. The MVS facility will have masonry walls, steel roof structure, sheet metal roofing system, concrete floors and aprons, overhead doors, and electric lighting.

## 2. Authorized Budget and Funding Source:

\$750,000 / \$187,500 GFSB and \$562,500 FED

This project was enumerated in 2013 Wisconsin Act 20 for \$1,450,000 (\$362,500 GFSB and \$1,087,500 FED) as Motor Vehicle Storage Facilities- Onalaska and Marinette.

## 3. Schedule:

Bid Opening:	August 2014
Start of Construction:	October 2014
Substantial Completion / Occupancy:	July 2015

## 4. Budget Summary:

Construction:	\$700,000
Design:	\$10,000
DFD Mgt:	\$28,000
Contingency:	\$12,000
<b>Total Project Cost:</b>	<b>\$750,000</b>

**AGENCY REQUEST FOR  
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APRIL 2014**

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** LTC Daniel Pulvermacher, (608) 242-3365,  
[daniel.pulvermacher@wisconsin.gov](mailto:daniel.pulvermacher@wisconsin.gov)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various maintenance and repair projects for an estimated total cost of \$2,413,300 (\$598,200 GFSB and \$1,815,100 FED);
- b) Transfer all approved GFSB All-Agency allocation to the Department of Military Affairs Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Joint Force Headquarters – Dane Co.	13D3I	Chiller Replacement	\$174,800	\$524,400	\$699,200
Whitewater Readiness Center – Walworth Co.	13D3H	FMS Vehicle Exhaust System Replacement	N/A	\$492,300	\$492,300
Wausau Readiness Center – Marathon Co.	13I1F	Parking Lot Resurfacing	\$235,900	\$235,900	\$471,800
Portage Readiness Center – Columbia Co.	13I3D	Motor Vehicle Storage Facility	\$187,500	\$562,500	\$750,000
<b>TOTAL</b>			<b>\$598,200</b>	<b>\$1,815,100</b>	<b>\$2,413,300</b>

**Joint Force Headquarters – Chiller Replacement (13D3I):**

**Project Description and Justification:**

This project will replace the existing 146-ton chiller, air cooled condensers, chilled water pumps, and associated controls on the east side of the building to meet the building's cooling load. Work will include associated structural modifications, an access ladder, and electrical system changes.

The current chillers are inefficient and at the end of life expectancy. Recently, the west side chillers and air cooled condensing units were replaced. Several remedial actions have been taken to address deficiencies within the condensing units. The refrigerant is R-22 which is no longer utilized for new units. This project to replace the entire system is the most cost effective approach. This project is funded 75% FED / 25% State.

**Budget/Schedule:**

	State	Federal	Total
Construction	\$135,500	\$406,500	\$542,000
Design	\$17,350	\$52,050	\$69,400
DFD Mgt	\$6,050	\$18,150	\$24,200
Contingency	\$15,650	\$46,950	\$62,600
Other Fees	\$250	\$750	\$1,000
<b>TOTAL</b>	<b>\$174,800</b>	<b>\$524,400</b>	<b>\$699,200</b>

SBC Approval	Apr 2014
A/E Selection	Oct 2013
Bid Opening	Aug 2014
Start Construction	Oct 2014
Substantial Completion	Feb 2015
Final Completion	May 2015

**Whitewater Readiness Center – FMS Vehicle Exhaust System Replacement (13D3H):****Project Description and Justification:**

This project will replace the existing vehicle ventilation system at the Whitewater Field Maintenance Shop (FMS) to meet National Guard Bureau (NGB) regulations. The project will also replace shop and office lighting to meet minimum NGB requirements and provide data and voice outlets where required.

Currently, the vehicle ventilation system, shop ventilation system, and the existing task lighting are insufficient in various areas of the FMS. This project is funded 100% FED.

**Budget/Schedule:**

Construction	\$394,370	SBC Approval	Apr 2014
Design	\$36,610	A/E Selection	Jun 2013
DFD Mgt	\$17,400	Bid Opening	Jul 2014
Contingency	\$39,430	Start Construction	Sep 2014
Other Fees	\$4,490	Substantial Completion	Mar 2015
<b>TOTAL</b>	<b>\$492,300</b>	Final Completion	Jun 2015

**Wausau Readiness Center – Parking Lot Resurfacing (13I1F):**

**Project Description and Justification:**

This project will repair approximately 6,200 SY of asphalt pavement for the staff and visitor parking lot at the Wausau Readiness Center. In addition, the project will repair sidewalk concrete access apron and curb and gutter. The project will also include adjustments to the existing security fencing and installation of new site lighting to meet security requirements.

