



# State of Wisconsin Building Commission

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The ADMINISTRATIVE AFFAIRS SUBCOMMITTEE will meet to review and make recommendations on requests submitted by the state agencies.

**Wednesday, August 10, 2016**

**10:00 a.m.**

**Expo Center, 2<sup>nd</sup> Floor  
State Fair Park**

The HIGHER EDUCATION SUBCOMMITTEE will meet to review and make recommendations on requests submitted by the state agencies.

**Wednesday, August 10, 2016**

**11:00 a.m.**

**Expo Center, 2<sup>nd</sup> Floor  
State Fair Park**

The STATE BUILDING COMMISSION will meet to review and act upon agency requests and other business and any matters referred by either subcommittee.

**Wednesday, August 10, 2016**

**1:00 p.m.**

**Expo Center, 2<sup>nd</sup> Floor  
State Fair Park**

## BUILDING COMMISSION REQUESTS/ITEMS

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August 10, 2016

Subcommittee

Full Commission

The secretary requests approval of the minutes of May 25, 2016.

### **DEBT MANAGEMENT**

1. General Obligation Refunding Authorizing Resolution - 2016 State of Wisconsin Building Commission Resolution 4 authorizes the issuance and sale of General Obligations in the amount not to exceed \$595,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.
2. Debt Authorizing Resolution - 2016 State of Wisconsin Building Commission Resolution 5 grants state agencies new debt authority in an amount not to exceed \$202,150,000, and continuation of previously approved debt authority in an amount not to exceed \$690,140,000, to allow state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt.
3. General Obligation Authorizing Resolution - 2016 State of Wisconsin Building Commission Resolution 6 authorizes the issuance and sale of General Obligations in an amount not to exceed \$385,595,000 in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission

**ADMINISTRATIVE AFFAIRS SUBCOMMITTEE**

**Department of Administration**

4. Department of Administration - State Fleet Operations Lease - Request authority to lease 43,164 SF at 1702 South Park Street in Madison, for a term of five years, for an annual cost of approximately \$485,655.

In June 2013, the SBC authorized a 37,832 SF lease for the Department of Administration's Division of Enterprise Operation's (DEO) State Fleet Operations at 1702 South Park Street, Madison.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Administration

**DOA CONTACT:** Cindy Torstveit, (608) 264-9503, [cindy.torstveit@wisconsin.gov](mailto:cindy.torstveit@wisconsin.gov)

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

**PROJECT REQUEST:** Request authority to lease 43,164 SF at 1702 South Park Street in Madison, for a term of five years, for an annual cost of approximately \$485,655.

**PROJECT DESCRIPTION:**

The Department of Administration's (DOA) Division of Enterprise Operations (DEO) manages the state's motor pool fleet which consists of cars, mini-vans, and light trucks. This operation requires indoor and outdoor parking for up to 660 vehicles, and an on-site maintenance shop.

The proposed lease agreement is for 43,164 SF at 1702 South Park Street, Madison for an annual cost of \$485,655. Minor tenant improvements for HVAC and signage are included in the lease and amortized over five years. The lease provides space for seven staff, including a customer service counter and conference room; a maintenance shop including seven service bays, a wash bay, tool storage room, and an air compressor room; and 110 stalls for indoor vehicle storage and 550 stalls for outdoor parking.

Below find the specifics for the proposed lease:

State Functions at Leased Location	Department of Administration, Division of Enterprise Operations – State Fleet Operations
Lease Location	1702 South Park Street, Madison (Thorstad Building)
Type of Negotiation or Process	Negotiated - RFP
Lessor	South Park, LLC
Anticipated Occupancy Date	September 1, 2016
Lease Term	Five Years: September 1, 2016 – August 31, 2021
Annual Escalation Rate	2.5%
Renewal Option(s)	Three 5-year renewal options
Purchase Option	No
Space Type	Office space; vehicle service garage and indoor vehicle storage; exterior vehicle parking
Rentable Square Feet	43,164
Total Gross Cost Per Square Foot	\$11.25 (Includes TI, Utilities, Insurance, R/E Taxes, Janitorial, CAM & maintenance)
Annual Gross Cost	\$485,655

**PROJECT JUSTIFICATION:**

The current lease agreement at 1702 South Park Street, Madison for DOA expires August 31, 2016. DOA released a RFP on January 22, 2016 to find leased space for DEO State Fleet Operations. Due to the unique space needs, DOA received one proposal; the current lessor for the existing South Park Street location.

This site was previously a car dealership (Thorstad Chevrolet) and is located within two miles of the State Capitol, and provides easy access to major highways. The facility is well equipped to give continued support for State Fleet Operations by providing space for vehicle service bays, tools and parts storage, and a car wash area. The location provides for safe occupancy for staff and visitors through the installation of card reader access and 24/7 exterior lighting.

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

**PREVIOUS ACTION:**

In June 2013, the SBC authorized a 37,832 SF lease for the Department of Administration's Division of Enterprise Operation's (DEO) State Fleet Operations at 1702 South Park Street, Madison.

# BUILDING COMMISSION REQUESTS/ITEMS

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August 10, 2016

5. Division of Administration on behalf of Department of Corrections - Community Corrections Probation and Parole Office Lease - Request authority to lease 9,950 SF at 2950 Prairie Avenue in Beloit for a term of five years, for an annual cost of approximately \$222,084.

Subcommittee

Full Commission

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

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

**DOA CONTACT:** Cindy Torstveit, (608) 264-9503, [cindy.torstveit@wisconsin.gov](mailto:cindy.torstveit@wisconsin.gov)

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

**PROJECT REQUEST:** Request authority to lease 9,950 SF at 2950 Prairie Avenue in Beloit for a term of five years, for an annual cost of approximately \$222,084.

**PROJECT DESCRIPTION:**

The Department of Corrections (DOC), Division of Community Corrections (DCC) is charged with supervising more than 68,000 offenders placed by the courts on probation, parole, or extended supervision in the community. The DCC offices are strategically located in proximity to the location of offenders. This office is being constructed to meet DCC needs in Beloit.

The proposed build-to-suit lease agreement is for 9,950 SF at 2950 Prairie Avenue in Beloit for an annual cost of \$222,084. Tenant improvement costs are included in the lease and will be amortized over ten years. The lease provides space for 25 staff, six interview rooms, two UA restrooms, two treatment rooms, and two conference rooms.

Below find the specifics for the proposed lease:

State Functions at Leased Location	Department of Corrections – Division of Community Correction’s Probation and Parole Office
Lease Location	2950 Prairie Avenue, Beloit, WI
Type of Negotiation or Process	Negotiation
Lessor	PEDS, LLC
Anticipated Occupancy Date	June 1, 2017
Lease Term	Five Years: June 1, 2017 – May 31, 2022
Annual Escalation Rate	1.75%
Renewal Option(s)	Two 5-year renewal options
Purchase Option	No
Space Type	Office space with parking stalls
Rentable Square Feet	9,950
Total Gross Cost Per Square Foot	\$22.32 (Includes TI, Utilities, Insurance, R/E Taxes, Janitorial, CAM & maintenance)
Annual Gross Cost	\$222,084

**PROJECT JUSTIFICATION:**

Currently, DOC occupies 7,737 SF at 1146 Grant Street in Beloit and has been at this location since 1991. The current lease expired and DOC is currently on a month-to-month agreement. Space at this location no longer meets DOC requirements and there is insufficient square footage. In addition, the floor plan is not well suited for a Probation and Parole Office.

RFPs were issued in 2014 and 2015 to search for 11,700 SF to procure new space in the Beloit area and were unsuccessful due to proposals not meeting DOC space or location requirements. DOA worked with DOC to reassess their needs and explored dividing up the units into two locations in order to find more suitable space. Upon inquiry to one of the previous bidders regarding smaller space availability, a new combined build-to-suit space in a smaller size was proposed. The new 9,950 SF building will be constructed to meet the needs of a DOC/DCC's Probation and Parole Office. Additionally, the Town of Beloit has approved and supports the location of this DOC office.

Due to the lack of other available space in the Beloit area, if approved the DOC will negotiate a short-term lease at the current location until construction and occupancy of the new facility is completed.

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

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

- 6. Risser Justice Center – Permanent Outside Air Ventilation Extension - Request authority to construct a permanent outside ventilation air intake extension project at the Risser Justice Center for an estimated total cost of \$724,400 PRSB.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Administration

**DOA CONTACT:** Cindy Torstveit, (608) 264-9503, [cindy.torstveit@wisconsin.gov](mailto:cindy.torstveit@wisconsin.gov)

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

**LOCATION:** Risser Justice Center, Dane County

**PROJECT REQUEST:** Request authority to construct a Permanent Outside Ventilation Air Intake Extension project at the Risser Justice Center for an estimated total cost of \$724,400 PRSB.

