

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

**AGENCY:** Department of Administration on the behalf of the Department of Corrections

**DOC CONTACT:** Randall Mattison, (608) 240-5470, [randall.mattison@wisconsin.gov](mailto:randall.mattison@wisconsin.gov)

**DOA CONTACT:** Mary Deering, (608) 261-2293, [mary.deering@wisconsin.gov](mailto:mary.deering@wisconsin.gov)

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

**PROJECT REQUEST:** Request authority to lease 11,713 SF at 2240 Eastridge Center in Eau Claire, for a term of five years, for an annual cost of approximately \$292,302, for the Department of Corrections' Division of Community Corrections Probation and Parole Office.

**PROJECT DESCRIPTION:**

Below please find the specifics of the proposed lease:

<b>State Functions at Leased Location</b>	DOC Division of Community Corrections – Probation and Parole Office
<b>Lease Location</b>	2240 Eastridge Center, Eau Claire, WI
<b>Type of Negotiation or Process</b>	Request for Proposal process
<b>Lessor</b>	Eastridge Center LLC
<b>Anticipated Occupancy Date</b>	December 1, 2014
<b>Lease Term</b>	Five Years: Dec. 1, 2014 – Nov. 30, 2019
<b>Renewal Option(s)</b>	Two 5-Year Renewal Options
<b>Escalation Rate</b>	2% Annual Escalator
<b>Purchase Option</b>	No
<b>Space Type</b>	Office and Storage
<b>Square Feet</b>	11,713
<b>Total Gross Cost Per Square Feet</b>	\$24.96 (Includes TI, Janitorial, CAM, RE Taxes, and Estimated Utilities)
<b>Annual Gross Cost</b>	\$292,301.85

The proposed lease site is 11,713 SF at 2240 Eastridge Center for an annual cost of \$292,302. Of that amount, \$98,686 is for tenant improvements. The tenant improvements are part of the rental rate for the first five year period only. After that, the tenant improvement cost is removed from the rent schedule for the remaining renewal periods.

The Lessor will build-out the space to meet the Division of Community Corrections' needs for efficient and effective operations and will adhere to safety and accessibility requirements. The new space will provide 29 private offices and have sufficient on-site parking for staff and clients.

**PROJECT JUSTIFICATION:**

The DCC in Eau Claire has a caseload of approximately 2,000 offenders and currently leases space at two locations in Eau Claire for a total of 8,417 SF for approximately \$145,400 a year.

The DCC would like to consolidate these two Eau Claire Probation and Parole operations into one location to achieve work efficiencies within their business operations and relieve staff overcrowding at the two locations. Neither location has the sufficient space to accommodate this consolidation; therefore this Eastridge Center site was selected through an RFP process. The proposed new location will better align DCC services with its client population and is located two miles from the Eau Claire Police Headquarters and Courthouse.

DOA Legal Counsel and the State Budget Office have reviewed these documents and found no issues with the transaction.

**PREVIOUS ACTION:** None.

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

**AGENCY:** Department of Administration on the behalf of the Department of Military Affairs

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

**DOA CONTACT:** Mary Deering, (608) 261-2293, [mary.deering@wisconsin.gov](mailto:mary.deering@wisconsin.gov)

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

**LOCATION:**

Lot #4 – Tancho Business Park  
5 Transport Court  
Madison, WI

**PROJECT REQUEST:** Request authority to purchase 4.49 acres of vacant land located on lot #4 of the Tancho Business Park in Madison for a total cost of \$569,365 Existing-GFSB.

**PROJECT NUMBER:** 14F10

**PROJECT DESCRIPTION:**

This project will purchase a 4.49 acre parcel of land at the Tancho Business Park near the Dane County Regional Airport in Madison. For now, the land will be used for parking, and in the future it will also house a Motor Vehicle Storage Building (MVSb). The parcel is located adjacent to the northeast side of Department of Military Affairs' (DMA) Armed Forces Reserve Center and the Wisconsin Army National Guard's (WIARNG) Field Maintenance Shop (FMS) #9 (see map). Two appraisals were conducted on the property. The parcel was valued at \$587,000 and \$547,730 respectively. DMA has agreed to pay, \$567,365 the average of these two appraisals. The closing costs total \$2,000.