The existing parking lot and associated facilities can no longer be cost-effectively maintained with minor repair techniques. A full-scale reconstruction project is necessary to provide safe facility access and maneuvering. This project is funded 50% FED / 50% State.

**Budget/Schedule:**

	State	Federal	Total
Construction	\$186,550	\$186,550	\$373,100
Design	\$17,800	\$17,800	\$35,600
DFD Mgt	\$8,250	\$8,250	\$16,500
Contingency	\$18,650	\$18,650	\$37,300
Other Fees	\$4,650	\$4,650	\$9,300
<b>TOTAL</b>	<b>\$235,900</b>	<b>\$235,900</b>	<b>\$471,800</b>

SBC Approval	Apr 2014
A/E Selection	Dec 2013
Bid Opening	Aug 2014
Start Construction	Sep 2014
Substantial Completion	Nov 2014
Final Completion	Nov 2014

**Portage Readiness Center – Motor Vehicle Storage Facility (13I3D):**

**Project Description and Justification:**

This project will construct a 10,000 GSF unheated motor vehicle storage (MVS) facility at the Portage Readiness Center. The MVS facility will have masonry walls, steel roof structure, sheet metal roofing system, concrete floors and aprons, overhead doors, and electric lighting.

The new facility will house the military vehicles assigned to the unit that occupies the Readiness Center. The MVS facility will prevent deterioration of the vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. The project will provide the required area needed by the unit to support Army National Guard activities, achieve proficiency in required training tasks, and provide needed storage space. In addition, this facility will provide an adequate level of security for the military vehicles assigned to the unit. This project is funded 75% FED / 25% State.

**Budget/Schedule:**

	State	Federal	Total
Construction	\$175,000	\$525,000	\$700,000
Design	\$2,500	\$7,500	\$10,000
DFD Mgt	\$7,000	\$21,000	\$28,000
Contingency	\$3,000	\$9,000	\$12,000
<b>TOTAL</b>	<b>\$187,500</b>	<b>\$562,500</b>	<b>\$750,000</b>

SBC Approval	Apr 2014
A/E Selection	Apr 2014
Bid Opening	Jul 2014
Start Construction	Sep 2014
Substantial Completion	Aug 2015
Final Completion	Sep 2015

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
APRIL 2014**

**AGENCY:** Department of Transportation

**DOT CONTACT:** Emily Kuntz, (608) 266-0893, [emily.kuntz@wi.dot.gov](mailto:emily.kuntz@wi.dot.gov)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Eau Claire Sign Shop, Eau Claire, Eau Claire County

**PROJECT REQUEST:** Request authority to construct the Eau Claire Sign Shop Renovation project for an estimated total cost of \$664,500 SEGRB.

**PROJECT NUMBER:** 12J1S

**PROJECT DESCRIPTION:**

This renovation project will upgrade the insulation and exterior walls; replace the HVAC systems; resurface the roof; renovate the bathrooms, vestibule, and office spaces; and upgrade the power, data, and voice communicating cabling.

**PROJECT JUSTIFICATION:**

The Eau Claire Sign Shop was built in 1969 and added to in 1987. Resurfacing the roof and renovating and insulating the exterior walls will eliminate significant infiltration of unconditioned air into the building and improve thermal performance. Reducing the heat loss through the roof will also greatly decrease ice problems at all building entry points. This project will also provide centralized air conditioning with upgraded ventilation for the lab area and direct digital controls on the HVAC systems for easier monitoring and maintenance. Reconstruction of the building vestibule and bathrooms will bring the building into compliance with accessibility standards. Office renovations will include layout changes and improvements to lighting, power, data, and voice communications cabling to improve operational efficiency.

**BUDGET/SCHEDULE:**

Construction	\$506,500
Design	\$62,500
DFD Mgt	\$23,200
Contingency	\$72,300
<b>TOTAL</b>	<b>\$664,500</b>

SBC Approval	Apr 2014
A/E Selection	Dec 2012
Bid Opening	Jul 2014
Start Construction	Sep 2014
Substantial Completion	Mar 2015
Final Completion	May 2015

**PREVIOUS ACTION:** None.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
APRIL 2014**

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 265-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Madison, Dane County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$6,417,000 PR-Cash; and
- c) Authority to construct the Hospital Parking Ramp Expansion project for a revised estimated total cost of \$32,670,000 (\$25,753,000 PRSB and \$6,917,000 PR-Cash).

