

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2013**

**AGENCY:** Department of Administration

**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:**

La Crosse State Office Building  
3550 Mormon Coulee Road  
La Crosse, WI

**PROJECT REQUEST:** Request authority to construct an HVAC replacement project at the La Crosse State Office Building for an estimated total cost of \$1,212,300 PRSB- Facility Maintenance and Repair.

**PROJECT NUMBER:** 12H4W

**PROJECT DESCRIPTION:**

This project will remove the existing air handling unit (AHU), two boilers, and ancillary equipment, including flexible ductwork, piping, hot water heater, humidifier, and fire/smoke dampers and install new HVAC system components.

**PROJECT JUSTIFICATION:**

This project will replace the building's HVAC system to improve energy efficiencies, lower maintenance costs, and provide a safe and comfortable environment for building tenants. The existing AHU and boilers are beyond their expected lifecycles, have become difficult to maintain, and have limited efficiencies. The current HVAC configuration is unable to provide the proper air exchanges, causing negative pressure conditions in stairwells and limited return air to the upper floors. The system does not allow for utilization of outdoor cooling when temperatures dictate. Building occupants have been adversely impacted by inadequate or uneven heating and cooling zones.

**BUDGET/SCHEDULE:**

Construction	\$930,400
Design	\$83,300
DFD Mgt	\$41,700
Contingency	\$135,800
Other Fees	\$21,100
<b>TOTAL</b>	<b>\$1,212,300</b>

SBC Approval	Oct 2013
A/E Selection	Nov 2012
Bid Opening	Apr 2014
Start Construction	Jun 2014
Substantial Completion	Dec 2014
Final Completion	May 2015

**PREVIOUS ACTION:** None.

**AGENCY REQUEST FOR  
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OCTOBER 2013**

**AGENCY:** Department of Administration

**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:**

Risser Justice Center  
17 W. Main Street  
Madison, WI

**PROJECT REQUEST:** Request authority to construct a renovation project on the third floor of the Risser Justice Center for an estimated total cost of \$255,800 PR-Cash.

**PROJECT NUMBER:** 13I2V

**PROJECT DESCRIPTION:**

This project will renovate 8,281 GSF of space on the third floor of the Risser Justice Center for the Division of Capitol Police (DCP). The space will include a new Command Center, a new Joint Information Center (JIC), a logistics room, and other space required to support DCP functions, including office space. The project scope includes partial wall demolition, painting, carpet repairs, and modifications to HVAC, electrical, and IT infrastructure to support the new space layout and function. The renovated space will also include a combination of new and existing furniture. Funding for this project was provided in DOA's 2013-15 operating budget as approved in 2013 Wisconsin Act 20.

**PROJECT JUSTIFICATION:**

This project will relocate DCP operations from insufficient space in the basement of the State Capitol into more appropriately sized space to meet their programmatic needs. It will provide a new permanent location for a Command Center and JIC, as well as workstations to support approximately 48 staff over three shifts. The Command Center and JIC are especially important during large events or times of heightened activity as they provide the centralized command, control, and coordination of emergency response to incidents. The Risser Justice Center provides an excellent location for these police emergency functions.

**BUDGET/ SCHEDULE:**

Construction	\$155,300
Design	\$21,700
DFD Mgt	\$7,300
Contingency	\$28,000
Equipment	\$43,500
<b>TOTAL</b>	<b>\$255,800</b>

SBC Approval	Oct 2013
A/E Selection	Nov 2013
Bid Opening	Mar 2014
Start Construction	Apr 2014
Substantial Completion	Jun 2014
Final Completion	Jul 2014

**PREVIOUS ACTION:** None.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2013**

**AGENCY:** Department of Administration on behalf of the Department of Veterans Affairs and the Wisconsin Historical Society

**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 the release of \$345,000 BTF-Planning for the continued preliminary design of the New Museum Complex.

**PROJECT NUMBER:** 00D1W

**PROJECT DESCRIPTION:**

The New Museum Complex will serve as the home for both the Wisconsin Historical Museum and the Wisconsin Veterans Museum in Madison. The museums' current facilities are inadequate in size and the environmental conditions necessary for the preservation of Wisconsin's collections of historical artifacts maintained by the two museums. The poor condition of the current museums negatively impacts the visiting public, limits attendance, and poses a risk to collections of significant historical and economic value.

This request seeks release of additional Building Trust Funds (BTF) to continue the preliminary design of the New Museum Complex. The additional BTF will fund important predesign components:

- Initiate a visitor experience plan. The visitor experience plan is essential for the project. The plan will help articulate the mission, goals, and objectives, and will be used to finalize the exhibition design for the project;
- Develop a plan to address the complexities of two museums in a shared complex;
- Provide the fundraising campaign with critical tools to continue private fundraising efforts for the project; and
- Continued project planning and management to ensure the project stays on track

**PROJECT JUSTIFICATION:**

Previous BTF releases produced initial planning material including a project program statement, business planning, market research, and a project feasibility study. However, additional funding is now necessary to initiate the visitor experience plan. The plan will take approximately 11 months to complete and is an essential, initial component of museum design. It develops interpretive plans and provides direction to the design consultant and the exhibit designer about exhibit, program and support space layout and design. The plan will specify how a visitor will approach, enter, and experience the two museums. It will also address the complex challenges of incorporating two museums into one facility. Materials generated as part of the visitor experience plan will also serve as tools for the fundraising campaign used to generate a gift fund component of this project.

The agency anticipates it will request the remainder of the BTF needed to complete the visitor experience plan at an SBC meeting in early 2014.