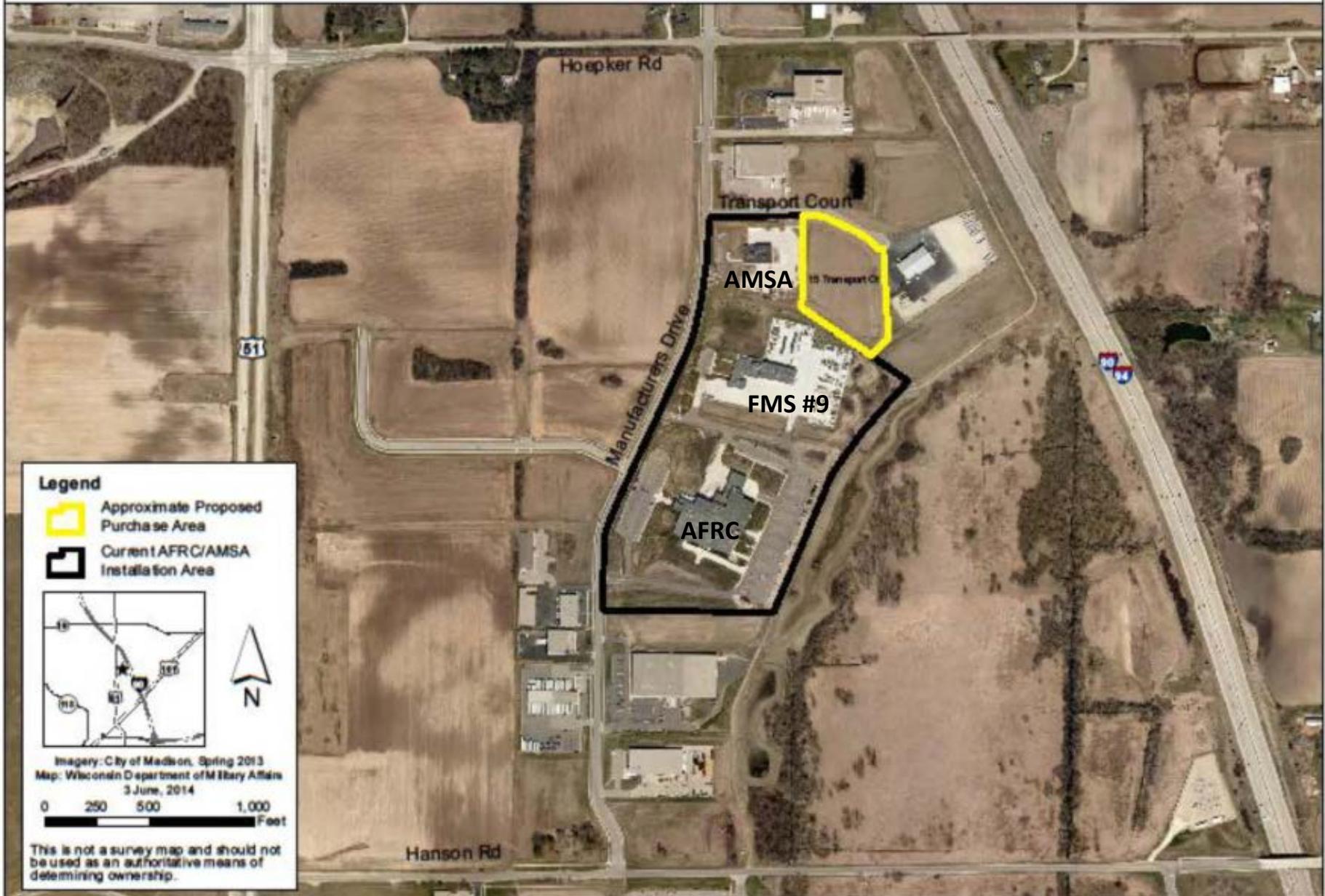
**PROJECT JUSTIFICATION:**

The current DMA footprint at this location does not allow for any future expansion. Since the original land purchase, the WIARNG's FMS mission has evolved and now requires additional space for military vehicles and tactical equipment as well as for federal government passenger vehicles. Due to these existing constraints, government passenger vehicles are stored in private vehicle lots which reduces parking space for employees and visitors. During drill weekends, Reserve staff park on Manufacturers Drive and Transport Court due to an insufficient number of parking stalls. This purchase will provide additional parking for site operations and a space for a future MVSb being planned for the unit.

DOA Legal Counsel has reviewed these documents and found no issues with the transaction. This land purchase is consistent with SBC policy and procedure requirements.

**PREVIOUS ACTION:** None.

Wisconsin Department of Military Affairs  
Proposed Four Acre Purchase  
(Lot 4, Tancho Park, Madison, WI)



**AGENCY REQUEST FOR  
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AUGUST 2014**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Randall Mattison, (608) 240-5470, [randall.mattison@wisconsin.gov](mailto:randall.mattison@wisconsin.gov)

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

**LOCATION:** Taycheedah Correctional Institution, Fond du Lac County

**PROJECT REQUEST:** Request the release of \$120,000 BTF – Planning to prepare a Design Report for the New Infirmery at the Taycheedah Correctional Institution.