**PROJECT NUMBER:** 16A2F

**PROJECT DESCRIPTION:**

This project will install a permanent outside ventilation air intake extension at the Risser Justice Center from the first floor lower roof to above the eighth floor upper roof to serve the existing building's air handling units. The ventilation air intake will be a structural tube steel frame with a structural metal stud sub-frame. The system will incorporate the composite material found on the existing building. Joints will be sealed to ensure air intake is from above the eighth floor. The project will include a new air supply fan motor, associated wiring, and a variable frequency drive for two existing building air handlers for additional static pressure capacity. Airflow to all existing air handlers will balance based upon the new economizer/outside air intake shaft.

**PROJECT JUSTIFICATION:**

The 243,000 GSF Risser Justice Center was completed in 2001. It has eight above ground floors and four basement levels. This facility provides administrative office space for several state agencies and legislative support offices.

The Risser Justice Center's ventilation, heating, and cooling are provided by air handling units, one per floor, on each of floors 2 through 8. Outside ventilation air intake and relief air exhaust for these are located on each floor on the southwest building wall 10' from the southwest property line. The outside ventilation air intake requires modification to eliminate re-entrainment of exhaust from the adjacent property.

In 2015 a multi-story office building and underground parking ramp redevelopment was initiated adjacent to the southwest property line of the Risser Justice Center. This adjacent project will constrain free site airflow to the outside air intake and adjacent relief exhaust louvers between the two buildings and will negatively affect outside ventilation air quality due to re-entrainment of exhaust from the adjacent property and the Risser Justice Center. The intent of this project is to remedy these issues.

**BUDGET/SCHEDULE:**

Construction	\$450,000
Design	\$53,000
DFD Mgt	\$23,000
Contingency	\$113,000
Other Fees	\$85,400
<b>TOTAL</b>	<b>\$724,400</b>

SBC Approval	Aug 2016
A/E Selection	Feb 2016
Bid Opening	Nov 2016
Start Construction	Jan 2017
Substantial Completion	Apr 2017
Final Completion	Jun 2017

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission
<p><b><u>Department of Corrections</u></b></p> <p>7. <u>Oshkosh Correctional Institution – Health Services Unit Expansion</u> - Request the following:</p> <ul style="list-style-type: none"><li>a) Approve the Design Report; and</li><li>b) Authority to construct the Health Services Unit Expansion project for an estimated total cost of \$7,699,000 GFSB.</li></ul> <p>This project was enumerated in 2013 Wisconsin Act 20 for \$7,699,000 GFSB.</p>	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Roland Couey, (608) 240-5405, [roland.couey@wisconsin.gov](mailto:roland.couey@wisconsin.gov)

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

**LOCATION:** Oshkosh Correctional Institution, Winnebago County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Health Services Unit Expansion project for an estimated total cost of \$7,699,000 GFSB.

**PROJECT NUMBER:** 13K3E

**PROJECT DESCRIPTION:**

This project will construct new clinic and long-term care additions onto the existing Health Service Unit (HSU) at the Oshkosh Correctional Institution. The additions will be constructed within the existing secure perimeter of the Institution. The clinic addition will provide exam rooms, psych rooms, an x-ray room, wound care room, procedure room, a telemedicine room, additional officer and nurse stations, a visiting/day area, physical therapy, and necessary staff support spaces. The long-term care addition is sized to accommodate 17 new patient beds, with seven double-occupant rooms and three single-occupant rooms designed for palliative care. It will also have a dayroom and necessary support spaces. Construction for both additions will be similar to the adjoining HSU. The total new constructed area will be 17,075 GSF combined for both additions. The existing HSU will also be remodeled to re-purpose existing spaces and provide updated finishes to match the new building additions.

During the design phase of this project, the program placed a higher priority on the HSU clinical space rather than the geriatric and dementia care space. It was discovered that the exam area, security area, and diabetic services were more costly and more critical than the long-term bed space that was originally planned. This request reflects this scope change and the project budget remains unchanged.

**PROJECT JUSTIFICATION:**

Oshkosh Correctional Institution (OSCI) is a medium security adult male institution. The existing HSU was built in 1994 and was designed to serve 1,400 adult offenders. Currently, there are 2,050 adult offenders being housed at OSCI. There are a high proportion of chronically ill inmates, mentally ill inmates, and segregation inmates requiring more frequent HSU visits. OSCI also provides health care services for an additional 300 Wisconsin Correctional Center System (WCCS) inmates. The WCCS provides a minimum-security facility environment and prepares inmates for a safe and successful reintegration into the community.

The insufficient space and inefficient layout of the current HSU contribute to a wide variety of concerns relating to the safety, staff efficiency, institution security, and inmate health care. The existing HSU lacks sufficient exam and treatment rooms to accommodate all health care staff disciplines. Scheduling adjustments cannot fully compensate for the demands of staff for space in which to work.

A modern HSU building will allow DOC to meet the medical, therapeutic, and mental health needs of the OSCI inmate population by providing sufficient workspace for all medical disciplines.

**BUDGET/SCHEDULE:**

Construction	\$5,889,500
Design	\$540,500
DFD Mgt	\$260,000
Contingency	\$589,000
Equipment	\$420,000
<b>TOTAL</b>	<b>\$7,699,000</b>

SBC Approval	Aug 2016
A/E Selection	Nov 2014
Design Report	Aug 2016
Bid Opening	Mar 2017
Start Construction	May 2017
Substantial Completion	Sep 2018
Final Completion	Nov 2018

**PREVIOUS ACTION:**

This project was enumerated in 2013 Wisconsin Act 20 for \$7,699,000 GFSB.

# DESIGN REPORT

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

August 10, 2016

Health Services Unit Expansion  
Oshkosh Correctional Institution  
Oshkosh, WI

**Project Number:** 13K3E

**For the:** Department of Corrections

**Project Manager:** Robert Hoffmann

**Architect/Engineer:** BWBR Architects, Inc.  
Madison, WI

## 1. Project Description:

This project will construct new clinic and long-term care additions onto the existing Health Service Unit (HSU) at the Oshkosh Correctional Institution. The additions will be constructed within the existing secure perimeter of the Institution. The clinic addition will provide exam rooms, psych rooms, an x-ray room, wound care room, procedure room, a telemedicine room, additional officer and nurse stations, a visiting/day area, physical therapy, and necessary staff support spaces. The long-term care addition is sized to accommodate 17 new patient beds, with seven double-occupant rooms and three single-occupant rooms designed for palliative care. It will also have a dayroom and necessary support spaces. Construction for both additions will be similar to the adjoining HSU. The total new constructed area will be 17,075 GSF combined for both additions. The existing HSU will also be remodeled to re-purpose existing spaces and provide updated finishes to match the new building additions.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2013 Wisconsin Act 20 for \$7,699,000 GFSB.

## 3. Schedule:

Bid Opening	Mar 2017
Start Construction	May 2017
Substantial Completion / Occupancy	Sept 2018

## 4. Budget Summary

Construction	\$5,889,500
Design	\$540,500
DFD Mgt	\$260,000
Contingency	\$589,000
Equipment	\$420,000
<b>Total Project Cost</b>	<b>\$7,699,000</b>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

8. Various All Agency Projects - Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$2,578,300 (\$1,032,000 GFSB Utility Repair and Renovation and \$1,546,300 GFSB Facility Maintenance and Repair);
  - b) Transfer all approved GFSB All Agency allocations to the Department of Corrections Infrastructure appropriation; and
  - c) Permit the Division of Facilities Development to adjust individual project budgets.

	<b>Utility Repair and Renovation</b>	<b>\$1,032,000</b>
LHS	Primary Electrical System Replacement	\$1,032,000
	(\$1,032,000 GFSB)	
	<b>Facility Maintenance and Repair</b>	<b>\$1,546,300</b>
LHS	Security Equip Infrastructure Imprv	\$1,546,300
	(\$1,546,300 GFSB)	

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Roland Couey, (608) 240-5405, [roland.couey@wisconsin.gov](mailto:roland.couey@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 maintenance and repair projects for an estimated total cost of \$2,578,300 (\$1,032,000 GFSB Utility Repair and Renovation and \$1,546,300 GFSB Facility Maintenance and Repair);
- b) Transfer all approved GFSB All Agency allocations to the Department of Corrections Infrastructure appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Lincoln Hills School	14H2G	Primary Electrical System Replacement	\$1,032,000
<b>Utility Repair and Renovation Total</b>			<b>\$1,032,000</b>

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Lincoln Hills School	16A1D	Security Equipment and Infrastructure Improvements	\$1,546,300
<b>Facility Maintenance and Repair Total</b>			<b>\$1,546,300</b>

**Lincoln Hills School – Primary Electrical System Replacement (14H2G):**

**Project Description and Justification:**

This project will replace and upgrade the aging 4.16 kV electrical distribution system throughout the Lincoln Hills School. Work includes the replacement of the existing lead-covered medium-voltage cables, replacement of obsolete medium-voltage switchgear and transformers, and replacement of the main distribution panel in each cottage.

The existing distribution system is original to the facility when it was constructed in 1968 and is no longer in reliable operating condition. The system is well beyond its expected lifespan of 30-40 years. In addition, replacement parts are difficult to obtain. This upgrade will provide electrical system reliability and bring the system up-to-date.