**PREVIOUS ACTION:**

2013 Wisconsin Act 20 included \$5,000,000 GFSB to continue funding the enumeration of the project.

This project was enumerated in 2011 Wisconsin Act 32 for \$75,000,000 GFSB.

In September 2010, the SBC released \$1,375,000 BTF-Planning to provide preliminary planning funds for the project.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2013**

**AGENCY:** Department of Health Services

**DHS CONTACT:** Tim Zinkgraf, (608) 267-4595, [tim.zinkgraf@wisconsin.gov](mailto:tim.zinkgraf@wisconsin.gov)

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

**LOCATION:** Mendota Mental Health Institute, Madison, Dane County

**PROJECT REQUEST:** Request approval to increase the project budget by \$956,000 PR-Cash to accept bids received for the Goodland Hall - Patient Rehabilitation addition at the Mendota Mental Health Institute for a revised estimated total cost of \$3,116,000 (\$2,160,000 GFSB and \$956,000 PR-Cash).

**PROJECT NUMBER:** 12A2B

**PROJECT DESCRIPTION:**

This project will construct a new 6,220 GSF addition to Goodland Hall and associated alterations to the existing structure to provide space for skill learning activities for patients of the Mendota Mental Health Institute's (MMHI) Forensic and Civil programs. As a result of the addition, Goodland Hall will include a multipurpose classroom, life skills training space, vocational rehabilitation space, necessary mechanical systems, office space, and toilet facilities.

This project is necessary to provide psychiatric treatment services required for patients committed under the provisions of Wis. Stats., Chapters 51 and 971. It is also necessary to meet standards promulgated by regulating bodies that have treatment requirements for this population including the Joint Commission, Centers for Medicare and Medicaid Services, and the DHS Division of Quality Assurance.

**PROJECT JUSTIFICATION:**

This budget increase is necessary to accept bids received in August 2013. After discussions with DHS, it became clear that value engineering is not a viable option on this project due to program requirements. Therefore, DHS will provide PR-Cash from its Mental Health and Developmental Disabilities Services; Facilities operating budget to accept the bids received to ensure that the project's scope is maintained.

**BUDGET/ SCHEDULE:**

Construction	\$2,502,000
Design	\$200,000
DFD Mgt	\$110,000
Contingency	\$250,000
Equipment	\$48,000
Other Fees	\$6,000
<b>TOTAL</b>	<b>\$3,116,000</b>

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

**PREVIOUS ACTION:**

In February 2013, the SBC approved the Design Report and authority to construct for an estimated total cost of \$2,160,000 GFSB.

In March 2012, the SBC approved \$41,100 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2011 Wisconsin Act 32 for \$1,442,000 GFSB.

**AGENCY REQUEST FOR  
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OCTOBER 2013**

**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:** Madison, Dane County

**PROJECT REQUEST:** Request authority to lease 21,153 SF at 660 W. Washington Ave., Madison, for a term of five years for an annual cost of approximately \$499,000, to house the UW Service Center.

**PROJECT DESCRIPTION:**

Lease Specifics:

State Functions at Leased Location	UW Service Center
Lease Location	660 W. Washington Ave., Madison
Type of Negotiation/Selection Process	Request for Proposal process
Lessor	City Station Associates, Limited Partnership
Anticipated Occupancy Date	March 1, 2014
Lease Term	5 years
Escalation Rate	2% annual on the gross rate amount
Renewal Option(s)	Two 3-year renewals
Purchase Option	No
Space Type	Office space
Square Feet	21,153
Total Gross Cost Per Square Foot	\$23.59
Annual Gross Cost	\$499,000
Funding Source	Program Revenue

On May 22, 2013, a Request for Proposal (RFP) was issued by the UW-Madison Division of Facilities Planning and Management using the DOA's RFP process and state standards for design and construction specifications. In June 2013, seven RFP submittals were evaluated by staff from UW-Madison and UW System (UWS). The City Station Associates, Limited Partnership proposal was selected as the preferred location.

This lease provides a maximum of 21,153 SF for the UW Service Center. The space, located at 660 W. Washington Ave., consists of private offices and open office space currently occupied by the United States Attorneys' Office. The location is in close proximity to the UWS administrative offices located at 780 Regent St. City Station Associates, Limited Partnership has agreed to provide tenant improvements of \$13/SF. In addition, any required electrical and/or HVAC upgrades and architectural design fees will be provided at the owner's expense.

**PROJECT JUSTIFICATION:**

The UW Service Center provides operational payroll and benefits support to the 15 institutions that make up UWS (13 four-year campuses, UW Colleges, and UW-Extension) plus UWS Administration. The annual payroll for the supported organizations is more than \$2 billion. The UW Service Center, along with the UW-Madison Division of Information Technology, provides and manages the PeopleSoft-based operating system for personnel, payroll, and benefit data/processes for all 27 institutions and UWS.

Since April 2011, the UW Service Center has been housed in insufficient space, previously occupied by the UW Processing Center, on the fifth floor at 21 N. Park St. The space is currently interspersed within UW-Madison Human Resources and other business support functions. This has resulted in severe overcrowding for all units, lowered employee morale and productivity, and adversely impacted the UW Service Center's operation. Additional space to accommodate the Service Center is not available in other UW-Madison facilities.

Consequently, the RFP process was initiated to find suitable space in close proximity to UWS administrative offices. The space being vacated at 21 N. Park St. will allow for the decompression and realignment of other existing UW-Madison business functions located in that building.

The DOA Division of Facilities Management and the State Budget Office have reviewed and approved this space request and determined that it successfully meets the UW Service Center's needs. A purchase option is not included because the space is located in a multi-tenant, mixed use facility.