**PROJECT NUMBER:** 14B1T

**PROJECT DESCRIPTION:**

This project will construct a new 25-bed infirmery at the Taycheedah Correctional Institution (TCI) to meet the medical needs of Wisconsin Women’s Correctional System (WWCS) inmates who need skilled nursing care for periods of 24 hours or more but do not need to be in a hospital setting. WWCS infirmery care will be centralized at the New Infirmery at TCI.

**PROJECT JUSTIFICATION:**

The WWCS has an aging population and a high volume of inmates in need of specialized medical care that will continue to increase going forward. Currently, WWCS has no space for inmates that need health care services for periods of 24 hours or more. At this time, the Dodge Correctional Institution (DCI) health services unit (HSU) facilities and resources are used for this purpose. Because DCI is a male facility, entire units have to be dedicated to women when they are submitted which significantly reduces the number of beds available for male inmates. There is no room to create infirmery beds within the existing HSU at TCI. Constructing this new infirmery will assist both TCI and DCI with these issues.

**BUDGET/SCHEDULE:**

Construction	\$3,199,000
Design	\$299,000
DFD Mgt	\$147,000
Contingency	\$480,000
Equipment	\$342,000
Other Fees	\$33,000
<b>TOTAL</b>	<b>\$4,500,000</b>

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

**PREVIOUS ACTION:**

This project was enumerated in 2013 Wisconsin Act 20 for \$4,500,000 GFSB.

**AGENCY REQUEST FOR  
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AUGUST 2014**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Randall Mattison, (608) 240-5470, [randall.mattison@wisconsin.gov](mailto:randall.mattison@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 All Agency projects for an estimated total cost of \$4,104,000 (\$1,824,000 GFSB-Facility Maintenance and Repair; and \$2,280,000 PRSB-Energy Conservation);
- b) Transfer all approved GFSB All Agency allocation to the Department of Corrections Infrastructure appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Dodge Correctional Institution- Dodge Co.	12J2K	Electronic Door Control Upgrade	\$1,544,000
Fox Lake Correctional Institution–Dodge Co.	13E1N	Vocational Building HVAC and Controls Upgrade	\$280,000
<b>Facility Maintenance and Repair</b>			<b>\$1,824,000</b>

<b>Energy Conservation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>PRSB</b>
Oakhill Correctional Institution - Dane Co.	12I2H	Energy Conservation Project	\$2,280,000
<b>Energy Conservation</b>			<b>\$2,280,000</b>

**Dodge Correctional Institution – Electronic Door Control Upgrade (12J2K):**

**Project Description and Justification:**

This project will upgrade the existing electronic security controls that provide for door locking, door monitoring, intercom, and the public address systems. Project work will include replacement of the existing programmable logic controllers (PLC) with new PLCs, replacement of associated relays for door and audio control, and replacement of rocker-switch panels with the current industry standard graphical user interfaces. This project will also install fiber optic cabling as needed. The existing field wiring, door hardware, and intercom speakers will likely continue to be used.

The existing electrical switches and software used to support door controls and functions are obsolete and worn out due to heavy use of the equipment. Constant maintenance is required to keep the door controls working effectively. These electronic doors are used 24/7 to monitor and allow staff and inmate access to cells, housing units, and departments.

**Budget/Schedule:**

Construction	\$1,188,000
Contingency	\$178,000
Design	\$123,000
DFD Mgt	\$55,000
<b>TOTAL</b>	<b>\$1,544,000</b>

SBC Approval	Aug 2014
A/E Selection	Nov 2012
Bid Opening	Feb 2015
Start Construction	Apr 2015
Substantial Completion	Apr 2016
Final Completion	Jun 2016

**Fox Lake Correctional Institution – Vocational Building HVAC and Controls Upgrade (13E1N):****Project Description and Justification:**

This project will repair and upgrade the existing ventilation system and provide for minor structural modifications and electrical work needed to operate the vocational shop's fabrication equipment.

The existing ventilation system for the Vocational Building is over 50 years old and no longer functions properly, preventing welding classes from being held in this space. The vocational program is a popular part of the inmate re-entry process and has demonstrated success in helping released offenders find employment.