**Budget/Schedule:**

Construction	\$750,000
Design	\$87,000
DFD Mgt	\$37,000
Contingency	\$113,000
Other Fees	\$45,000
<b>TOTAL</b>	<b>\$1,032,000</b>

SBC Approval	Aug 2016
AE Selection	Oct 2014
Bid Opening	Dec 2016
Start Construction	Mar 2017
Substantial Completion	Mar 2018
Final Completion	May 2018

**Previous Action:** None.

**Lincoln Hills School – Security Equipment and Infrastructure Improvements (16A1D):****Project Description and Justification:**

This project will provide security equipment and infrastructure improvements by replacing the existing, obsolete analog cameras with new, modern digital equipment and related infrastructure to create a more secure and comprehensive surveillance system. The camera upgrades will occur in the school building, food service building, administration building, and Krueger and Roosevelt residential cottages. The project work includes the installation of new cameras and monitoring equipment and related pathways, including power and grounding.

Lincoln Hills School is located in Irma and is a secured juvenile correctional facility. The administrative buildings at Lincoln Hill also serve Copper Lake School for Girls. The existing surveillance system is inadequate to support new recording and monitoring system requirements. The upgrades will serve to cover existing areas with higher resolution cameras and also provide coverage for areas with inadequate or no coverage.

**Budget/Schedule:**

Construction	\$1,065,600
Design	\$165,000
DFD Mgt	\$46,900
Contingency	\$106,600
Equipment	\$162,200
<b>TOTAL</b>	<b>\$1,546,300</b>

SBC Approval	Aug 2016
A/E Selection	Feb 2016
Bid Opening	Jan 2017
Start Construction	Mar 2017
Substantial Completion	Jul 2017
Final Completion	Aug 2017

**Previous Action:** None.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission
<p><b><u>Department of Health Services</u></b></p> <p>9. <u>Mendota Mental Health Institute – Goodland Hall East Security Upgrades</u> - Request the following:</p> <ul style="list-style-type: none"><li>a) Authority to construct the Goodland Hall East Security Upgrades project for an estimated total cost of \$2,797,200 (\$2,297,200 GFSB and \$500,000 PR-CASH); and</li><li>b) Transfer the approved GFSB all agency allocation to the Department of Health Services Infrastructure Maintenance appropriation.</li></ul>	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Health Services

**DHS CONTACT:** Mark Zaccagnino, (608) 266-2902, [mark.zaccagnino@wisconsin.gov](mailto:mark.zaccagnino@wisconsin.gov)

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

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

**PROJECT REQUEST:** Request the following:

- a) Authority to construct the Goodland Hall East Security Upgrades project for an estimated total cost of \$2,797,200 (\$2,297,200 GFSB and \$500,000 PR-CASH); and
- b) Transfer the approved GFSB all agency allocation to the Department of Health Services Infrastructure Maintenance appropriation.

**PROJECT NUMBER:** 14I2I

**PROJECT DESCRIPTION:**

This project will upgrade the security systems at Goodland Hall. The project work will include installation of a double perimeter security fence and a non-lethal perimeter detection system around the east side of the building. The project will also install a sally port on the north side of the building to allow vehicle access. Perimeter lighting will be enhanced by the installation of new LED fixtures on the east side and replacement of existing exterior wall mounted luminaires on the east and west sides of the building. The east side secure entrance will be enhanced to provide increased protection for security staff. Site work, road work, gates, cameras, and intercoms will be installed to support the new fence and sally port. Upgrades to the east side of the building will match the security system currently on the west side, as well as meet the standard for similar DHS facilities.

**PROJECT JUSTIFICATION:**

This project is necessary to maintain appropriate levels of security at Goodland Hall. Goodland Hall provides forensic inpatient psychiatric assessment and treatment services in a secure setting. The west side of Goodland Hall provides these services in a maximum security environment, while the east side currently provides these services at a medium security level. Changes in the patient population require additional maximum security space. Security upgrades to the east side of the building are required to provide that needed space. Lighting, video surveillance, and fencing are critical tools used to maintain the safety and security of the patients, staff, and community. Installation of enhanced security systems will provide detection and delay, as well as a psychological deterrent to safeguard the community at-large.

**BUDGET/SCHEDULE:**

Construction	\$2,184,000
Design	\$169,200
DFD Mgt	\$101,000
Contingency	\$328,000
Other Fees	\$15,000
<b>TOTAL</b>	<b>\$2,797,200</b>

SBC Approval	Aug 2016
A/E Selection	Oct 2014
Bid Opening	Nov 2016
Start Construction	Feb 2017
Substantial Completion	Feb 2018
Final Completion	Aug 2018

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission
<p><b><u>Department of Natural Resources</u></b></p> <p>10. <u>Various All Agency Projects</u> - Request the following:</p> <p>a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,835,200 (\$491,000 PR-CASH, \$599,400 STWD, and \$744,800 CON SEGB); and</p> <p>b) Permit the Division of Facilities Development to adjust individual project budgets.</p> <p><b>Facility Maintenance and Repair</b> <b>\$1,835,200</b></p> <p>Mud Lake New Shooting Range – Columbia County \$491,000 (\$491,000 PR-CASH)</p> <p>Crex New Unheated Storage Building \$599,400 Meadows (\$599,400 STWD)</p> <p>Wausaukee Mechanic Shop Addition \$744,800 (\$744,800 CON SEGB)</p>	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Steve Krallis, (608) 266-0160, [steve.krallis@wisconsin.gov](mailto:steve.krallis@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 maintenance and repair projects for an estimated total cost of \$1,835,200 (\$491,000 PR-CASH, \$599,400 STWD, and \$744,800 CON SEGB); and
- b) 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>PR-CASH</b>	<b>STWD</b>	<b>CON SEGB</b>	<b>TOTAL</b>
Mud Lake Wildlife Area	15G1K	New Shooting Range - Columbia County	\$491,000	\$0	\$0	\$491,000
Crex Meadows Wildlife Area	15J1L	New Unheated Storage Building	\$0	\$599,400	\$0	\$599,400
Wausaukee Ranger Station	15K1C	Mechanic Shop Addition	\$0	\$0	\$744,800	\$744,800
<b>Facility Maintenance and Repair Totals</b>			<b>\$491,000</b>	<b>\$599,400</b>	<b>\$744,800</b>	<b>\$1,835,200</b>

**Mud Lake Wildlife Area – New Shooting Range - Columbia County (15G1K):**

**Project Description and Justification:**

This project will construct a 100-yard rifle range, 50-yard rifle range, 50-yard shotgun patterning range, and a 25-foot handgun range with safety berms and backstops. All ranges include a shooting shed with six shooting stations per shed, including one Americans with Disabilities Act (ADA) accessible station. The shooting sheds include safety baffles, shooting benches, and racks. The project scope also includes a new driveway and access road, gravel parking lot, ADA parking and accessible path, accommodations for drainage, and an onsite storage building. A concrete pad area will also be installed for trash and ADA toilet facilities.

This shooting range will serve the needs for participants near the Madison metropolitan, Portage, Reedsburg, and Wisconsin Dells areas. Currently, 34 of 40 public shooting ranges in Wisconsin are located in the northern part of the state. There is a need for additional public shooting ranges in the state's southern regions. The 2012 Columbia County Planning Group Master Plan shows an expressed desire for constructing a shooting range in Columbia County and was updated in June 2015 to designate a portion of this property to a special use zone for development of this range.

**Budget/Schedule:**

Construction	\$359,000
Design	\$49,900
DFD Mgt	\$16,600
Contingency	\$53,900
Other Fees	\$11,600
<b>TOTAL</b>	<b>\$491,000</b>

SBC Approval	Aug 2016
A/E Selection	Sept 2015
Bid Opening	Sep 2016
Start Construction	Nov 2016
Substantial Completion	May 2017
Final Completion	Jun 2017

**Previous Action:** None.

**Crex Meadows Wildlife Area – New Unheated Storage Building (15J1L):****Project Description and Justification:**

This project will construct a pole-frame, unheated, and un-insulated storage building with a gravel floor, electricity, two double-sliding doors on the end walls, one double door on the sidewall, and one walk-in door. The building will be sited to allow a minimum of 18' overhead space down the centerline to provide access and storage for the dump truck, trailer, and secured equipment.

The existing storage space is inadequate and valuable equipment and supplies are often stored outside. The equipment and supplies stored outside are exposed to the effects of weather, vandalism, and theft. Much of the equipment is new and should be kept indoors to retain its longevity, value, appearance, and reduce maintenance costs. In the recent past, the DNR had trucks broken into and thousands of dollars of tools stolen from them.