**PROJECT NUMBER:** 12B1K

**PROJECT DESCRIPTION:**

This project will expand the Lot 75 Ramp known as the UW Hospital Patient and Visitor Ramp located at 610 Highland Ave. in Madison. The project will construct a horizontal expansion on the east and south sides of the existing six-level ramp. The expansion to the east will have six levels of parking and the expansion to the south will have five levels. This project will also construct a new stair tower, elevator, and lobby at the northeast corner of the expanded ramp. The northwest corner will have a new valet service exit and the east side will have a new snow chute. A small parking office will be constructed to replace the existing one. Also, the project will reconstruct a section of Highland Ave. to accommodate the ramp expansion. This expansion will provide an additional 780 parking stalls to the existing ramp, bringing the total number of stalls to 2,190.

The existing ramp is a daily 24/7 operation and will continue in this capacity during the construction of this project.

This request includes a proposed project budget increase of \$6,417,000. Two scope items would be funded by this increase. First, the existing ramp was evaluated during preliminary design and minor structural repairs are necessary to the existing ramp. Second, the project also includes reconstructing a section of Highland Ave. to provide the appropriate turn lanes, lane widths, and median openings necessary to accommodate the ramp expansion. While this scope was always included in the project, the estimated cost of the road work was dependent on the expansion project's final design and therefore was not included in the original budget estimate at the time of enumeration because it was not known.

**PROJECT JUSTIFICATION:**

The existing UW Hospital Patient and Visitor Ramp is the only parking facility that specifically serves patients and visitors to the UW Hospitals and Clinics, reaching near 100% capacity on multiple days each month. It first opened in 1992 with a capacity of 1,053 stalls. In 2001, a vertical expansion increased the number of stalls to 1,410. Construction of the Wisconsin Institutes for Medical Research, the Health Sciences Learning Center, and the School of Nursing on this part of campus has resulted in the loss of surface parking and an increase of faculty, staff, and visitor population in this area. This project is part of the overall west campus parking strategy to maintain necessary capacity due to the facility changes and is consistent with the Campus Master Plan.

**BUDGET/SCHEDULE:**

Construction	\$26,500,000
Design	\$1,900,000
DFD Mgt	\$1,140,000
Contingency	\$1,900,000
Equipment	\$690,000
Other Fees	\$540,000
<b>TOTAL</b>	<b>\$32,670,000</b>

SBC Approval	Apr 2014
A/E Selection	Jun 2012
Design Report	Apr 2014
Bid Opening	Jun 2014
Start Construction	Aug 2014
Substantial Completion	Dec 2015
Final Completion	Jan 2016

**PREVIOUS ACTION:** This project was enumerated in 2011 Wisconsin Act 32 for \$26,253,000 (\$25,753,000 PRSB and \$500,000 PR-Cash).

# DESIGN REPORT

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

UW Hospital Parking Ramp Expansion  
UW-Madison  
Madison, WI

**Project Number:** 12B1K

**For the:** University of Wisconsin

**Project Manager:** Tim Luttrell

**Architect/Engineer:** GRAEF  
Milwaukee, WI  
(414) 259-1500

**Type of Project:** Major Project

## 1. Project Description:

This project will expand the Lot 75 Ramp known as the UW Hospital Patient and Visitor Ramp located at 610 Highland Ave. in Madison. The project will construct a horizontal expansion on the east and south sides of the existing six-level ramp. The expansion to the east will have six levels of parking and the expansion to the south will have five levels. This project will also construct a new stair tower, elevator, and lobby at the northeast corner of the expanded ramp. The northwest corner will have a new valet service exit and the east side will have a new snow chute. A small parking office will be constructed to replace the existing one. Also, the project will reconstruct a section of Highland Ave. to accommodate the ramp expansion. This expansion will provide an additional 780 parking stalls to the existing ramp, bringing the total number of stalls to 2,190.

## 2. Authorized Budget and Funding Source:

The project was enumerated in 2011 Wisconsin Act 32 for \$26,253,000 (\$25,753,000 PRSB and \$500,000 PR-Cash).