**BUDGET/SCHEDULE:** N/A

**PREVIOUS ACTION:** None.

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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-Madison, Dane County

**PROJECT REQUEST:** Request the following:

- a) Authority to increase the project budget by \$3,041,700 PR-Cash; and
- b) Authority to construct the Elizabeth Waters Residence Hall renovation project for a revised estimated total cost of \$10,141,700 PR-Cash.

**PROJECT NUMBER:** 11F1X

**PROJECT DESCRIPTION:**

This project involves selective renovations to Elizabeth Waters Hall located at 1200 Observatory Drive on the UW-Madison campus. As approved in June 2012, the project had three main components: renovation to the Hall's food service functions; renovation of mechanical systems and upgrades to building finishes; and reconstruction and landscaping of the north terrace and patio behind the residence hall.

The expanded scope funded by the budget increase in this request includes:

- Installation of a fire suppression system in the entire 143,626 GSF building. This includes resident rooms, common areas, and the kitchen/dining area;
- Additional rooms receiving new doors, renovation and expansion of the lower level staff break room, renovations to the third floor student lounge, the repurposing of selected rooms into new resident and support rooms, and the painting of resident room corridors; and
- Renovation and re-landscaping of the exterior terrace area including the recreation space and the reconstruction of retaining walls, and providing handicap accessibility to the area.

**PROJECT JUSTIFICATION:**

In May 2012, UW-Madison made a commitment to sprinkler all of its low-rise residence halls by 2025. Subsequent to that commitment, a campus-wide study was completed to identify the scope and cost of that work. At that point, the bid date for the Elizabeth Waters project was rapidly approaching. The decision was made to hold off on bidding to allow for incorporation of the sprinkler work into the project scope. During the delay, the campus substituted PR-Cash for the bonding originally enumerated for the project and identified several expanded scope items as described above.

This fund source substitution is permitted by law and encouraged by SBC policy. The unused PRSB will be available for reallocation to other UWS projects. The source of the PR-Cash is savings realized from recent UW-Madison student housing projects.

**BUDGET/SCHEDULE:**

Construction	\$8,441,300
Design	\$580,400
DFD Mgt	\$362,200
Contingency	\$608,300
Equipment	\$107,000
Other Fees	\$42,500
<b>TOTAL</b>	<b>\$10,141,700</b>

SBC Approval	Oct 2013
A/E Selection	Oct 2011
Design Report	Jun 2012
Bid Opening	Jan 2014
Start Construction	May 2014
Substantial Completion	Sep 2015
Final Completion	Dec 2015

**PREVIOUS ACTION:**

In June 2012, the SBC approved the Design Report and authority to construct the Elizabeth Waters Residence Hall renovation project for an estimated total cost of \$7,100,000 PRSB.

This project was enumerated in 2011 Wisconsin Act 32 for \$7,100,000 PRSB.

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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-Milwaukee, Milwaukee County

**PROJECT REQUEST:** Request authority to demolish the Kunkle Building for an estimated total cost of \$1,370,600 PR-Cash.

**PROJECT NUMBER:** 12I1P

**PROJECT DESCRIPTION:**

This project will abate hazardous materials, demolish the 59,451 GSF Kunkle Building, including foundations, and restore the site to green space.

**PROJECT JUSTIFICATION:**

The Kunkle Building was constructed in 1956 as a laboratory school as part of the School of Education. When the laboratory school program ended in 1971, the building was repurposed to house an Early Childhood Study Center and the High School Equivalency Program. The building currently houses the Children’s Learning Center, which will move to remodeled space in the Northwest Quadrant in December 2013 and begin operations in January 2014.

The 2010 Campus Master Plan identified the Kunkle Building for future demolition in order to provide a site for future development of science facilities in the southwest quadrant of campus. That plan recognized that the existing building, designed as a single-story plus basement elementary school, has limited usefulness for university programs, and does not provide the highest and best use of this site, given the limited size and density of the campus. The building has a significant backlog of maintenance needs and lacks modern infrastructure. Because the Kunkle Building is not a “historic property” as defined by Wis. Stat. s. 13.48 (1m), this request is in conformance with SBC policy.

**BUDGET/SCHEDULE:**

Construction	\$1,155,800
Design	\$59,000
DFD Mgt	\$50,400
Contingency	\$104,100
Other Fees	\$1,300
<b>TOTAL</b>	<b>\$1,370,600</b>

SBC Approval	Oct 2013
A/E Selection	Mar 2013
Bid Opening	Jan 2014
Start Construction	Mar 2014
Substantial Completion	Jul 2014
Final Completion	Sep 2014

**PREVIOUS ACTION:** None.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2013**

**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-River Falls, Pierce County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Falcon Center for Health, Education, and Wellness project for an estimated total cost of \$62,412,000 (\$50,491,000 GFSB; \$10,264,000 PRSB; and \$1,657,000 Gift Funds).

**PROJECT NUMBER:** 11A1E

**PROJECT DESCRIPTION:**

This project takes place in the southwest corner of the UW-River Falls campus and involves several major components. It constructs a new 166,411 GSF addition to the Hunt Arena/Knowles Physical Education and Recreation Center complex and installs new fire-protection sprinklers and HVAC systems throughout the complex. It includes a programmatic remodel of 15,182 GSF within the existing complex. The project also constructs a new 1,760 GSF heated grounds maintenance building, a new 1,730 GSF unheated storage building, new athletic fields, a 720-stall parking lot, and site access roads.

The construction will be completed in three phases. Phase I will consist of site work. Phase II will construct the addition to the east of the complex which will include an auxiliary gym, a fitness center, locker rooms, training rooms, recreation staff offices, Health and Human Performance classrooms, and new mechanical space to service both the existing and new components of the integrated facility. Phase II will also include new additions on the west and south side of the complex that will contain a large gymnasium, Athletic Department and Health and Human Performance staff offices, and classroom space. Phase III will construct an addition that expands the indoor track facility to add space for indoor field events which will allow for simultaneous use of the running track.