**Budget/Schedule:**

Construction	\$435,700
Design	\$51,600
DFD Mgt	\$18,600
Contingency	\$30,500
Equipment	\$63,000
<b>TOTAL</b>	<b>\$599,400</b>

SBC Approval	Aug 2016
A/E Selection	Nov 2015
Bid Opening	Dec 2016
Start Construction	Apr 2017
Substantial Completion	Aug 2017
Final Completion	Sep 2017

**Previous Action:** None.

**Wausaukee Ranger Station – Mechanic Shop Addition (15K1C):****Project Description and Justification:**

This project will construct two additional shop bays to the existing mechanic shop located at the Wausaukee Ranger Station. The proposed addition will be approximately 1,800 GSF. The project includes a modern automotive lift capable of safely lifting conventional forestry/fire control trucks and engines in order to perform maintenance/inspection work. The project also includes the removal of the old automotive lift currently housed in the old shop facility along with the underground hydraulic tanks.

The current mechanic's shop at Wausaukee consists of a building constructed in the 1930s and a two-bay addition constructed in the early 1970s. This facility was designed to address the

conventional vehicles of that vintage. Vehicles and heavy equipment since that time are larger in design. The current shop has had the bay doors enlarged to accommodate vehicles in the past, but the bay doors cannot be modified any further. Therefore, current and future equipment will not have clearance to fit inside the doors and housed for repairs. The old automotive lift located in the 1970s addition can only lift up to 8,000 pounds. The newest type 6 engines that need annual inspections weigh approximately 10,000 pounds. A risk management assessment identified that because of limited space, employees are more prone to lifting and back injuries. Currently, staff is required to change tilt bed and dual tires in extremely tight spaces. These cramped conditions further contribute to a lack of visibility around the shop and the safe moving of vehicles, heavy equipment, and forklifts.

**Budget/Schedule:**

Construction	\$484,700
Design	\$70,000
DFD Mgt	\$20,700
Contingency	\$33,900
Equipment	\$125,000
Other Fees	\$10,500
<b>TOTAL</b>	<b>\$744,800</b>

SBC Approval	Aug 2016
A/E Selection	Jan 2016
Bid Opening	Nov 2016
Start Construction	May 2017
Substantial Completion	Oct 2017
Final Completion	Nov 2017

**Previous Action:** None.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission
<p>11. <u>Lake Wissota State Park – Public Entrance and Visitor Station</u> - Request approval to increase the project budget for the Lake Wissota Public Entrance and Visitor Station project by \$181,300 STWD for a revised estimated total cost of \$1,665,400 (\$1,565,400 STWD and \$100,000 PR-CASH).</p> <p>In June 2015, the SBC approved the Design Report and authority to construct the Lake Wissota Public Entrance and Visitor Station project for a revised estimated total cost of \$1,384,100 STWD.</p> <p>This project was enumerated in 2013 Wisconsin Act 20 for \$1,114,800 STWD.</p>	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Natural Resources

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

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

**LOCATION:** Lake Wissota State Park, Chippewa County

**PROJECT REQUEST:** Request approval to increase the project budget for the Lake Wissota Public Entrance and Visitor Station project by \$181,300 STWD for a revised estimated total cost of \$1,665,400 (\$1,565,400 STWD and \$100,000 PR-CASH).

**PROJECT NUMBER:** 13I2A

**PROJECT DESCRIPTION:**

This project will construct a new, one-story, 2,390 GSF Public Entrance and Visitor Station (PEVS). The project will also remove the existing PEVS and reconstruct and reconfigure the parking, roadways, and sidewalks that serve the PEVS. The new PEVS will be relocated along the main road in order to effectively orient the building for better visibility and driver contact. Property operations, law enforcement, and volunteer coordination will operate out of the new building. The new PEVS will include a multi-purpose room to accommodate staff meetings, training, public meetings, and educational and interpretive programming.

Bids for this project were opened in May 2016. While there were enough funds with a minor administrative increase to accept bids received for the construction contract, there were insufficient funds for the project contingency and equipment. This increase will allow the project to be completed with original approved scope and intent, and provide an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

**PROJECT JUSTIFICATION:**

The current PEVS was built in 1977 and is undersized at 784 GSF. A recent campground expansion at the Park has increased park usage by 30% and the new PEVS will better meet space needs and improve customer service to the public.

The existing PEVS is only marginally accessible to visitors and has limited storage and office space for staff. Law enforcement staff must process violators in the same lobby and offices used for remittance of revenue. Also, the existing building is located on the inside of a sharp curve which limits visibility of approaching vehicles. It is poorly oriented away from the road, making it difficult to contact drivers before they proceed into the park. The parking lot is located across the street from the building, forcing users to cross incoming traffic to access the office. This current setup is an ineffective and unsafe control point, especially for sticker sales on busy days.

In June 2016, in accordance with SBC policy, DOA administratively increased the project budget to accept bids received by \$100,000 PR-CASH.

**BUDGET/SCHEDULE:**

Construction	\$1,295,000
Design	\$112,300
DFD Mgt	\$58,500
Contingency	\$168,400
Equipment	\$11,000
Other Fees	\$20,200
<b>TOTAL</b>	<b>\$1,665,400</b>

SBC Approval	Aug 2016
A/E Selection	Dec 2013
Design Report	June 2016
Bid Opening	May 2016
Start Construction	Sep 2016
Substantial Completion	Jun 2017
Final Completion	Jul 2017

**PREVIOUS ACTION:**

In June 2015, the SBC approved the Design Report and authority to construct the Lake Wissota Public Entrance and Visitor Station project for a revised estimated total cost of \$1,384,100 STWD.

This project was enumerated in 2013 Wisconsin Act 20 for \$1,114,800 STWD.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission

**Wisconsin Historical Society**

12. Old World Wisconsin - Discovery Station – Request authority to construct a Discovery Station at Old World Wisconsin for an estimated total cost of \$466,200 GIFTS.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Wisconsin Historical Society

**WHS CONTACT:** Greg Parkinson, (608) 264-6581, [greg.parkinson@wisconsinhistory.org](mailto:greg.parkinson@wisconsinhistory.org)

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

**LOCATION:** Old World Wisconsin, Waukesha County

**PROJECT REQUEST:** Request authority to construct a Discovery Station at Old World Wisconsin for an estimated total cost of \$466,200 GIFTS.

**PROJECT NUMBER:** 14J1Z

**PROJECT DESCRIPTION:**

This project will construct a 1,700 GSF wood-framed building to function as the Discovery Station at Old World Wisconsin (OWW). The building will have a concrete floor, exposed interior wood beams, vaulted interior ceilings, plumbing, electrical service and lighting, insulation, HVAC system, and a wood shake roof. The facility will include an exhibit space, public restrooms, and storage space. The Discovery Station will feature interactive exhibits exploring 19<sup>th</sup> Century historic technologies and a hands-on activity area. The building will also have a barn-like exterior appearance and will reflect the historical context of its location in Crossroads Village and near the Yankee historic areas of OWW. Exhibit design and fabrication are not included in the scope of this project.

**PROJECT JUSTIFICATION:**

A Discovery Station at OWW is an important component of the Master Plan and ensures that visitors have the opportunity to explore the site's historic context. The Discovery Station will inform visitors of the site's theme and storylines, introduce them to the Crossroads Village and Yankee areas of the site, and help to deliver a great daily visitor experience. The facility will also provide a place with certain amenities for visitors at a key point as they make their way through the site. This includes public restrooms within the Crossroads Village, seating, and shelter.

**BUDGET/SCHEDULE:**

Construction	\$352,000	SBC Approval	Aug 2016
Design	\$48,000	A/E Selection	Apr 2015
DFD Mgt	\$16,000	Bid Opening	Sep 2016
Contingency	\$40,000	Start Construction	Nov 2016
Other Fees	\$10,200	Substantial Completion	May 2017
<b>TOTAL</b>	<b>\$466,200</b>	Final Completion	Jul 2017

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission
<p><b><u>Non-State Grant</u></b></p> <p>13. <u>Eau Claire – Confluence Performing Arts Center</u> - Request the release of \$15,000,000 GFSB to Eau Claire Confluence Arts, Inc. for the construction of a Performing Arts Center in accordance with provisions of 2015 Wisconsin Act 55.</p> <p>This project was enumerated in 2015 Wisconsin Act 55 for \$15,000,000 GFSB.</p>	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** Department of Administration on behalf of Eau Claire Confluence Arts, Inc.

**NON-STATE CONTACT:** Dan Clumpner, (715) 832-8707, [dclumpner@commonwealddc.com](mailto:dclumpner@commonwealddc.com)  
**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** City of Eau Claire, Eau Claire County

**PROJECT REQUEST:** Request the release of \$15,000,000 GFSB to Eau Claire Confluence Arts, Inc. for the construction of a Performing Arts Center in accordance with provisions of 2015 Wisconsin Act 55.

**PROJECT NUMBER:** 16G1H

**PROJECT DESCRIPTION:**

The Performing Arts Center will include: a 1,200-1,500-seat theatre; a 400-seat flexible theatre; visual arts studios and galleries; scene, storage, costume, and prop shops; dressing rooms and back-of-the-house operations; a dance studio, music instruction classrooms and rehearsal rooms; space for UW-Eau Claire academic and performance purposes; and space for Visit Eau Claire (the local convention and tourism bureau), the Eau Claire Regional Arts Council, and community arts organizations.