## 3. Schedule:

Bid Opening:	June 2014
Start of Construction:	August 2014
Substantial Completion/Occupancy:	December 2015

## 4. Budget Summary:

Construction:	\$26,500,000
Design:	\$1,900,000
DFD Mgt:	\$1,140,000
Contingency:	\$1,900,000
Equipment:	\$690,000
Other Fees:	\$540,000
<b>Total Project Cost</b>	<b>\$32,670,000</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
APRIL 2014**

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 265-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Madison, Dane County

**PROJECT REQUEST:** Request the following:

- a) Per Wis. Stat. ss. 66.0703 (6) and 66.0705 (2), authority to pay an estimated \$487,800 (\$191,800 GFSB – Utility Repair and Renovation and \$296,000 PR-Cash) municipal assessment to the City of Madison for street and utility improvements on the 700-800 blocks of State St. and the immediately surrounding areas; and
- b) Transfer all approved GFSB All-Agency allocation to the UW Infrastructure Maintenance appropriation.

**PROJECT NUMBER:** 14A2C

**PROJECT DESCRIPTION:**

Wis. Stat. ss. 66.0703 (6) and 66.0705 (2) require the state agency receiving an assessment of \$50,000 or more to submit a request for approval of the assessment to the SBC. Under this subsection, no project in which the property of the state is assessed at \$50,000 or more may be commenced and no contract on the project may be let without SBC approval of the assessment.

The City of Madison will construct these street and utility improvements. Project work includes reconstructing portions of the paving, storm and sanitary sewer, lighting, domestic water, sidewalks, stairs, and retaining walls, and general site landscape improvements on the 700 and 800 blocks of State St. from N. Lake St. to N. Park St. It also includes grading and landscape improvements on the south end of Library Mall near the State St. right-of-way. Sidewalk and retaining wall improvements will also be included on the east end of Bascom Hill, along the west right-of-way of N. Park St. to improve pedestrian safety and create a single marked crosswalk for students and campus users.

**PROJECT JUSTIFICATION:**

This project directly benefits the university by improving pedestrian and bicycle safety in a heavily-trafficked portion of the campus. The \$487,800 was calculated by the percentage of ownership of the property subject to the assessment and represents approximately 83% of the total assessment. There are four other property owners that will pay their share of the assessment.

**BUDGET/SCHEDULE:** N/A

**PREVIOUS ACTION:** None.

**AGENCY REQUEST FOR  
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**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 265-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Whitewater, Walworth County

**PROJECT REQUEST:** Request approval to increase the project budget by \$2,000,000 PR-Cash to accept bids received for the West Campus Residence Hall Upgrade project for a revised estimated total cost of \$19,683,100 (\$17,683,100 PRSB and \$2,000,000 PR-Cash).

**PROJECT NUMBER:** 11L2J

**PROJECT DESCRIPTION:**

This project will renovate two 4-story plus basement residence halls on the UW-Whitewater campus. Arey Hall was built in 1963, consists of 47,733 GSF, and contains 243 beds. Fricker Hall was constructed in 1964, consists of 47,739 GSF, and contains 245 beds. The project will also construct a 19,835 GSF addition that will connect the two buildings at all levels.

Renovations in both buildings will renew building finishes, replace windows and exterior doors, enlarge and reconfigure restrooms for universal accessibility, address deferred maintenance, replace existing roofs, upgrade and address any health and safety code compliance issues, replace MEP systems, provide standby power, and add a fire suppression system throughout the buildings. The interiors will also be brought into compliance with campus accessibility and universal design guidelines per UW-Whitewater's mission to support students with disabilities.

The building connector will enable efficiencies and redundancy for major services such as a new five-stop elevator, code compliant accessible exit paths, increased program space in lower levels for activities and study areas, consolidated student services, custodial services, building support, mechanical spaces, and more flexible universal living for all students. One key result of these efficiencies is the gain of up to 40 beds (25 beds in Fricker Hall and 15 beds in Arey Hall).

Lastly, this project work includes extension of water related utilities to provide chilled water and to support code required risers and fire suppression systems in each hall.

**PROJECT JUSTIFICATION:**

Project bids were opened in March 2014 and the lowest bid came in over budget despite the fact that budget verification occurred at 100% design. The campus would like to keep this important project on schedule and has offered \$2,000,000 in PR-Cash to accept bids received and fund the associated contingency. Without this budget increase, the project will need to be de-scoped and rebid which would slow it down considerably.