**PROJECT JUSTIFICATION:**

The current Health and Human Performance, physical education, athletic, and recreational facilities at UW-River Falls are obsolete and deteriorating. They are functionally inadequate and inefficient due to age, size, design, configuration, and their locations are spread throughout the campus. A pre-design study completed in March 2010 analyzed space needs for the general education program, majors and minors in the various Health and Human Performance academic programs, the current athletic programs, and the intramural and general recreation programs at UW-River Falls. The study concluded that currently, there is deficit of space for the academic, athletic, and recreation programs that will use this new facility.

The pre-design process also analyzed average and peak parking demands in this area of the campus. As a result of this analysis, the 720-stall parking lot included in this request is considered a reasonable amount given the land available and average parking demand.

**BUDGET/SCHEDULE:**

Construction	\$47,720,000
Design	\$4,100,000
DFD Mgt	\$2,040,000
Contingency	\$3,352,000
Equipment	\$4,150,000
Other Fees	\$1,050,000
<b>TOTAL</b>	<b>\$62,412,000</b>

SBC Approval	Oct 2013
A/E Selection	Jun 2012
Design Report	Sep 2013
Bid Opening	Feb 2014
Start Construction	Apr 2014
Substantial Completion	Dec 2017
Final Completion	Mar 2018

**PREVIOUS ACTION:**

In June 2012, the SBC released \$2,250,000 (\$1,813,500 BTF-Planning; \$363,600 PR-Cash; and \$72,900 Gifts) in planning funds for this project.

This project was enumerated in 2011 Wisconsin Act 32 for \$63,512,000 (\$50,491,000 GFSB; \$10,264,000 PRSB; \$701,000 BTF; and \$2,056,000 Gifts) as the UW-River Falls Health and Human Performance Building.

# DESIGN REPORT

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

Falcon Center  
UW-River Falls  
River Falls, WI

Project Number: 11A1E

For the: University of Wisconsin

Project Manager: Tim Luttrell

Architect/Engineer: Ayres Associates  
Eau Claire, WI  
(715) 834-3161

Type of Project: Major Project

## 1. Project Description:

This project takes place in the southwest corner of the UW-River Falls campus and involves several major components. It constructs a new 166,411 GSF addition to the Hunt Arena/Knowles Physical Education and Recreation Center complex and installs new fire-protection sprinklers and HVAC systems throughout the complex. It includes a programmatic remodel of 15,182 GSF within the existing complex. The project also constructs a new 1,760 GSF heated grounds maintenance building, a new 1,730 GSF unheated storage building, new athletic fields, a 720-stall parking lot, and site access roads.

The construction will be completed in three phases. Phase I will consist of site work. Phase II will construct the addition to the east of the complex which will include an auxiliary gym, a fitness center, locker rooms, training rooms, recreation staff offices, Health and Human Performance classrooms, and new mechanical space to service both the existing and new components of the integrated facility. Phase II will also include new additions on the west and south side of the complex that will contain a large gymnasium, Athletic Department and Health and Human Performance staff offices, and classroom space. Phase III will construct an addition that expands the indoor track facility to add space for indoor field events which will allow for simultaneous use of the running track.

## 2. Authorized Budget and Funding Source:

\$2,250,000 / (For Planning and Preliminary Design)

## 3. Schedule:

Submission of Bid Documents for Final Review:	November 2013
Bid Opening:	February 2014
Start of Construction:	April 2014
Substantial Completion/Occupancy:	December 2017

## 4. Budget Summary:

	Per Design
Construction:	\$47,720,000
Design:	\$4,100,000
DFD Mgt:	\$2,040,000
Contingency:	\$3,352,000
Equipment:	\$4,150,000
Other Fees:	\$1,050,000
<b>Total Project Cost:</b>	<b>\$62,412,000</b>

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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-River Falls, Pierce County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Ramer Field Renovation Phase I project for an estimated total cost of \$1,900,000 (\$500,000 PRSB and \$1,400,000 Gift Funds).

**PROJECT NUMBER:** 13B4C

**PROJECT DESCRIPTION:**

The Ramer Field Renovation Phase I project will construct a new 8,376 GSF press box building in Smith Stadium at Ramer Field on the UW-River Falls campus. The new two-story building will contain eight press rooms, a hospitality room, restrooms at the press box level, a stairwell to the new level, an elevator, and shell space and utilities for future men's and women's restrooms on the ground level. Project work also includes extension of upgraded water, sewer, power, and telecommunications utilities to the building. The building will be constructed with materials that are compatible with the design of the Falcon Center.

Initially, the Ramer Field Renovation was enumerated as part of the 2009-11 Capital Budget at a total budget of \$3,987,000. The objective of this enumeration was to provide the opportunity to make improvements to Ramer Field as gift funds became available overtime. The campus received a generous lead gift from the Smith family and First National Bank of River Falls to commence a fundraising campaign. As additional fund raising occurs, the campus has identified additional scope items to be brought forward in future phases of stadium renovation.

**PROJECT JUSTIFICATION:**

Smith Stadium at Ramer Field has served the football and track and field programs at UW-River Falls since 1963. The existing press box lacks the space or ability to expand to accommodate members of the press and coaches. The press box is also unheated and not ADA accessible. Further, the current press box does not have an area with space suitable for hosting groups during athletic events at the stadium.