**Budget/Schedule:**

Construction	\$215,000
Design	\$29,670
DFD Mgt	\$9,200
Contingency	\$15,630
Other Fees	\$10,500
<b>TOTAL</b>	<b>\$280,000</b>

SBC Approval	Aug 2014
A/E Selection	May 2013
Bid Opening	Dec 2014
Start Construction	Mar 2015
Substantial Completion	Jul 2015
Final Completion	Aug 2015

**Oakhill Correctional Institution –Energy Conservation Project (12I2H):****Project Description and Justification:**

This project will construct various energy conservation measures resulting from an Investment Grade Audit. These include upgrades to: an outdated and inefficient lighting system; building automation controls; HVAC systems; pipe insulation; steam traps; water conservation; and the building envelope. It is estimated that the project will produce energy cost savings of \$142,900 per year.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project with a maximum simple payback of 16.07 years without up-front capital cost. The savings are to be measured, verified, and guaranteed by the Energy Service Company (ESCO).

Franklin Energy, DOA's independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

**Budget/Schedule:**

Construction	\$2,171,000
DFD Mgt	\$44,000
Contingency	\$65,000
<b>TOTAL</b>	<b>\$2,280,000</b>

SBC Approval	Aug 2014
Start Construction	Sep 2014
Substantial Completion	Jul 2015
Final Completion	Aug 2015

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

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Steve Krallis, 608-266-0160, [steve.krallis@wisconsin.gov](mailto:steve.krallis@wisconsin.gov)

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

**LOCATION:** Whiting Ranger Station, Portage County

**PROJECT REQUEST:** Request approval to increase the project budget by \$1,331,600 (\$1,088,200 CON-SEGB and \$243,400 Agency Cash) to allow for the construction of the Whiting Ranger Station portion of the Ranger Station Replacement project for a revised estimated total cost of \$5,454,300 (\$5,119,100 CON-SEGB; \$91,800 FED; and \$243,400 Agency Cash).

**PROJECT NUMBER:** 07H2K

**PROJECT DESCRIPTION:**

This project was originally approved by the SBC in November 2007 for three locations: Tomah, Prentice, and Whiting. The Tomah and Prentice Ranger Station Replacement projects were bid and are now in construction for \$3,589,700 total. The Whiting Ranger Station project was delayed due to site issues that have now been resolved. Therefore, DNR is seeking this budget increase to allow the Whiting Ranger Station Replacement project to proceed for an estimated total cost of \$1,864,600.

The Whiting Ranger Station Replacement project will construct 1,850 GSF of office and support space, a 4,200 GSF heated three-bay fire control drive-thru vehicle storage and maintenance garage, and 2,400 GSF of unheated storage. This facility will replace the existing Whiting Ranger Station.

The Whiting Ranger Station serves as the forestry and forest fire control headquarters for the 823 square miles of forest fire protection area encompassing Portage County. The ranger station will be constructed on a 3.74 acre site one mile from I-39 on Maple Drive in the Village of Plover. The location provides quick response to the Stevens Point metropolitan area.

**PROJECT JUSTIFICATION:**

The existing Whiting Ranger Station was built in 1962 and located two blocks off Business Highway 51 in the Village of Whiting. It is located adjacent to a residential neighborhood on a one acre lot within the boundaries of a village park. The site is not of sufficient size to construct a garage facility with drive-through capabilities. Also, the existing building is too small to store contemporary firefighting equipment. Additional equipment is housed in an onsite lean-to shed constructed in 1980, and offsite at the Whiting Fire Department. It is inefficient for equipment to be housed away from the ranger station because fire response crews assemble at the ranger station. The new site and new building will resolve these issues.

**BUDGET/SCHEDULE:**

Design	\$403,600
DFD Mgt	\$189,300
Contingency	\$256,300
Equipment	\$209,100
Other Fees	\$46,000
<b>TOTAL</b>	<b>\$5,454,300</b>

SBC Approval (Whiting)	Aug 2014
A/E Selection	Dec 2007
Bid Opening	Oct 2014
Start Construction	Mar 2015
Substantial Completion	Sep 2016
Final Completion	Dec 2016

**PREVIOUS ACTION:**

In November 2007, the SBC approved the Ranger Station Replacement project for \$4,122,700 (\$4,030,900 CON-SEGB and \$91,800 Agency Cash).

This project was enumerated in 2007 Wisconsin Act 20 for \$4,122,700 SEGB as Ranger Station Replacements in Whiting, Prentice, and Tomah.

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

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Deanna Sell, (608) 266-0835, [deanna.sell@wisconsin.gov](mailto:deanna.sell@wisconsin.gov)

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

**LOCATION:** Mirror Lake State Park, Sauk County

**PROJECT REQUEST:** Request authority to construct a septic system replacement and related improvements project at the Mirror Lake State Park Campground for an estimated total cost of \$377,100 STWD.