**BUDGET/SCHEDULE:**

Construction	\$16,427,000
Design	\$1,009,900
DFD Mgt	\$704,200
Contingency	\$1,182,000
Equip	\$98,000
Other Fees	\$262,000
<b>TOTAL</b>	<b>\$19,683,100</b>

SBC Approval	Apr 2014
A/E Selection	Apr 2012
Design Report	Aug 2013
Bid Opening	Mar 2014
Start Construction	July 2014
Substantial Completion	Aug 2015
Final Completion	Dec 2015

**PREVIOUS ACTION:**

In October 2013, the SBC approved the West Campus Residence Hall Upgrade for an estimated total cost of \$17,683,100 PRSB.

This project was enumerated in 2011 Wisconsin Act 32 for \$12,223,000 PRSB as the Bigelow and Benson Halls Renovation. 2013 Wisconsin Act 20 renamed the enumeration the West Campus Residence Hall Upgrade.

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**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 265-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW System, Statewide

**PROJECT REQUEST:** Request the following:

- (a) Authority to construct various maintenance and repair projects for an estimated total cost of \$12,574,000 (\$350,000 GFSB – Capital Equipment Acquisition; \$7,361,400 GFSB – Facility Maintenance and Repair; \$485,500 GFSB – Utility Repair and Renovation; \$1,189,600 PRSB – Facility Maintenance and Repair; \$466,500 PRSB – Utility Repair and Renovation; \$2,018,000 Cash; and \$703,000 Gifts/Grants);
- (b) Transfer all approved GFSB All-Agency allocations to the UW Infrastructure Maintenance appropriation; and
- (c) Permit the Division of Facilities Development to adjust individual project budgets.

**CAPITAL EQUIPMENT ACQUISITION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
COL	14C1J	UWSHB Engineering Lab Bldg Equipment	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
<b>CAP EQUIP SUBTOTALS</b>			<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
EAU	14C2Q	McPhee Phys Ed Ext Envelope Repair	\$ 1,426,800	\$ -	\$ -	\$ -	\$ 1,426,800
EAU	14B3S	Schofield Hall Ext Envelope Repair	\$ 2,297,400	\$ -	\$ -	\$ -	\$ 2,297,400
GBY	14B3Q	University Village Apartments Ext Envelope Repair	\$ -	\$ -	\$ 1,928,000	\$ -	\$ 1,928,000
LAX	14C1Y	Murphy Library Ext Envelope Repair	\$ 727,300	\$ -	\$ -	\$ -	\$ 727,300
MIL	14C1X	Sandburg Hall Ext Envelope Repair	\$ -	\$ 906,000	\$ -	\$ -	\$ 906,000
MIL	14B1U	Sandburg Hall South Tower Roof Replacement	\$ -	\$ 283,600	\$ -	\$ -	\$ 283,600
MSN	13E5A	Campus Automation Controller Replacement	\$ 2,909,900	\$ -	\$ 90,000	\$ -	\$ 2,999,900
<b>FM&amp;R SUBTOTALS</b>			<b>\$ 7,361,400</b>	<b>\$ 1,189,600</b>	<b>\$ 2,018,000</b>	<b>\$ -</b>	<b>\$ 10,569,000</b>

**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MIL	14B2Q	GLRF Aquaculture Development	\$ -	\$ -	\$ -	\$ 703,000	\$ 703,000
<b>PR&amp;R SUBTOTALS</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 703,000</b>	<b>\$ 703,000</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
OSH	13I2M	Algoma Blvd Steam/Cond Renovation (Pits A2/A2A/A3)	\$ 485,500	\$ 466,500	\$ -	\$ -	\$ 952,000
<b>UR&amp;R SUBTOTALS</b>			<b>\$ 485,500</b>	<b>\$ 466,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 952,000</b>

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
<b>APRIL 2014 TOTALS</b>	<b>\$ 8,196,900</b>	<b>\$ 1,656,100</b>	<b>\$ 2,018,000</b>	<b>\$ 703,000</b>	<b>\$ 12,574,000</b>

## **PROJECT DESCRIPTION:**

### **Capital Equipment Acquisition**

COL – 14C1J – UW-Sheboygan County Engineering Laboratory Building Equipment (\$350,000): This request provides capital equipment for a county-funded construction project to support the programs at UW-Sheboygan County. The project will construct approximately 6,000 GSF as an addition to the Brotz Family Science Building to house the engineering program. The project will include laboratories for mechanical and electrical engineering, general purpose classrooms, and faculty and staff offices. This funding request would provide engineering program equipment; laboratory, general classroom, and office furniture; and instructional technology needed to support the UW Colleges/UW-Platteville engineering program at UW-Sheboygan. The project is estimated to cost approximately \$1,320,000. Construction is expected to begin in spring 2014.