**BUDGET/SCHEDULE:**

Construction	\$1,590,000
Design	\$123,000
DFD Mgt	\$68,000
Contingency	\$109,000
Other Fees	\$10,000
<b>TOTAL</b>	<b>\$1,900,000</b>

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

**PREVIOUS ACTION:**

This project was enumerated in 2009 Wisconsin Act 28 for \$3,987,000 (\$500,000 PRSB and \$3,487,000 Gift Funds).

# DESIGN REPORT

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

Ramer Field Press Box Replacement  
UW-River Falls  
River Falls, WI

Project Number: 13B4C

For the: University of Wisconsin  
Project Manager: Tim Luttrell  
Architect/Engineer: Lien & Peterson Architects, Inc.  
Eau Claire, WI 54703  
(715) 835-7500  
Type of Project: Major Project

## 1. Project Description:

The Ramer Field Renovation Phase I project will construct a new 8,376 GSF press box building in Smith Stadium at Ramer Field on the UW-River Falls campus. The new two-story building will contain eight press rooms, a hospitality room, restrooms at the press box level, a stairwell to the new level, an elevator, and shell space and utilities for future men's and women's restrooms on the ground level. Project work also includes extension of upgraded water, sewer, power, and telecommunications utilities to the building. The building will be constructed with materials that are compatible with the design of the Falcon Center.

## 2. Authorized Budget and Funding Source:

\$63,000 / Agency Funding (for Programming and Design)

## 3. Schedule:

Submission of Bid Documents for Final Review:	October 2013
Bid Opening:	December 2013
Start of Construction:	March 2014
Substantial Completion/Occupancy:	August 2014

## 4. Budget Summary:

	Per Design
Construction:	\$1,590,000
Design:	\$123,000
DFD Mgt:	\$68,000
Contingency:	\$109,000
Other Fees:	\$10,000
<b>Total Project Cost:</b>	<b>\$1,900,000</b>

**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-Stevens Point, Portage County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the North DeBot Residence Halls Renovation project for an estimated total cost of \$13,477,000 PRSB.

**PROJECT NUMBER:** 12L1C

**PROJECT DESCRIPTION:**

This project will renovate Watson Hall during the summer of 2014 and Thomson Hall during the summer of 2015. The halls are located in the North DeBot quadrant of the UW-Stevens Point campus. Watson Hall was built in 1968, consists of 54,346 GSF, and contains 270 beds. Thomson Hall was built in 1969, consists of 54,242 GSF, and contains 270 beds.

Project work for each hall will include the replacement of closet side panels, interior doors, and existing resident room windows with energy efficient frames and glazing; upgrades to interior finishes including painting and flooring; installation of a new four-pipe system that will incorporate hot and chilled water for heating and cooling with DDC to allow for individual room control. The front desk lobby areas will be reconfigured, updates will be made to the lounge areas, and the stairwell treads will be replaced.

ADA modifications to the halls will include renovation of private bathrooms on floors two through four; basement toilet rooms will be made fully accessible and converted to be non-gender specific; a five-stop elevator; an exterior ramp to the lobby level; and resident and public door hardware upgrades to a lever style. Eleven resident rooms on various floors of each hall will be made fully ADA-accessible.

Also, a fire sprinkler system will be installed throughout each building, the existing masonry block walls will receive a thin-coat plaster finish and be repainted, the existing wood fiber cement panels will be removed in the corridors, and all ceilings will be repainted. Domestic solar hot water will be added to both residence halls.

This renovation will be conducted in accordance with sustainable design and operations as part of the Leadership in Energy and Environmental Design--Existing Building as outlined by the U. S. Green Building Council. It is anticipated that these will be the fourth and fifth buildings at UW-Stevens Point to achieve the LEED-EB designation.

**PROJECT JUSTIFICATION:**

These are the seventh and eighth 1960s era dorms scheduled for renovation on the UW-Stevens Point campus. Both dorms were last renovated in 1993-94. These projects concentrated primarily on common areas such as shower-rooms, kitchenette lounges, the installation of recycling chutes, and the removal of all asbestos containing material in the public areas. Resident room updates were limited only to the installation of carpet-tile and repainting.

The existing radiant steam heating system is configured with one thermostat controlling the heat in one of a dorm wing (48 rooms) on all four floors of each dorm. The heat control valves are poorly located and the steam traps are unreliable, leading to constant required maintenance. The halls are currently air conditioned using window units when needed during the summer months for conferences and camps. Central chilled water was extended to both buildings in 2011 in anticipation of the installation of a central air system to improve energy efficiency in a cost-effective manner. The existing fire alarm and emergency notification system does not meet current standards.

**BUDGET/SCHEDULE:**

Construction	\$11,243,000		Watson	Thomson
Design	\$819,000	SBC Approval	Oct 2013	Oct 2013
DFD Mgt	\$481,000	A/E Selection	May 2013	May 2013
Contingency	\$787,000	Design Report	Aug 2013	Aug 2013
Other Fees	\$147,000	Bid Opening	Jan 2014	Jan 2014
<b>TOTAL</b>	<b>\$13,477,000</b>	Start Construction	May 2014	May 2015
		Substantial Completion	Aug 2014	Aug 2015
		Final Completion	Nov 2014	Nov 2015

**PREVIOUS ACTION:**

This project was enumerated in 2013 Wisconsin Act 20 for \$13,477,000 PRSB.

# DESIGN REPORT

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

**North DeBot Residence Hall Renovation  
UW-Stevens Point  
Stevens Point, WI**

**Project Number: 12L1C**

**For the: University of Wisconsin**

**Project Manager: Daniel Stephans**

**Architect/Engineer: Somerville, Inc.  
Green Bay, Wisconsin  
(920) 437-8136**

**Type of Project: Renovation**

## **1. Project Description:**

This project will renovate Watson Hall during the summer of 2014 and Thomson Hall during the summer of 2015. The halls are located in the North DeBot quadrant of the UW-Stevens Point campus. Watson Hall was built in 1968, consists of 54,346 GSF, and contains 270 beds. Thomson Hall was built in 1969, consists of 54,242 GSF, and contains 270 beds.