**PROJECT NUMBER:** 13L1N

**PROJECT DESCRIPTION:**

This project will replace the failed dump station septic system, construct traffic flow improvements, and install a holding tank at the park's vehicle maintenance and storage shed.

**PROJECT JUSTIFICATION:**

The septic system serving the Mirror Lake State Park Campground is failing as evidenced by recent reports of untreated wastewater surfacing near the drain-field. A soils evaluation has identified an acceptable location for a replacement septic system serving the campground dump station.

This project will also provide dump station traffic-flow improvements including the addition of a new dump station lane, turn and pull-out lanes, and signage and traffic lane markings. Currently, traffic backups occur on busy weekends throughout the summer and fall camping seasons when RVs line up to leave the park.

Further, the vehicle maintenance and storage shed at Mirror Lake has a non-compliant floor drain that flows into a groundwater discharge septic system. Regulations require floor drains serving vehicle maintenance facilities be directed to a holding tank for pumping and hauling or receive advanced treatment prior to discharge to the groundwater. Therefore, this project will install a 3,000 gallon holding tank to meet this requirement.

**BUDGET/SCHEDULE:**

Construction	\$292,800
Design	\$38,600
DFD Mgt	\$12,900
Contingency	\$29,300
Other Fees	\$3,500
<b>TOTAL</b>	<b>\$377,100</b>

SBC Approval	Aug 2014
A/E Selection	Jan 2014
Bid Opening	Nov 2014
Start Construction	Dec 2014
Substantial Completion	May 2015
Final Completion	Jun 2015

**PREVIOUS ACTION:** None.

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

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Deanna Sell, (608) 266-0835, [deanna.sell@wisconsin.gov](mailto:deanna.sell@wisconsin.gov)

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

**LOCATION:** Fox River State Trail, City of Green Bay, Brown County

**PROJECT REQUEST:** Request approval to increase the project budget by \$300,000 (\$150,000 GFSB and \$150,000 STWD) to accept bids received for the Porlier Street Swing Bridge project for a revised estimated total cost of \$1,211,600 (\$811,600 GFSB; \$100,000 ENV-SEGB; and \$300,000 STWD).

**PROJECT NUMBER:** 11H2V

**PROJECT DESCRIPTION:**

This project will deconstruct the center section of the Porlier Street Swing Bridge in response to a United States Coast Guard (USGC) order to remove the structure. The removal of the center span of the bridge doubles the width of the shipping channel in the Fox River.

**PROJECT JUSTIFICATION:**

DNR acquired the Porlier Street Swing Bridge when it purchased the railroad corridor to create the Fox River State Trail in 2000. In 2009, the USCG stated that the center span of the bridge was not functional and was causing a hazard to navigation, and issued a compliance order to remove the structure. The SBC approved the bridge deconstruction project in March 2012 but it was delayed due to PCB cleanup in the vicinity of the bridge. Recently, however, the bridge has sustained considerable damage from ships hitting it while attempting to navigate the channel. Therefore, DNR asked for the project to be bid and restarted now to avoid further navigational hazard. Bids for the bridge removal were received on June 24, 2014. This requested budget increase will allow the state to accept bids received and proceed with the project this fall.

**BUDGET/SCHEDULE:**

Construction	\$938,000
Design	\$61,000
DFD Mgt	\$42,700
Contingency	\$129,900
Other Fees	\$40,000
<b>TOTAL</b>	<b>\$1,211,600</b>

SBC Approval	Aug 2014
A/E Selection	Oct 2011
Bid Opening	Jun 2014
Start Construction	Sep 2014
Substantial Completion	Oct 2014
Final Completion	Nov 2014

**PREVIOUS ACTION:**

In March 2012, the SBC approved the Porlier Street Swing Bridge project for an estimated total cost of \$911,600 (\$661,600 GFSB; \$100,000 ENV-SEGB; and \$150,000 STWD).

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

**AGENCY:** Department of Transportation

**DOT CONTACT:** Freeman Decorah, (608) 224-9285, [freeman.decorah@dot.wi.gov](mailto:freeman.decorah@dot.wi.gov)

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

**LOCATION:** Town of Grand View, Bayfield County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to lease 10 acres of vacant land located in Bayfield County for a term of 30 years for \$1,500 annually; and
- c) Authority to construct a Gap Filler Tower project for an estimated total cost of \$982,500 SEGRB.

**PROJECT NUMBER:** 12E1R

**PROJECT DESCRIPTION:**

This project will construct a 350 foot communications tower, a prefabricated equipment building, emergency generator, and security fencing on land leased from the Town of Grand View in Bayfield County. The lease negotiated with the Town is for 10 acres of vacant land, extends for 30 years from September 1, 2014 through August 31, 2044, and will cost \$1,500 annually.