### **Facility Maintenance and Repair**

EAU – 14C2Q – McPhee Physical Education Exterior Envelope Repairs (\$1,426,800): This project applies a spray foam roof covering on Areas 6-9 and repairs the exterior masonry envelope, pedestrian walkways including the entryway bridge, exterior stairs and stoops, foundation walls, and retaining walls at the McPhee Physical Education Building.

Roofing work includes replacement of approximately 26,300 SF of built-up asphalt roof in Areas 6-9 with a new spray foam roof covering to provide a silicone membrane. Exterior envelope work includes cleaning, repairing, and repointing face brick and mortar joints; replacing joint sealants (precast concrete wall panels, infill panels, exterior windows, masonry control joints, masonry expansion joints); and repairing cement plaster surfaces and exposed concrete structure. Damaged sections of the foundation wall and retaining walls will be removed and repaired. Joint sealants will be repaired or replaced. The project will clean and replace the bridge deck coating and replace an elevated pedestrian walkway concrete slab; remove and replace approximately 7,900 SF of slab on grade concrete; and remove and reconstruct larger mow strips adjacent to the building.

The McPhee Physical Education roof areas are over 20 years old and have failed. Recent site inspections by the Physical Plant staff and DFD determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The exterior envelope has deteriorated and the damage is accelerating where the joint sealants and mortar joints have failed. Surface drainage adjacent to the buildings has also deteriorated, further contributing to the poor building envelope condition. The foundation walls and retaining walls joints have failed, and poor drainage design in these areas has resulted in the segmentation and separation of the wall sections.

EAU – 14B3S – Schofield Hall Exterior Envelope Repairs (\$2,297,400):

This project repairs the exterior masonry and replaces exterior doors and windows at Schofield Hall. Exterior envelope work includes cleaning approximately 38,000 SF of masonry, replacing face brick, repairing stone surfaces in approximately 200 locations, repointing stone masonry to exterior wall openings, and replacing joint sealants (coping joints, control joints, expansion joints, exterior windows, and belt coursing). The exterior stairs and landing on the north side of the building and concrete pedestrian walkways will be replaced. All exterior door assemblies, four skylights, 350 exterior windows, and approximately 4,200 SF of sun shading will also be replaced.

The exterior envelope has deteriorated and the damage is accelerating where the joint sealants and mortar joints have failed. Surface drainage adjacent to the buildings has also deteriorated, further contributing to the poor building envelope condition.

GBY – 14B3Q – University Village Apartments Exterior Envelope Repair (\$1,928,000):

This project replaces exterior wood siding on all nine University Village Apartments and exterior aluminum slider windows on eight of the apartments to reduce operational maintenance costs and improve building energy efficiency. Project work includes replacing approximately 65,300 SF (approximately 7,255 SF per building) of horizontal wood lap siding with new prefinished vinyl horizontal lap siding and replacing 384 aluminum slider windows with new energy efficient units. The new siding will be a premium grade product with a minimum of a 15-year warranty on installation and materials. The new window units will be thermally broken, double-glazed low-E aluminum sliders with screens. All associated trim, flashings, and sealants will also be replaced. Miscellaneous items such as signage attached to the siding will be salvaged for re-installation. Project work also includes replacing two 9-foot by 45-foot concrete slabs at common entry points and 96 LF of handrails and guardrails at the upper entrances to meet current building codes.

The University Village Apartments were constructed as the original campus student residences in 1970. The exterior wood siding was installed in 1989. The wood siding has required constant re-staining and sealants replacement. The surface of much of the siding is beginning to crack and check. Stain is peeling from the surface of the siding boards, especially on southern and western exposures. The aluminum horizontal sliding sash windows are not thermally broken and have poor air seals. The glass is not a low-E variety and is a source of excessive heat loss in these nine buildings. The concrete slabs at building entry points are cracked, heaving, and in poor condition. The existing guardrails and handrails are also in poor condition and the spacing between vertical members no longer meets current building codes.