Project work for each hall will include the replacement of closet side panels, interior doors, and existing resident room windows with energy efficient frames and glazing; upgrades to interior finishes including painting and flooring; installation of a new four-pipe system that will incorporate hot and chilled water for heating and cooling with DDC to allow for individual room control. The front desk lobby areas will be reconfigured, updates will be made to the lounge areas, and the stairwell treads will be replaced.

ADA modifications to the halls will include renovation of private baths on floors 2-4; basement toilet rooms will be made fully accessible and converted to be non-gender specific; a five-stop elevator; an exterior ramp to the lobby level; and resident and public door hardware upgrades to a lever style. Eleven resident rooms on various floors of each hall will be made fully ADA-accessible.

Also, a fire sprinkler system will be installed throughout each building, the existing masonry block walls will receive a thin-coat plaster finish and be repainted, the existing wood fiber cement panels will be removed in the corridors, and all ceilings will be repainted. Domestic solar hot water will be added to both residence halls.

This renovation will be conducted in accordance with sustainable design and operations as part of the Leadership in Energy and Environmental Design--Existing Building as outlined by the U. S. Green Building Council. It is anticipated that these will be the fourth and fifth buildings at UW-Stevens Point to achieve the LEED-EB designation.

## **2. Authorized Budget and Funding Source:**

\$300,000 / Agency Funding (for Programming and Design)

This project was enumerated in 2013 Wisconsin Act 20 for \$13,477,000 PRSB.

**3. Schedule:**

**Watson Hall (2014) Thomson Hall (2015)**

Submission of Bid Documents for Final Review:	November 2013	November 2013
Bid Opening:	January 2014	January 2014
Start of Construction:	May 2014	May 2015
Substantial Completion / Occupancy:	August 2014	August 2015

**4. Budget Summary:**

	<b>Per Design</b>
Construction:	\$11,243,000
Design:	\$819,000
DFD Mgt:	\$481,000
Contingency:	\$787,000
Other Fees:	\$147,000
<b>Total Project Cost:</b>	<b>\$13,477,000</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2013**

**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 the following:

- a) Approve the Design Report;
- b) Increase the project budget by \$5,460,100 Existing-PRSB; and
- c) Authority to construct the West Campus Residence Hall Upgrade project for a revised estimated total cost of \$17,683,100 PRSB.

**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:**

The UW-Whitewater Department of Residence Life maintains twelve on-campus student residence halls. All of these buildings were constructed in the 1960s and though they are well maintained, they are now in need of renovation. The campus developed a long range plan that calls for the renovation of one existing residence hall each year until all of these facilities have been renovated.

This project was originally enumerated to renovate Bigelow and Benson halls. Prior to obtaining A/E services, the decision was made to undertake a master plan and pre-design for all six residence halls in the west campus area to better plan for the residence hall renovations. After reviewing the location and condition of the utilities serving the halls, the decision was made to renovate Arey and Fricker halls first. During the pre-design work, it was determined that:

- Construction of building connectors was the best and more cost effective means to meet the campus goal of universal accessibility and campus life synergy within its housing;
- The existing 6-inch water main would not be sufficient to support the added demand for water required by the addition of fire suppression systems to these and future dorm remodels;
- A new 12-inch water main along Koshkonong Drive should be added as part of this project to support the water needs; and
- A fire pump and backup generator should be included, both of which will be sized to serve three of the six halls.

The budget increase is due to the construction of the building connector and the services that it will include; the additional rooms added to each building as a result of space efficiencies realized with the connector; enhanced electronic security and electronic accessibility; and the need for utility upgrades to support the project. These utility upgrades were not identified at the time of enumeration because enumeration occurred before the master plan and pre-design were undertaken. Existing PRSB is available to fund the budget increase.

**BUDGET/SCHEDULE:**

Construction	\$14,675,800
Design	\$1,009,900
DFD Mgt	\$627,500
Contingency	\$1,009,900
Equipment	\$98,000
Other Fees	\$262,000
<b>TOTAL</b>	<b>\$17,683,100</b>

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

**PREVIOUS ACTION:**

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.

# DESIGN REPORT

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

West Campus Residence Hall Renovations  
UW-Whitewater  
Whitewater, WI

Project Number: 11L2J

For the: University of Wisconsin

Project Manager: Kevin Trinastic

Architect/Engineer: Mead & Hunt, Inc.  
Madison, Wisconsin  
(608) 273-6380

Type of Project: Renovation / New Construction

## 1. 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.

## 2. Authorized Budget and Funding Source:

\$845,942 / Agency Funding (for Programming and Preliminary Design)

## 3. Schedule:

Submission of Bid Documents for Final Review:	November 2013
Bid Opening:	February 2014
Start of Construction:	May 2014 (Fricker and Link) May 2015 (Arey)
Substantial Completion / Occupancy:	June 2015 (Fricker and Link) August 2015 (Arey)

**4. Budget Summary:**

	<b>Per Design</b>
Construction:	\$14,675,800
Design:	\$1,009,900
DFD Mgt:	\$627,500
Contingency:	\$1,009,900
Equipment:	\$98,000
Other Fees:	\$262,000
<b>Total Project Cost:</b>	<b>\$17,683,100</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2013**

**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-Stout, Dunn County  
UW-Oshkosh, Winnebago County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report for the UW-Stout Harvey Hall Renovation-Phase II project;
- b) Approve the Design Report for the UW-Oshkosh Clow Social Science Center and Nursing Education Building Renovation project;
- c) Increase the combined budget for both projects by \$5,979,000 Existing-GFSB;
- d) Authority to construct both projects for an estimated combined total cost of \$55,979,000 GFSB; and
- e) Permit the Division of Facilities Development to adjust individual project budgets.