**PROJECT JUSTIFICATION:**

Currently, gaps in communication exist in the voice and data communication network, resulting in a concern for public and law enforcement safety. This new tower will allow the Wisconsin Interoperable System for Communications (WISCOM) Emergency Responder Network to expand radio coverage into fringe areas of the county and will further the goal of providing the necessary infrastructure, towers, and buildings to safely support and house equipment for present and emerging wireless technologies. It is part of WISCOM's coordinated effort to close service gaps to ensure reliability of the system.

**BUDGET/SCHEDULE:**

Construction	\$788,000
Design	\$66,000
DFD Mgt	\$34,700
Contingency	\$79,000
Other Fees	\$14,800
<b>TOTAL</b>	<b>\$982,500</b>

SBC Approval	Aug 2014
A/E Selection	Jul 2013
Design Report	Aug 2014
Bid Opening	Oct 2014
Start Construction	Dec 2014
Substantial Completion	Aug 2015
Final Completion	Sep 2015

**PREVIOUS ACTION:** This project was enumerated in 2011 Wisconsin Act 32 for \$2,956,500 SEGRB as Gap Filler Towers (Bayfield, Ozaukee, and Vilas Counties).

# DESIGN REPORT

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

Bayfield County Gap Filler Tower  
Town of Grand View

**Project Number:** 12E1R

**For the:** Department of Transportation

**Project Manager:** Rick Cibulka

**Architect/Engineer:** Edge Consulting Engineers, Inc.  
Prairie du Sac, Wisconsin

**Type of Project:** New Construction

## 1. Project Description:

This project will construct a 350 foot communications tower, a prefabricated equipment building, emergency generator, and security fencing on land leased from the Town of Grand View in Bayfield County. The lease negotiated with the Town is for 10 acres of vacant land, extends for 30 years from September 1, 2014 through August 31, 2044, and will cost \$1,500 annually.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2011 Wisconsin Act 32 for \$2,956,500 SEGRB.

## 3. Schedule:

Bid Opening:	October 2014
Start of Construction:	December 2014
Substantial Completion / Occupancy:	September 2015

## 4. Budget Summary:

Construction:	\$788,000
Design:	\$66,000
DFD Mgt:	\$34,700
Contingency:	\$79,000
Other Fees:	\$14,800
<b>Total Project Cost:</b>	<b>\$982,500</b>

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

**AGENCY:** Department of Administration on behalf of the Medical College of Wisconsin

**NON-STATE CONTACT:** Sara D. Cohn, (414) 955-8203, [scohn@mcw.edu](mailto:scohn@mcw.edu)

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

**LOCATION:** Medical College of Wisconsin, Brown and Marathon Counties

**PROJECT REQUEST:** Request the release of \$5,384,300 GFSB to the Medical College of Wisconsin to aid in the remodel, development, and renovation of two community medical education facilities in Green Bay and Wausau in accordance with provisions of 2013 Wisconsin Act 20.

**PROJECT NUMBER:** 14E4F

**PROJECT DESCRIPTION:**

This release will renovate and build out the Medical College of Wisconsin (MCW) community-based site in Green Bay and will equip the MCW community-based leased space in Wausau. These sites will be used to train and educate a minimum of 50 medical students per class in “medically underserved areas” of the state.

The Gehl-Mulva Science Center at St. Norbert College will serve as the primary teaching and administrative facility for the MCW-Green Bay site. The non-state grant will help fund the construction of the MCW space within the Gehl-Mulva Science Center and the installation of capital equipment and technology improvements necessary for medical education. The build out will consist of a four-story educational facility of approximately 13,000 SF that will include office and lab space, classrooms, a cadaver lab, and a secure loading dock.

The MCW-Central Wisconsin site will be located in Wausau in a vacant office building that will be leased for the first three to five years to allow for the program to matriculate and educate students while a permanent campus location is identified. The non-state grant will help fund the installation of capital equipment and technology improvements necessary for medical education. The capital equipment and technology will be portable and can be relocated to the permanent location.

The total non-state grant approved in 2013 Wisconsin Act 20 was \$7,384,300. The \$5,384,300 requested in this item will fund 50% of the total cost of the MCW-Green Bay facility and 50% of the capital equipment purchased for the MCW-Central Wisconsin location. The MCW will request the remaining \$2,000,000 GFSB at a later date when a permanent central Wisconsin location is identified.