The funding for the Performing Arts Center is outlined as follows:

City of Eau Claire	\$5,000,000
Eau Claire County	\$3,500,000
NMTC/City Loan	\$3,000,000
State Grant	\$15,000,000
Philanthropy	\$16,000,000
Construction Loan/Philanthropy	\$2,500,000
<b>TOTAL</b>	<b>\$45,000,000</b>

Eau Claire Confluence Arts, Inc. has secured the required non-state matching funds through several sources. The project ground-breaking is scheduled for October 2016 and is slated to open by the August 2018 academic year. Eau Claire Confluence Arts, Inc. will construct and own the Performing Arts Center. Confluence Council, Inc., another non-profit entity, will operate the facility under a Master Use Agreement and will lease space to the University, Visit Eau Claire, and others.

**PROJECT JUSTIFICATION:**

The Confluence Project will address the following six needs in the greater Eau Claire community: the Confluence Project could serve as a catalyst for economic development and job creation and retention for western Wisconsin; the project provides modern and right-sized performance space for UW-Eau Claire; the project will serve as the centerpiece for needed revitalization and redevelopment in downtown Eau Claire; the project could produce significant new opportunities for own-source new revenue for state, city, and county government (room tax, sales tax, property tax); the project provides a significant boost to and expands the regional economy in terms of direct impact, indirect impact, induced impact, recycled dollars, new jobs created, and existing jobs retained; and the Confluence Project addresses a desire and a need to create an environment and a culture that attracts and retains business and industry, talented employees, and students to Eau Claire and the surrounding region.

This request is consistent with the provisions of 2015 Wisconsin Act 55 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 Eau Claire Confluence Arts, Inc. and DOA will be executed to allow for the release of funding.

**BUDGET/SCHEDULE:**

Construction/Design	\$35,500,000
Contingency	\$5,000,000
Equipment	\$4,500,000
<b>TOTAL</b>	<b>\$45,000,000</b>

**PREVIOUS ACTION:**

This project was enumerated in 2015 Wisconsin Act 55 for \$15,000,000 GFSB.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission
<p><b><u>HIGHER EDUCATION SUBCOMMITTEE</u></b></p> <p>14. <u>Kemp Station Education and Outreach Center</u> - Request the following:</p> <ul style="list-style-type: none"><li>a) Authority to construct a new Education and Outreach Center at the Kemp Natural Resources Station under a land use agreement with the UWSA Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and</li><li>b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$900,000.</li></ul> <p>This project was enumerated in 2009 Wisconsin Act 28 as part of the Agricultural Research Stations Facilities Improvements–Phase I for \$5,800,000 GIFTS/GRANTS.</p>	

**HIGHER EDUCATION SUBCOMMITTEE**

14. Kemp Station Education and Outreach Center - Request the following:

- a) Authority to construct a new Education and Outreach Center at the Kemp Natural Resources Station under a land use agreement with the UWSA Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$900,000.

This project was enumerated in 2009 Wisconsin Act 28 as part of the Agricultural Research Stations Facilities Improvements–Phase I for \$5,800,000 GIFTS/GRANTS.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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:** Kemp Natural Resources Station, Oneida County

**PROJECT REQUEST:** Request the following:

- a) Authority to construct a new Education and Outreach Center at the Kemp Natural Resources Station under a land use agreement with the UWSA Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$900,000.

**PROJECT NUMBER:** 16H1A

**PROJECT DESCRIPTION:**

This project will construct a new one-story 4,500 GSF Education and Outreach Center that will include: an 84-seat classroom, a 32-seat classroom, a small support kitchen, a storage room, a mechanical/custodial room, and two restrooms. The building will be insulated, heated, and cooled for year-round use. The facility will also be fully ADA compliant.

The DOA has reviewed and approved the plans and specifications for the proposed building to ensure that it meets the standards for a state-owned building per Wis. Stats § 16.85(12). It is anticipated that construction of the facility will begin in the fall of 2016 and be complete by the summer of 2017.

**PROJECT JUSTIFICATION:**

Kemp Natural Resources Station is dedicated to programs of research, instruction, and outreach concerning the management, conservation, and preservation of northern Wisconsin's natural resources. The goals of Kemp Station are to: conduct research on the ecology, management, conservation, and preservation of northern Wisconsin's natural resources; transfer information on natural resources management conservation and preservation to students of all ages; and enhance public awareness of current natural resource issues.

To advance this mission, the Station supports a number of research and instructional activities, outreach programs, workshops, and conferences for UW departments, the state and federal agencies, other universities, the forest industry, as well as youth, landowners, and the general public. The Station currently uses a small room located above its boathouse for its programs and events. This room is neither heated nor insulated, which limits its use to five or six months of the year. Additionally, the room is not ADA compliant, can only accommodate 30 people, and

has no restroom facilities. A modern facility will better accommodate conference and workshop attendees, as well as be able to host events all year round.

**BUDGET/SCHEDULE:** N/A

**PREVIOUS ACTION:**

This project was enumerated in 2009 Wisconsin Act 28 as part of the Agricultural Research Stations Facilities Improvements–Phase I for \$5,800,000 GIFTS/GRANTS.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

15. UW-Madison – Kegonsa Research Center Land

Exchange - Request authority to accept two parcels of land located at 3777 Schneider Drive, Stoughton, from WARF Properties, LLC pursuant to the terms of the Real Property Exchange Agreement between the Wisconsin Alumni Research Foundation (WARF) and the Board of Regents (BoR).

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

In March 2008, the SBC granted authority to amend the existing land exchange agreement, related to the Wisconsin Institutes for Discovery, between the BoR and WARF to incorporate a portion of the 1200 block of Johnson Street on the UW-Madison campus. The BoR-owned property will be exchanged for properties of equal value which will be acquired by WARF and of strategic importance to future UW-Madison development.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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:** Kegonsa Research Center, UW-Madison, Dane County

**PROJECT NUMBER:** 16H1B

**PROJECT REQUEST:** Request authority to accept two parcels of land located at 3777 Schneider Drive, Stoughton, from WARF Properties, LLC pursuant to the terms of the Real Property Exchange Agreement between the Wisconsin Alumni Research Foundation (WARF) and the Board of Regents (BoR).

**PROJECT DESCRIPTION:**

The two parcels of land, known as the Green Farm, are adjacent to the UW-Madison Kegonsa Research Center (KRC) located in Stoughton, WI. Please see attached map. The total 39-acre property contains a residential unit, a large barn and silo with pasture area, and cropland. A Phase I environmental assessment was completed and indicated that no environmental hazards exist.

**PROJECT JUSTIFICATION:**

In 2006, the BoR and SBC approved the transfer of title for a portion of BoR-owned property at 1300 University Avenue on the UW-Madison campus to allow construction of Wisconsin Institute for Discovery and Morgridge Institute for Research. In exchange, the UW-Madison identified strategic properties to be acquired by WARF and applied the value of those parcels against the transferred value.

One of the identified properties is the Green Farm adjacent to the KRC in Stoughton. The Green Farm is not within the campus boundary; however, its location adjacent to the KRC made it desirable for future academic, research, and support buildings. In 2008, WARF acquired the Green Farm under the terms of the 2006 Real Estate Property Exchange agreement with WARF Properties, LLC. When the property was purchased, Mr. Green was granted a life-tenancy until his recent death at the age of 97. UW-Madison requests permission to accept the property and transfer ownership from WARF to the Board of Regents.

**BUDGET/SCHEDULE:** N/A

**PREVIOUS ACTION:**

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

In March 2008, the SBC granted authority to amend the existing land exchange agreement, related to the Wisconsin Institutes for Discovery, between the BoR and WARF to incorporate a portion of the 1200 block of Johnson Street on the UW-Madison campus. The BoR-owned property will be exchanged for properties of equal value which will be acquired by WARF and of strategic importance to future UW-Madison development.



BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

16. UW-Madison – Multi-Family Building Purchase -  
Request authority to purchase a multi-family building and associated parcel of land for future development located at 204 Bernard Court in Madison, for a purchase price of \$527,000.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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 authority to purchase a multi-family building and associated parcel of land for future development located at 204 Bernard Court in Madison, for a purchase price of \$527,000.

**PROJECT NUMBER:** 16G1D

**PROJECT DESCRIPTION:**

The property located at 204 Bernard Court is a three-unit, multi-family building situated on a 2,622 GSF parcel of land within the campus boundary. Please see attached map. The owner is willing to sell the property for \$527,000. Two appraisals were completed with fair market values of \$510,000 and \$650,000. As per SBC policy, at least one appraisal is a full narrative appraisal.

The University will continue to lease the property until the site is redeveloped by the State in future biennia in accordance with the Campus Master Plan. A Phase I environmental assessment that was completed in June 2016 indicated that no environmental hazards exist.

**PROJECT JUSTIFICATION:**

The proposed acquisition is supported by the comprehensive Campus Master Plan, which identifies future development of new academic/research facilities in this block. Continued long-term land acquisition is planned throughout the block as funding is identified and parcels become available from willing sellers. Currently, the Board of Regents owns 11 of the 24 parcels within the overall block. With the acquisition of this parcel, 12 will remain to be acquired.