**PROJECT NUMBERS:** 11I1X and 11I2E

**PROJECT DESCRIPTION:**

The Major Facilities Renewal Program was initiated in the 2011-13 biennium as a system-wide categorical enumeration for the purpose of renovating major university facilities. The two initial projects chosen are:

Harvey Hall: The first phase of this project corrected deficiencies in the existing theatre and related support spaces. Phase II (this project) will address 92,280 GSF of remaining deferred maintenance, obsolete infrastructure, and necessary programmatic upgrades in the building. Upon completion, the renovations will allow the facility to continue supporting general assignment classrooms, multiple departments in the College of Arts, Humanities, and Social Sciences, and the Department of Psychology into the future. Specifically, this project will: replace all mechanical, electrical, plumbing, telecommunications, and life safety systems; upgrade the existing elevator and install an additional elevator to meet accessibility and functional requirements; construct new restrooms to properly accommodate the large number of building users and provide accessibility for persons with disabilities; make a number of exterior envelope repairs; and reconfigure and upgrade classrooms, academic, and departmental work spaces to meet current functional needs.

Clow Social Science Center: This project will provide programmatic remodeling of general assignment classrooms, teaching labs, instructional / support space for the College of Nursing, and College of Letters and Science departments of Psychology, Foreign Language, Criminal Justice and Public Administration. The Clow Social Science Center is comprised of three interconnected structures all built in 1966: a three-story-plus-penthouse classroom building, a five-story faculty office building, and a lecture hall building.

Project work includes demolition and reconstruction of interior walls and upgrades to the mechanical, electrical, fire protection, phone/data, and AV systems. The project will construct minor additions totaling 17,000 GSF for a new building entrance, student collaboration space, and a connecting link. Upgrades to the HVAC and lighting systems and the addition of three inches of insulation in the exterior walls will improve energy efficiency.

**PROJECT JUSTIFICATION:**

Harvey Hall: Harvey Hall was constructed between 1914 and 1916 and is the second oldest building on the UW-Stout campus. The building has never undergone a comprehensive renovation project except for the Phase I renovation described above. Much of the facility contains its original infrastructure. The deteriorating conditions in the remaining portion of Harvey Hall demonstrate the need for renovation of that space to meet critical programmatic and infrastructure requirements.

Harvey Hall houses nearly one-quarter of the campus general assignment classrooms. However, the classrooms do not meet current standards. They are undersized and the proportions are inappropriate for current teaching configurations. They lack appropriate ventilation, lighting, electrical power, telecommunications, finishes, and modern instructional technology.

The academic departmental office and work areas are inappropriately configured for current needs, resulting in inconsistent office sizes and operational inefficiencies. There is a lack of the meeting and conference space necessary to support student and faculty interaction and collaboration.

Clow Social Science Center: The Clow Social Science Center was constructed in 1966 as three major structures connected by enclosed passageways and consists of 120,475 GSF. Numerous functional, maintenance, and ADA issues throughout the Center can only be remedied with a comprehensive renovation. Instructional labs and classrooms are in extremely poor condition and no longer accommodate the current methods of teaching for the programs located in the building.

As described in the 2013-2015 Capital Budget briefings, the existing GFSB in this project comes from the \$20,000,000 GFSB enumerated for the Major Facilities Renewal Program in 2013 Wisconsin Act 20.

**BUDGET/SCHEDULE:**

UW-Stout: Harvey Hall Renovation-Phase II

Construction	\$18,078,300
Design	\$1,850,000
DFD Mgt	\$864,000
Contingency	\$2,499,700
Equipment	\$3,910,000
Other Fees	\$795,000
<b>TOTAL</b>	<b>\$27,997,000</b>

SBC Approval	Oct 2013
A/E Selection	Mar 2012
Design Report	Jun 2013
Bid Opening	Jan 2014
Start Construction	Feb 2014
Substantial Completion	Jun 2015
Final Completion	Dec 2015

UW-Oshkosh: Clow Social Science Center

Construction	\$21,332,600
Design	\$1,827,500
DFD Mgt	\$934,400
Contingency	\$2,026,500
Equipment	\$1,541,000
Other Fees	\$320,000
<b>TOTAL</b>	<b>\$27,982,000</b>

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

**PREVIOUS ACTION:**

In October 2011, the SBC released \$2,330,000 BTF –Planning to provide preliminary planning funds for the project.

These projects were enumerated in 2011 Wisconsin Act 32 for \$50,000,000 GFSB as the Major Facilities Renewal Program.

# DESIGN REPORT

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

Harvey Hall Renovation – Phase 2  
UW-Stout  
Menomonie, WI

Project Number: 1111X

For the: University of Wisconsin

Project Manager: Tim Luttrell

Architect/Engineer: River Architects, Inc.  
La Crosse, WI  
(608) 785-2217

Type of Project: Major Project / Renovation

## 1. Project Description:

The first phase of this project corrected deficiencies in the existing theatre and related support spaces. Phase II (this project) will address 92,280 GSF of remaining deferred maintenance, obsolete infrastructure, and necessary programmatic upgrades in the building. Upon completion, the renovations will allow the facility to continue supporting general assignment classrooms, multiple departments in the College of Arts, Humanities and Social Sciences, and the department of Psychology into the future. Specifically, this project will: replace all mechanical, electrical, plumbing, telecommunications, and life safety systems; upgrade the existing elevator and install an additional elevator to meet accessibility and functional requirements; construct new restrooms to properly accommodate the large number of building users and to provide accessibility for persons with disabilities; make a number of exterior envelope repairs; and reconfigure and upgrade classrooms, academic, and departmental work spaces to meet current functional needs.