LAX – 14C1Y – Murphy Library Exterior Envelope Repairs (\$727,300):

This project repairs the building exterior envelope to reduce moisture infiltration, allow normal expansion and contraction of building materials and assemblies, and eliminate a serious life safety issue. Project work includes removal of all exterior stone panels from the building addition to inspect for damage, repair or replacement of all damaged limestone materials, removal and reattachment of all stone support haunches with new epoxy, installation of new support angles and stone support haunches at all stone panel locations as per original design, replacement of anchor straps from backup structure to be compatible and suitable for 2-inch thick limestone, and reinstallation of all exterior stone panels with new perimeter sealants. This project will install a new cap flashing over and a new roofing base flashing at the backs of reinstalled stone panels to connect to the roof system and reinstall metal parapet coping cap. All

failed, weathered, and inappropriately applied sealants will be replaced. Damaged face brick will be replaced and mortar will be repointed as required. Masonry efflorescence will be investigated to determine a cause and repaired accordingly. All cracked limestone discovered will be repaired and all limestone panels will be cleaned. The deteriorated plaster soffit sections and interior finishes damaged by project work will be repaired. Problem area landscaping will be re-graded and modified to improve drainage.

The exterior envelope components have deteriorated and the damage is accelerating where the joint sealants and mortar joints have failed. The building sealants are cracked and dried, allowing moisture penetration in several problem areas.

MIL – 14C1X – Sandburg Hall Exterior Envelope Repairs (\$906,000):

This project repairs the exterior masonry envelope for the north, south, and west towers of Sandburg Hall to reduce moisture infiltration, allow normal expansion and contraction of building materials and assemblies, and eliminate a serious life safety issue. This project will remove damaged concrete materials and patching with mortar, seal all concrete cracks, coating approximately 59,000 SF of spandrel beams with elastomeric materials, apply migrating corrosion inhibitor to approximately 130,500 SF of masonry surfaces, remove and replace all failed sealants, and provide swing stage scaffolding access to all project areas. Each elevation will be fully inspected from a swing stage scaffold. All damaged concrete materials will be removed and patched to prevent spalled concrete materials from falling. All concrete cracks will be sealed with a hydrophobic polyurethane chemical grout (HPCG), epoxy injection, hydraulic cement, or sealant as appropriate to the extent and configuration of the damage. All horizontal cast-in-place concrete spandrel beams below the exterior windows at each floor level will be coated with an elastomeric material to prevent water infiltration into the edges of repaired areas. All remaining concrete surfaces will be treated with a liquid-applied surface-penetrating migrating corrosion inhibitor to prevent new concrete spalling from rebar corrosion.

A recently completed exterior envelope condition assessment documented various areas of defects and damage to the three oldest towers. Surface voids or bug holes are present in virtually all the cast-in-place concrete of the facility. These pockets can allow moisture to collect and eventually lead to surface deterioration and other damage of the concrete. Numerous cracks exist in the structural frame of all three towers. Unsealed horizontal cold floor joints between concrete pours are present at each floor level and allow water to infiltrate the wall surface. Other minor anomalies occur around the facility and include: excessively eroded concrete surfaces; failing sealants; rust stains indicating possible future spalls; and efflorescence indicating excessive water infiltration. Extensive repair work has been done previously to the damaged concrete around the facility. Some areas of repair have spalled or cracked and are again in need of repair.

MIL – 14B1U – Sandburg Hall South Tower Roof Replacement (\$283,600):

This project replaces roof coverings and completes all other associated ancillary work to maintain the building integrity and prevent damage to the building and its contents. Project work includes replacing approximately 6,000 SF of roof covering on Areas G, H, and H1 with a new 60-mil EPDM fully adhered roofing membrane. Counter-flashings will be reused where possible. Concrete pavers will be retained as protection from falling ice from the North Tower. It is anticipated the replacement membrane roofing system will use a combination of existing insulation and supplemented new insulation.

The roof sections are over 30 years old. Recent site inspections by the Physical Plant staff and DFD determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

MSN – 13E5A – Campus Automation Controller Replacements (\$2,999,900):

This project replaces legacy and obsolete building automation system (BAS) controllers and software with modern versions to bring the entire BAS network to the current technology level. Project work includes replacing all 92 network control modules (NCMs), five digital control modules (DCMs), and 198 integrated JCI Network Automation Engines (NAEs), completing a campus wide replacement of the BAS legacy network equipment. More than 2,500 building control software programs residing in the NCMs will be rewritten to ensure that the updated NAE logic fully meets the current building requirements. DCMs will be replaced with current technology field equipment controllers (FECs). The software programs support critical life safety systems; building heating, ventilating, and cooling systems; security, lighting, energy management, and metering; and paging, alarm, and reporting systems. The software programs must be understood, converted/upgraded, and the building systems re-commissioned.