**BUDGET/SCHEDULE:** N/A

**PREVIOUS ACTION:** None.

# UW-Madison Proposed Purchase



BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

17. UW-Madison – Music Performance Building - Request the following:
- a) Approve the Design Report;
  - b) Authority to increase the project budget by \$11,935,000 GIFTS; and
  - c) Authority to construct the Music Performance Building project for a revised estimated total cost of \$55,800,000 GIFTS.

This project was enumerated in 2007 Wisconsin Act 20 for \$43,865,000 GIFTS.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** University of Wisconsin System

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

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

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

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$11,935,000 GIFTS; and
- c) Authority to construct the Music Performance Building project for a revised estimated total cost of \$55,800,000 GIFTS.

**PROJECT NUMBER:** 10F2J

**PROJECT DESCRIPTION:**

This project will construct a new 74,840 GSF music performance facility that includes a 650-seat concert hall, a 320-seat recital hall, a large rehearsal room, performer support spaces, a public lobby, office, and building support spaces for the School of Music. The new building will be constructed on what is now a surface parking lot and will be two stories with a balcony level at the recital hall and concert hall. The building will also have a partial basement.

During the design phase of this project, it was discovered that additional acoustical work was needed for both the recital and concert hall than was originally anticipated. In addition, the fund raising efforts for this project were delayed and the project was placed on hold for a number of years. Because a great deal of time has passed since the project was enumerated, the amount enumerated is insufficient to cover the cost of the additional scope, plus the cost of inflation on the original scope. However, the remainder of gift funds has now been received and the full scope of the project for the current budgeted amount can proceed.

**PROJECT JUSTIFICATION:**

The School of Music currently occupies approximately 90,000 GSF in the Humanities Building and its space within the building remains much the same today as it was when originally built in 1969. With the exception of a major asbestos removal project in the early 1990s, no significant improvements have occurred. Functional and physical condition issues with the facility prevent the building from being able to support the school's current programmatic needs.

The building has a number of problems: the windows are single-glazed, and moisture is accumulating on the windows causing damage to interior finishes; exterior walls have little or no insulation; and stable temperature and humidity are hard to maintain. Much of the School of Music space suffers from leaks. Repairs have been attempted on several occasions, but the third floor plaza

and exterior walkways above the music department continue to leak. The HVAC system cannot maintain proper humidity, temperature, and air circulation control. These fluctuations have caused damage to the more than 180 pianos and 1,000-plus instruments housed in the building. Heating and cooling pipes embedded in the concrete floors pose maintenance problems. Air handling systems are inadequately sized and noisy. An inadequate amount of rehearsal and storage space means that classrooms, already in short supply, are pressed into service, resulting in continual furniture moving and exposing the AV equipment to theft and vandalism.

The new Music Performance Building will replace these outdated and inadequate performance facilities. In addition to providing a professional space for musicians to practice and learn, modern audio-video technologies in the new building will allow for live-stream concerts and high-quality recordings.

**BUDGET/SCHEDULE:**

Construction	\$42,334,000	SBC Approval	Aug 2016
Design Fee	\$6,122,800	A/E Selection	Nov 2010
DFD Mgt Fee	\$1,812,000	Design Report	Aug 2016
Contingency	\$2,963,600	Bid Opening	Oct 2016
Equipment	\$2,358,000	Start Construction	Dec 2016
Other Fees	\$209,600	Substantial Completion	Nov 2018
<b>TOTAL</b>	<b>\$55,800,000</b>	Final Completion	Apr 2019

**PREVIOUS ACTION:**

This project was enumerated in 2007 Wisconsin Act 20 for \$43,865,000 GIFTS.

# DESIGN REPORT

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

August 10, 2016

Music Performance Building  
UW-Madison  
Madison, WI

**Project Number:** 10F2J

**For the:** University of Wisconsin

**Project Manager:** Russ Van Gilder

**Architect/Engineer:** Strang, Inc.  
Madison, WI

## 1. Project Description:

This project will construct a new 74,840 GSF music performance facility that includes a 650-seat concert hall, a 320-seat recital hall, a large rehearsal room, performer support spaces, a public lobby, office, and building support spaces for the School of Music. The new building will be constructed on what is now a surface parking lot and will be two stories with a balcony level at the recital hall and concert hall. The building will also have a partial basement.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2007 Wisconsin Act 20 for \$43,865,000 GIFTS.

## 3. Schedule:

Bid Opening	Oct 2016
Start Construction	Dec 2016
Substantial Completion / Occupancy	Nov 2018

## 4. Budget Summary:

Construction	\$42,334,000
Design Fee	\$6,122,800
DFD Mgt Fee	\$1,812,000
Contingency	\$2,963,600
Equipment	\$2,358,000
Other Fees	\$209,600
<b>Total Project Cost</b>	<b>\$55,800,000</b>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

18. UW-Madison – Memorial Union Renovation Phase II - Request authority to increase the project budget for the Memorial Union Renovation Phase II project by \$4,000,000 EX-PRSB, for a revised estimated total cost of \$50,585,000 (\$13,000,000 PRSB, \$7,585,000 PR-CASH, and \$30,000,000 GIFTS).

In March 2014, the SBC approved the design report and granted authority to: (a) increase the project budget of Phase II of the Memorial Union Renovation project by \$4,500,000 GIFTS; and (b) construct Phase II of the Memorial Union Renovation project for an estimated total cost of \$46,585,000 (\$30,000,000 GIFTS; \$9,000,000 PRSB; and \$7,585,000 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 for \$42,085,000 (\$9,000,000 PRSB; \$7,585,000 PR-CASH; and \$25,500,000 GIFTS).

Subcommittee

Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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 authority to increase the project budget for the Memorial Union Renovation Phase II project by \$4,000,000 EX-PRSB, for a revised estimated total cost of \$50,585,000 (\$13,000,000 PRSB, \$7,585,000 PR-CASH, and \$30,000,000 GIFTS).

**PROJECT NUMBER:** 09K1K

**PROJECT DESCRIPTION:**

This project is the second and final phase of a renovation to the Memorial Union to improve the building's functionality, circulation, life safety, and service functions. This phase renovates approximately 119,200 GSF of existing space in the central and east wings of the Memorial Union and constructs 26,500 GSF of new space. A majority of the work addresses the building infrastructure, including installation of a new fire protection system/alarm; replacement of mechanical, electrical, and plumbing systems within the building; and replacement of elevators.

Work on the exterior envelop includes replacement of deteriorated roofs, curtain walls, selective exterior masonry, and terra cotta. Food service venues will be upgraded and replaced, and a new service elevator will be installed. Hazardous materials will be abated and life safety/security systems will be upgraded. Restroom and path of travel improvements will be made to meet current ADA requirements.

Work for Phase II began in the summer of 2015. During the construction of this phase, a number of unforeseen conditions were discovered. The project encountered additional asbestos abatement, hidden structural conditions, unknown subsoil conditions, and additional restoration on the historic plaster, terrazzo, and terra cotta systems. In addition, it was discovered that new kitchen equipment was required to accommodate the change in the building infrastructure. The project team has identified the need for an additional \$4,000,000 to allow the project to be completed with original approved scope and intent, and provide an appropriate contingency needed to address these unforeseen conditions that arose during construction.

**PROJECT JUSTIFICATION:**

The Memorial Union building was constructed in 1928 and over the years has undergone a number of smaller remodeling projects and interior changes. The building welcomes more than five million people a year, and is second only to the State Capitol in its number of out-of-town visitors. More than 21,000 meetings and functions are held each year, ranging from student

groups to wedding receptions and large conferences. The Wisconsin Union Directorate also produces more than 1,000 student led programs and events, in addition to the thousands of Hooper classes, trips, meetings, and boat use.

With no substantial renovation of infrastructure in these wings since the building was initially constructed, the plumbing, mechanical, and electrical systems are long past their usable life and in need of replacement. The basic building systems are antiquated and not flexible enough to meet the facility’s multi-purpose use requirements. Fire, life safety, and security systems fall short of current standards.

Since the building was occupied until the start of construction, this limited the amount of destructive testing the design team could undertake to truly ascertain hidden conditions. As a result, the project encountered additional asbestos abatement and hidden structural conditions, and required numerous modifications to existing mechanical, electrical, plumbing, and fire protection systems. Unknown subsoil conditions necessitated geotechnical modifications and the condition of the existing buried underground utilities required replacement or modification. When restoration began on the historic plaster, terrazzo, and terra cotta systems, it was discovered that many of these elements could not be restored and required replacement. Furthermore, new kitchen equipment was required to accommodate a change in the building infrastructure to support the equipment.

The requested budget increase will be funded with existing unused PRSB from the Union South project.