**PROJECT JUSTIFICATION:**

This community-based medical education initiative is integral to prepare the next generation of physicians who will care for Wisconsin residents. MCW believes there is a rich pool of Wisconsin-based medical school applicants who will want participate in a community-based medical education program and work in “medically underserved areas” of the state.

Community-based medical education facilities are important because their presence and viability provide opportunities for shared facilities, faculty expertise, and a foundation for campus-based staff and/or operations. As the community-based program matures, opportunities for collaboration with existing allied health programs in the area and/or the development of mutually beneficial education programs can be explored. Also, opportunities exist for inter-professional training with students in programs related to the medical field.

This request is consistent with the provisions of 2013 Wisconsin Act 20 that require the grantee to document the existence of additional funding from non-state sources and provide construction plans to DOA for review and approval. The existence of non-state funding has been identified by the grantee and DOA staff has determined that the plans are consistent with the project as described.

If this item is approved, a grant agreement between MCW and DOA will be executed to allow the release of funding.

**TOTAL PROJECT BUDGET:**

	MCW-Green Bay	MCW-Central Wisconsin	Total
Construction	\$2,185,700	\$0	\$2,185,700
Design	\$329,000	\$0	\$329,000
Equipment	\$4,713,600	\$3,540,300	\$8,253,900
Future Build Out	\$0	\$4,000,000	\$4,000,000
<b>TOTAL</b>	<b>\$7,228,300</b>	<b>\$7,540,300</b>	<b>\$14,768,600</b>

**PREVIOUS ACTION:** This project was enumerated in 2013 Wisconsin Act 20 for \$7,384,300 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 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-La Crosse, La Crosse County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Parking Ramp Addition project for an estimated total cost of \$7,619,000 PR-Cash.

**PROJECT NUMBER:** 10J2S

**PROJECT DESCRIPTION:**

This project will construct two additional parking levels above the three parking levels constructed in the first phase of this project. The two additional levels will provide 382 new parking stalls for a combined total of 1,006 parking stalls once the addition is completed.

The new construction will be similar to the existing cast-in-place, post-tensioned concrete levels and precast concrete exterior inset with brick. A chute will be provided on the west elevation for snow removal from the new roof and will extend down from the fifth level. The stairways and elevator will be extended vertically and plumbing, fire suppression, and mechanical and electrical systems will be similar to the existing systems. Site restoration will be addressed and the adjacent building will be protected during construction.

**PROJECT JUSTIFICATION:**

The original project included the capacity to add two additional parking levels onto the ramp. UW-La Crosse's demand for parking continues to outpace availability which warrants the additional levels. The UW-La Crosse campus is geographically compact. The university must prioritize the highest and best use of the limited amount of land it has available, and the only areas on campus that are large enough to accommodate new buildings are the parcels that currently contain parking lots. As a result, all of the new building projects that are slated to occur in the next few biennia will further reduce the inventory of off-street parking stalls. Furthermore, the City of La Crosse is considering parking restrictions in the neighborhoods around campus which will force more students, staff, and faculty to park on campus.

**BUDGET/SCHEDULE:**

Construction	\$6,276,100
Design	\$421,000
DFD Mgt	\$276,200
Contingency	\$627,700
Other Fees	\$18,000
<b>TOTAL</b>	<b>\$7,619,000</b>

SBC Approval	Aug 2014
A/E Selection	Mar 2011
Design Report	Aug 2014
Bid Opening	Nov 2014
Start Construction	Jan 2015
Substantial Completion	Oct 2016
Final Completion	Dec 2016

**PREVIOUS ACTION:**

This project was enumerated in 2013 Wisconsin Act 20 for \$7,619,000 PR-Cash.

# DESIGN REPORT

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

Parking Ramp Addition  
UW-La Crosse  
La Crosse, WI

**Project Number:** 10J2S

**For the:** University of Wisconsin

**Project Manager:** Beth Reid

**Architect/Engineer:** GRAEF  
Madison, WI

**Type of Project:** Major Project

## 1. Project Description:

This project will construct two additional parking levels above the three parking levels constructed in the first phase of this project. The two additional levels will provide 382 new parking stalls for a combined total of 1,006 parking stalls once the addition is completed.

The new construction will be similar to the existing cast-in-place, post-tensioned concrete levels and precast concrete exterior inset with brick. A chute will be provided on the west elevation for snow removal from the new roof and will extend down from the fifth level. The stairways and elevator will be extended vertically and plumbing, fire suppression, and mechanical and electrical systems will be similar to the existing systems. Site restoration will be addressed and the adjacent building will be protected during construction.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2013 Wisconsin Act 20 for \$7,619,000 PR-Cash.