## 2. Authorized Budget and Funding Source:

\$2,330,000 / BTF-Planning (for Preliminary Design)

## 3. Schedule:

Submission of Bid Documents for Final Review:	September 2013
Bid Opening:	Jan 2014
Start of Construction:	February 2014
Substantial Completion/Occupancy:	June 2015

## 4. Budget Summary:

	Per Design
Construction:	\$18,078,300
Design:	\$1,850,000
DFD Mgt:	\$864,000
Contingency:	\$2,499,700
Equipment:	\$3,910,000
Other Fees:	\$795,000
<b>Total Project Cost:</b>	<b>\$27,997,000</b>

# DESIGN REPORT

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

Clow Social Science Center  
UW-Oshkosh  
Oshkosh, WI

Project Number: 11I2E

For the: University of Wisconsin  
Project Manager: Joseph W. Sokal  
Architect/Engineer: Kahler Slater, Inc.  
Milwaukee, WI  
(414) 272-2000  
Type of Project: Major Project: Renovation / New Construction

## 1. Project Description:

This project will provide programmatic remodeling of general assignment classrooms, teaching labs, instructional / support space for the College of Nursing, and College of Letters and Science departments of Psychology, Foreign Language, Criminal Justice and Public Administration. The Clow Social Science Center is comprised of three interconnected structures all built in 1966: a three-story-plus-penthouse classroom building, a five-story faculty office building, and a lecture hall building.

Project work includes demolition and reconstruction of interior walls and upgrades to the mechanical, electrical, fire protection, phone/data, and AV systems. The project will construct minor additions totaling 17,000 GSF for a new building entrance, student collaboration space, and a connecting link. Upgrades to the HVAC and lighting systems and the addition of three inches of insulation in the exterior walls will improve energy efficiency.

## 2. Authorized Budget and Funding Source:

\$2,330,000 / BTF-Planning (for Preliminary Design)

## 3. Schedule:

Submission of Documents for Final Review:	January 2014
Bid Opening:	April 2014
Start of Construction	June 2014
Substantial Completion / Occupancy	June 2015

## 4. Budget Summary:

	Per Design
Construction:	\$21,332,600
Design:	\$1,827,500
DFD Mgt:	\$934,400
Contingency:	\$2,026,500
Equipment:	\$1,541,000
Other Fees:	\$320,000
<b>Total Project Cost:</b>	<b>\$27,982,000</b>

**Agency Request for  
State Building Commission Action  
October 2013**

1. Institution: The University of Wisconsin System
2. Request: (a) Authority to construct a maintenance and repair project for an estimated total cost of \$1,158,700 (\$1,152,200 GFSB – Health, Safety, and Environmental Protection and \$6,500 Cash); and (b) permit the Division of Facilities Development to adjust individual project budgets.

**HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
PKS	12K10	Greenquist/Wyllie Fire Prot Sys Renv	\$ 1,152,200	\$ -	\$ 6,500	\$ -	\$ 1,158,700
<b>HS&amp;E SUBTOTALS</b>			<b>\$ 1,152,200</b>	<b>\$ -</b>	<b>\$ 6,500</b>	<b>\$ -</b>	<b>\$ 1,158,700</b>

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
Oct 2013 TOTALS	<b>\$ 1,152,200</b>	<b>\$ -</b>	<b>\$ 6,500</b>	<b>\$ -</b>	<b>\$ 1,158,700</b>

3. Description and Scope of Project: This request provides maintenance, repair, renovation, and upgrades through the All Agency Program.

**Health, Safety, and Environmental Protection**

PKS - 12K10 - Greenquist Hall and Wyllie Hall Fire Protection System Renovation (\$1,158,700): This project will renovate and upgrade the fire protection systems in Greenquist and Wyllie Halls to meet current building code requirements and facilitate quarterly fire protection system testing. Project work includes installing a new fire hydrant near Wyllie Hall, replacing the fire pumps in both buildings with a common pump in Wyllie Hall, and providing full building sprinkler coverage for both buildings to meet code requirements and replace all original sprinkler heads. The deluge curtain wall system in Wyllie Hall will be replaced with closely spaced sprinkler heads to maintain the original fire rating of the glass while eliminating the deluge valves and heat detection. All vertical fire suppression zones will be reconfigured to new floor-by-floor horizontal zones to improve isolation capabilities. Project work also includes fire alarm and building electrical work to facilitate the fire suppression system renovation.

The fire protection systems in Greenquist Hall, which was constructed in 1969 and contains 140,243 GSF, and Wyllie Hall, which was constructed in 1972 and contains 256,612 GSF, are inadequate and do not meet current building code requirements. The systems do not have proper drain facilities, inspector test connections, or fire pump bypass piping. As a consequence, the systems cannot be tested quarterly as required. There is also concern of a catastrophic failure of the Wyllie Hall deluge system, which could cause significant damage to building contents and equipment. Both buildings have only partial sprinkler coverage and should be fully protected for occupant safety.

4. Justification of the Request: 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. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

5. Budget:

01. GFSB – UW Health, Safety, and Environmental Protection .....	\$1,152,200
02. Cash.....	<u>\$6,500</u>

**Total Requested Budget    \$1,158,700**

6. Previous Action: None.

7. Agency Contact:

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)