**BUDGET/SCHEDULE:**

Construction	\$37,056,000
Design	\$3,224,000
DFD Mgt	\$1,699,000
Contingency	\$5,403,000
Equipment	\$2,660,000
Other Fees	\$543,000
<b>TOTAL</b>	<b>\$50,585,000</b>

SBC Approval	Aug 2016
A/E Selection	Mar 2010
Design Report	Mar 2014
Bid Opening	Jan 2015
Start Construction	May 2015
Substantial Completion	Jun 2017
Final Completion	Sep 2017

**PREVIOUS ACTION:**

In March 2014, the SBC approved the design report and granted authority to: (a) increase the project budget of Phase II of the Memorial Union Renovation project by \$4,500,000 GIFTS; and (b) construct Phase II of the Memorial Union Renovation project for an estimated total cost of \$46,585,000 (\$30,000,000 GIFTS; \$9,000,000 PRSB; and \$7,585,000 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 for \$42,085,000 (\$9,000,000 PRSB; \$7,585,000 PR-CASH; and \$25,500,000 GIFTS).

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

19. UW-Eau Claire – Garfield Avenue Corridor

Improvement - Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Garfield Avenue Corridor Improvement project for an estimated total cost of \$12,424,000 (\$6,127,000 GFSB, \$6,159,000 PRSB, \$106,000 GIFTS, and \$32,000 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 as part of the UW System Utility Improvements. The UW-Eau Claire Garfield Avenue Corridor Improvement portion of that enumeration is \$12,424,000 (\$6,127,000 GFSB, \$6,159,000 PRSB, \$106,000 GIFTS, and \$32,000 PR-CASH).

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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-Eau Claire, Eau Claire County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Garfield Avenue Corridor Improvement project for an estimated total cost of \$12,424,000 (\$6,127,000 GFSB, \$6,159,000 PRSB, \$106,000 GIFTS, and \$32,000 PR-CASH).

**PROJECT NUMBER:** 12K1L

**PROJECT DESCRIPTION:**

This project will reconstruct Garfield Avenue from the intersection of Park Avenue and Garfield Avenue to the base of the bluff at the Putnam Parking Lot. The project includes subsurface utility improvements and surface improvements along Garfield Avenue and Roosevelt Avenue. Utility improvements include new steam and condensate piping and box conduit, sanitary sewer, water main, storm sewer and lighting. In addition, surface improvements along Garfield Avenue will be made to include replacing the vehicle roadway with a primary pedestrian corridor that accommodates bicycles, service vehicles, and emergency vehicles. Additionally, the existing ramp and stairs from the pedestrian bridge will be replaced with an ADA accessible sidewalk. Sidewalks along Garfield Avenue are too narrow for pedestrians, causing students to overflow into the street and will be widened. New outdoor gathering and event spaces will be created, the railing along the river will be replaced, and new landscaping will be incorporated. Parallel parking along Garfield Avenue at Thomas Hall does not meet accessibility design guidelines and needs to be relocated. Surface improvements along Roosevelt Avenue include a new street with ADA parking stalls.

The City has retained a utility easement for a portion of the sanitary, water, and storm sewers. The construction will be completed in several phases over two years to allow access to all campus buildings and minimize utility outages.

**PROJECT JUSTIFICATION:**

Garfield Avenue is the only through street on UW-Eau Claire's lower campus. It is also the only pedestrian corridor linking the upper campus residence hall area with the lower campus and north campus via the Chippewa River footbridge.

Through decades of aging and heavy use, the roadway and underlying utilities are worn and damaged beyond economical repair. The roadway surface is very rough creating a traffic hazard. The drainage and curb elevations have settled and no longer provide positive drainage to catch basins. Storm water collects in areas, runs over curbs and erodes the river bank. A video camera inspection of the sanitary sewer system documented general deterioration of the piping with many offset joints. Steam lines which run along the south side of the road and cross beneath the road at the pedestrian bridge entry are 45 years old, beyond their useful life, and need to be replaced. The slope of the pedestrian ramp to the footbridge exceeds ADA guidelines and maintenance vehicle traffic must cross pedestrian traffic at one point resulting in a hazardous condition.

**BUDGET/SCHEDULE:**

Construction	\$10,075,800
Design	\$812,500
DFD Mgt	\$443,400
Contingency	\$1,007,600
Other Fees	\$84,700
<b>TOTAL</b>	<b>\$12,424,000</b>

SBC Approval	Aug 2016
A/E Selection	Dec 2014
Design Report	Aug 2016
Bid Opening	Jan 2017
Start Construction	Apr 2017
Substantial Completion	Nov 2018
Final Completion	Apr 2019

**PREVIOUS ACTION:**

This project was enumerated in 2013 Wisconsin Act 20 as part of the UW System Utility Improvements. The UW-Eau Claire Garfield Avenue Corridor Improvement portion of that enumeration is \$12,424,000 (\$6,127,000 GFSB, \$6,159,000 PRSB, \$106,000 GIFTS, and \$32,000 PR-CASH).

# DESIGN REPORT

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

August 10, 2016

Garfield Avenue Corridor Improvements  
UW-Eau Claire  
Eau Claire, WI

**Project Number:** 12K1L

**For the:** University of Wisconsin

**Project Manager:** Jake Ehmke

**Architect/Engineer:** Ayres Associates  
Eau Claire, WI

## 1. Project Description:

This project will reconstruct Garfield Avenue from the intersection of Park Avenue and Garfield Avenue to the base of the bluff at the Putnam Parking Lot. The project includes subsurface utility improvements and surface improvements along Garfield Avenue and Roosevelt Avenue. Utility improvements include new steam and condensate piping and box conduit, sanitary sewer, water main, storm sewer and lighting. In addition, surface improvements along Garfield Avenue will be made to include replacing the vehicle roadway with a primary pedestrian corridor that accommodates bicycles, service vehicles, and emergency vehicles. Additionally, the existing ramp and stairs from the pedestrian bridge will be replaced with an ADA accessible sidewalk. Sidewalks along Garfield Avenue are too narrow for pedestrians, causing students to overflow into the street and will be widened. New outdoor gathering and event spaces will be created, the railing along the river will be replaced, and new landscaping will be incorporated. Parallel parking along Garfield Avenue at Thomas Hall does not meet accessibility design guidelines and needs to be relocated. Surface improvements along Roosevelt Avenue include a new street with ADA parking stalls.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2013 Wisconsin Act 20 as part of the UW System Utility Improvements. The UW-Eau Claire Garfield Avenue Corridor Improvement portion of that enumeration is \$12,424,000 (\$6,127,000 GFSB, \$6,159,000 PRSB, \$106,000 GIFTS, and \$32,000 PR-CASH).

## 3. Schedule:

Bid Opening	Jan 2017
Start Construction	Apr 2017
Substantial Completion/Occupancy	Nov 2018

## 4. Budget Summary:

Construction	\$10,075,800
Design	\$812,500
DFD Mgt	\$443,400
Contingency	\$1,007,600
Other Fees	\$84,700
<b>Total Project Cost</b>	<b>\$12,424,000</b>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

20. UW-Eau Claire – Residence Hall Lease - Request authority to lease approximately 154,372 SF at Haymarket Landing, a student apartment complex, with Blugold Real Estate Foundation, Inc., a subsidiary of the UW-Eau Claire Foundation, Inc., on behalf of UW-Eau Claire, for a term of five years, for an annual cost of approximately \$1,836,761.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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-Eau Claire, Eau Claire County

**PROJECT REQUEST:** Request authority to lease approximately 154,372 SF at Haymarket Landing, a student apartment complex, with Blugold Real Estate Foundation, Inc., a subsidiary of the UW-Eau Claire Foundation, Inc., on behalf of UW-Eau Claire, for a term of five years, for an annual cost of approximately \$1,836,761.

**PROJECT DESCRIPTION:**

Haymarket Landing is a 410-bed student apartment complex located one mile from campus. The building was developed by Haymarket Concepts, LLC, on behalf of the Blugold Real Estate Foundation, Inc. The University proposes to initially lease the facility for five years. The lessor will provide all basic maintenance of the building, while UW-Eau Claire focuses on providing student services such as resident assistants. Utilities, RE Taxes, Property Management Fees, Insurance, and Janitorial will be paid directly by UW-Eau Claire.

Below find the specifics for the proposed lease:

UW Functions at Leased Location	Apartment building
Lease Location	202 Eau Claire Street, Eau Claire, WI
Type of Negotiation or Selection	Sole source
Lessor	Blugold Real Estate Foundation, Inc., a subsidiary of the UW-Eau Claire Foundation
Anticipated Occupancy Date	September 1, 2016
Lease Term	Five years: September 1, 2016 – August 31, 2021
Annual Escalation Rate	1.75%
Renewal Option(s)	Two 1-year renewals
Purchase Option	No
Space Type	Housing for 410 students / 119 Units varying in size from studio to 4 bedrooms (not including food service)
Total Square Feet	154,372
Total Gross Cost per Square Foot	\$11.90 (Includes Replacement Reserves, & CAM)
Annual Gross Cost	\$1,836,761
Funding Source	Housing revenue

**PROJECT JUSTIFICATION:**

UW-Eau Claire has an existing capacity of on-campus housing for 3,754 students. Enrollment of freshmen and sophomore students is more than 4,000 students, leaving a significant shortage of space to meet their needs.