The NCMs and DCMs are obsolete products no longer supported by the manufacturer. Replacement parts are difficult to obtain. The Microsoft Windows XP operating systems that are resident on the legacy equipment will no longer be supported by Microsoft after April 8, 2014. Lab safety, building security, fire safety, smoke control, lighting, indoor air quality, alarming/paging, reporting, energy efficiency, and occupant comfort will be negatively impacted if the legacy equipment is not replaced. In some cases, code compliance and adherence to program required regulations will be more difficult to meet with the current controller technology, potentially jeopardizing accreditations and future research/grant funding. Replacing the legacy equipment allows complete utilization of current technology BAS servers recently installed under other building projects, enables web-based product features for all BAS equipment, and enhances network stability and security. Materials and labor will be procured per Wis. Stat. s. 16.855 (10).

### **Programmatic Remodeling and Renovation**

MIL – 14B2Q – Great Lakes Research Facility Aquaculture Development (\$703,000):

This project will renovate approximately 5,000 SF of underutilized space in the Great Lakes Research Facility (GLRF) to create a flexible aquaculture training and research laboratory. Project work includes constructing a new partition wall enclosure for the project area and extending mechanical, electrical, and plumbing services into the project area. The new partition walls will be constructed to the structure above, which is approximately 25 feet above the finished floor, and a new suspended acoustical ceiling tile system will be installed. The project area will be served by a new dedicated HVAC system. Electric power service and outlets, telecommunications service and outlets, lighting fixtures and controls, domestic water service, and sanitary sewer lines will be extended into and distributed throughout the new laboratory.

The School of Freshwater Sciences (SFS), in conjunction with UW-Whitewater and UW-Parkside, has been awarded a UWS Incentive Grant to support the commercialization of intensive aquaculture and aquaponics. This grant will facilitate the transfer of intellectual property and skills developed at the SFS to the nascent commercial intensive aquaculture

industry with the goal of establishing a multi-million dollar industry. This project allows the program to be centered in a new flexible aquaculture training and research facility.

**Utility Repair and Renovation**

OSH – 13I2M – Algoma Boulevard Steam and Condensate Renovation (\$952,000):

The existing high pressure steam distribution running down Algoma Boulevard has been identified as failing and in need of replacement. Steam pit A2, A2a, A3 and 75 feet of box conduit will be demolished. The replacement work will include constructing two new steam pits and 120 feet of new box conduit. The existing Clow building utility tunnel will be extended 25 feet to connect to the steam distribution system. Isolation valves will have to be added to existing steam pits A1 and A5 to allow for steam isolating during construction.

Much of UW-Oshkosh’s existing high pressure steam distribution system is over 50 years old. Areas of the system are in poor condition and in need of repair. Steam pit A2 and A3 have seen extensive water damage over the years and are structurally failing. Due to safety concerns about this part of the campus steam distribution system, these pits need to be rebuilt. The campus distribution system feeds the campus from the central plant and runs down Algoma Blvd. to the rest of campus. Pits A1, A2, A3 and A5 are adjacent to Algoma and are all on the campus distribution loop. A catastrophic failure of any of these pits could result in a major steam outage of one or more buildings. This project will replace the failing pits and bring them up to current state standards for safety and efficiency. This project will also reconnect the Clow building that was previously fed high pressure steam from pit A2 and A2a.

**PROJECT JUSTIFICATION:**

UWS and DFD continue to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. Submitted All-Agency project proposals, infrastructure planning issues, and the UW All-Agency funding targets set by DFD are thoroughly reviewed and considered. This request represents high priority UWS infrastructure maintenance, repair, renovation, and upgrade needs and focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues.

**BUDGET/SCHEDULE:**

GFSB – Capital Equipment Acquisition .....	\$350,000
GFSB – Facility Maintenance and Repair .....	\$7,361,400
GFSB – Utility Repair and Renovation.....	\$485,500
PRSB – Facility Maintenance and Repair .....	\$1,189,600
PRSB – Utility Repair and Renovation.....	\$466,500
Gifts/Grants .....	\$703,000
Cash ... ..	<u>\$2,018,000</u>
<b>Total Requested Budget .....</b>	<b>\$12,574,000</b>

**PREVIOUS ACTION:** None.