## 3. Schedule:

Bid Opening:	November 2014
Start of Construction:	January 2015
Substantial Completion / Occupancy:	October 2016

## 4. Budget Summary:

Construction:	\$6,276,100
Design:	\$421,000
DFD Mgt:	\$276,200
Contingency:	\$627,700
Other Fees:	\$18,000
<b>Total Project Cost:</b>	<b>\$7,619,000</b>

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

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 265-0551, 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 authority to:

- a) Construct various All Agency projects for an estimated total cost of \$3,566,500 (\$3,466,500 GFSB – Facility Maintenance and Repair and \$100,000 Cash);
- 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.

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	13C1I	Multi-Building Elevator Renovation / Replacement	\$ 2,850,000	\$ -	\$ -	\$ -	\$ 2,850,000
STP	13B2Z	Multi-Building Elevator Renovation	\$ 616,500	\$ -	\$ -	\$ -	\$ 616,500
FMR SUBTOTALS			\$ 3,466,500	\$ -	\$ -	\$ -	\$ 3,466,500

**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
STP	13B2F	CWES Cabin and Shower Facilities (Increase)	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
PRR SUBTOTALS			\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
AUGUST 2014 TOTALS	\$ 3,466,500	\$ -	\$ 100,000	\$ -	\$ 3,566,500

**PROJECT DESCRIPTION:**

**Facility Maintenance and Repair**

MSN – 13C1I – Multi-Building Elevator Renovation and Replacement (\$2,850,000): This project renovates seven elevators and two dumbwaiters in four buildings: Computer Sciences and Statistics; the Enzyme Institute; the Memorial Library; and the Primate Lab. The renovations will improve reliability, energy efficiency, fire fighter service, and ADA accessibility. Elevator fire alarm systems will also be upgraded to satisfy current fire safety and elevator codes. Single bottom hydraulic jack cylinders will be replaced by double bottom cylinders to meet current code. Heating, cooling, and ventilation improvements to the equipment rooms will be implemented as needed to satisfy equipment warranties. Each elevator in this project will be connected to the building automation system for elevator fault reporting and will be capable of sending a fault signal to building managers and the electric shop.

The elevators and associated equipment range in age from 21 to 60 years old and replacement is needed. The equipment is obsolete, in poor condition, and requires constant maintenance. Attempts to improve reliability by replacing parts have not been successful. Adequate machine room temperature control is lacking. Fire fighter service is limited in most buildings. In most elevators, door operation does not meet ADA requirements. This project is needed to ensure reliable service to thousands of people that use these elevators on a daily basis.

STP – 13B2Z – Multi-Building Elevator Renovation (\$616,500): This project renovates three elevators in three academic buildings: the Communication Arts Center, Old Main, and the Trainer Natural Resource Center. The renovations will improve reliability, and reduce repairs energy use. Renovation work includes replacing all machine room equipment and all door equipment. The original elevator control equipment will be replaced with a modern microprocessor based control system with soft start capability. The elevator car will be renovated. Firefighter service operation will be provided including all fire alarm devices and all fire alarm panel interfaces. Heating and cooling improvements to the equipment room will be implemented as needed to satisfy equipment warranty. Elevator door operation will be modified to meet ADA requirements.

The elevator equipment in these three buildings is more than 34 years old and should be replaced. The machines are obsolete, in poor condition, and require constant maintenance. Attempts to improve reliability by replacing parts have not been successful. The motors and hydraulic pumps are beyond their useful life and need to be replaced. The single bottom jacks will be replaced by new double bottom jacks with PVC liners to meet current code. Firefighter service is limited and there is inadequate machine room temperature control. This project is needed to ensure reliable service to thousands of daily occupants of these buildings.

### **Programmatic Remodeling and Renovation**

STP – 13B2F – Central Wisconsin Environmental Station Cabin and Shower Facilities (\$100,000 increase for a total project cost of \$759,900): This project will construct a new sleeping cabin and a restroom/shower facility to accommodate increased demand by summer camps, school groups, and weekend rental groups at the southwest end of the Central Wisconsin Environmental Station site. The new sleeping cabin will be approximately 730 GSF and accommodate six people. The new restroom/shower facility will be approximately 1,400 GSF and be sized to accommodate two future sleeping cabins. The SBC approved this project for construction in December 2013. This request would increase the project budget to accept bids received on June 4, 2014.

### **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 AND SCHEDULE:**

GFSB – Facility Maintenance and Repair.....	\$3,466,500
Cash .....	<u>\$100,000</u>
<b>Total Requested Budget .....</b>	<b>\$3,566,500</b>

**PREVIOUS ACTION:** None.