For decades, the demand for on-campus housing has exceeded supply, and Housing and Residence Life has operated at greater than 100 percent capacity. Since the opening of Chancellor's Hall in the year 2000, which added 324 beds, residence hall occupancy has continued to fall short of demand by fluctuating between 101 and 110 percent of design capacity. During 12 of the last 15 years, the university has entered into short-term arrangements with local hotels to house new students in campus-sponsored space. The residency requirement for second-year students to remain on campus has been waived for years due to the lack of beds. In order to meet demand, every possible study lounge has been converted into a multi-student living space with resident assistants now required to have roommates. More than 250 students are housed in lounges.

The supply of university student housing will be severely impacted in coming years due to several factors. Local hotels are being re-developed, which will reduce the number of available beds by 115 next year, and the Towers South Hall will be renovated in fall of 2017, which will reduce available housing by 585 beds.

Base rent, replacement reserves, and building maintenance costs will be paid to the lessor. UW-Eau Claire will directly pay utility costs, while managing the residence life operations.

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

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee

Full Commission

21. UW-Green Bay – New Soccer Complex - Request the following:

- a) Approve the Design Report;
- b) Authority to substitute \$900,000 of PRSB for \$900,000 GIFTS; and
- c) Authority to construct the New Soccer Complex project for an estimated total cost of \$4,984,000 (\$900,000 PRSB and \$4,084,000 GIFTS).

This project was enumerated in 2015 Wisconsin Act 55 for \$4,984,000 GIFTS.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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-Green Bay, Brown County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to substitute \$900,000 of PRSB for \$900,000 GIFTS; and
- c) Authority to construct the New Soccer Complex project for an estimated total cost of \$4,984,000 (\$900,000 PRSB and \$4,084,000 GIFTS).

**PROJECT NUMBER:** 14L2F

**PROJECT DESCRIPTION:**

This project will construct a new competition soccer complex to include a new synthetic turf soccer field with a sub-drainage system, and fixed bleacher seating with a capacity of 500, with flexibility to expand up to 1,000 seats in the future. New site lighting will be provided per NCAA and Horizon League standards. A new electronic scoreboard and audio sound system will also be provided. The complex will have an elevated press box with internet connectivity for televising matches. Two buildings will be constructed for the soccer complex: one for a combined restroom, concession and team storage building; and another for additional restrooms totaling 3,208 GSF. Surrounding the facility will be an alumni/donor plaza, general landscaping, perimeter and security fencing and pathways to the nearby Kress Events Center locker rooms.

Additionally, a third building will be constructed as a 350 GSF scorer's booth for use by the adjacent softball complex. Further improvements to the softball complex will be completed in a later phase to be enumerated in a future biennia.

**PROJECT JUSTIFICATION:**

The purpose of the new Soccer Complex is to provide first class quality facilities for the Division I soccer program that will enhance the overall image of the University and provide tournament quality accommodations for outdoor soccer events. The men's and women's soccer teams will benefit greatly by having a turf field with superior drainage and lighting to support late day/evening games into the fall season. The construction of this complex will allow the existing athletic fields to be used by recreation sports and intramural teams.

During the design phase of this project, a need to accommodate additional student recreation and intramural teams was identified and it was determined that the new fields could be utilized for those activities. Therefore, the students agreed to assist in the funding of the project. The UW-

Green Bay Student Senate and System Board of Regents approved the contribution of SEG fees to support debt service payments related to a \$900,000 PRSB contribution to the project in return for access to the field for intramural recreational sports.

**BUDGET/SCHEDULE:**

Construction	\$3,958,700
Design	\$391,800
DFD Mgt	\$171,300
Contingency	\$321,500
Equipment	\$99,000
Other Fees	\$41,700
<b>TOTAL</b>	<b>\$4,984,000</b>

SBC Approval	Aug 2016
A/E Selection	Mar 2015
Design Report	Aug 2016
Bid Opening	Nov 2016
Start Construction	Jan 2017
Substantial Completion	Oct 2017
Final Completion	Dec 2017

**PREVIOUS ACTION:**

This project was enumerated in 2015 Wisconsin Act 55 for \$4,984,000 GIFTS.

# DESIGN REPORT

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

August 10, 2016

New Soccer Complex  
UW-Green Bay  
Green Bay, WI

**Project Number:** 14L2F

**For the:** University of Wisconsin

**Project Manager:** Robert Hoffmann

**Architect/Engineer:** Rettler Corporation  
Stevens Point, WI

## 1. Project Description:

This project will construct a new competition soccer complex to include a new synthetic turf soccer field with a sub-drainage system, fixed bleacher seating with a capacity of 500, with flexibility to expand up to 1,000 seats in the future. New site lighting will be provided per NCAA and Horizon League standards. A new electronic scoreboard and audio sound system will also be provided. The complex will have an elevated press box with internet connectivity for televising matches. Two buildings will be constructed for the soccer complex: one for a combined restroom, concession and team storage building; and another for additional restrooms totaling 3,208 GSF. Surrounding the facility will be an alumni/donor plaza, general landscaping, perimeter and security fencing and pathways to the nearby Kress Events Center locker rooms.

Additionally, a third building will be constructed as a 350 GSF scorer's booth for use by the adjacent softball complex. Further improvements to the softball complex will be completed in a later phase to be enumerated in a future biennia.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$4,984,000 GIFTS.

## 3. Schedule:

Bid Opening	Nov 2016
Start Construction	Jan 2017
Substantial Completion/Occupancy	Oct 2017

## 4. Budget Summary:

Construction	\$3,958,700
Design	\$391,800
DFD Mgt	\$171,300
Contingency	\$321,500
Equipment	\$99,000
Other Fees	\$41,700
<b>Total Project Costs</b>	<b>\$4,984,000</b>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

22. UW-Oshkosh – Fletcher Hall Renovation - Request authority to increase the project budget of the Fletcher Hall Renovation and Addition project by \$2,912,590 (\$1,659,390 PRSB and \$1,253,200 PR-CASH) for a revised estimated total cost of \$26,412,500 (\$25,159,300 PRSB and \$1,253,200 PR-CASH).

In August 2015, the SBC approved the Design Report and authority to construct the Fletcher Hall Renovation project for an estimated total cost of \$23,500,000 PRSB.

This project was enumerated in 2013 Wisconsin Act 20 and 2015 Wisconsin Act 55 for \$23,500,000 EX-PRSB.

Subcommittee

Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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-Oshkosh, Winnebago County

**PROJECT REQUEST:** Request authority to increase the project budget of the Fletcher Hall Renovation and Addition project by \$2,912,590 (\$1,659,390 PRSB and \$1,253,200 PR-CASH) for a revised estimated total cost of \$26,412,500 (\$25,159,300 PRSB and \$1,253,200 PR-CASH).

**PROJECT NUMBER:** 13B2B

**PROJECT DESCRIPTION:**

This project renovates the existing 98,700 GSF Fletcher Residence Hall to provide: programmatic and infrastructure upgrades; efficiencies and building code-compliant upgrades; replacement of exterior doors and windows; and exterior repairs. This project also constructs a 17,530 GSF addition to accommodate a new accessible building entrance with elevator, increased bath/shower rooms on each floor, additional double-occupancy resident rooms, increased programming space, and new central stairs. The addition will add 16 beds bringing the total bed count from 482 to 498. This project completely replaces all of the building's mechanical and electrical systems and adds an automatic fire sprinkler system.

**PROJECT JUSTIFICATION:**

Bids for this project were opened in April 2016. While there were enough funds to accept bids received for the construction contract, there were insufficient funds for the project contingency and equipment. This increase will allow the project to be completed with original approved scope and intent, and provide an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

**BUDGET/SCHEDULE:**

Construction	\$20,130,110
Design	\$1,630,670
DFD Mgt	\$877,700
Contingency	\$1,811,590
Equipment	\$1,853,200
Other Fees	\$109,230
<b>TOTAL</b>	<b>\$26,412,500</b>

SBC Approval	Aug 2016
A/E Selection	Mar 2014
Design Report	Aug 2015
Bid Opening	Apr 2016
Start Construction	Jun 2016
Substantial Completion	Aug 2017
Final Completion	Dec 2017

**PREVIOUS ACTION:**

In August 2015, the SBC approved the Design Report and authority to construct the Fletcher Hall Renovation project for an estimated total cost of \$23,500,000 PRSB.

This project was enumerated in 2013 Wisconsin Act 20 and 2015 Wisconsin Act 55 for \$23,500,000 EX-PRSB.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

23. UW-Whitewater – Athletics Complex Buildings -

Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$1,000,000 (\$550,000 PR-CASH and \$450,000 GIFTS); and
- c) Authority to construct the Athletics Complex Buildings project for a revised estimated total cost of \$5,236,000 (\$1,403,000 PRSB, \$1,733,000 PR-CASH, and \$2,100,000 GIFTS).

This project was enumerated in 2015 Wisconsin Act 55 for \$4,236,000 (\$1,403,000 EX-PRSB, \$1,183,000 PR-CASH, and \$1,650,000 GIFTS).

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**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) Authority to increase the project budget by \$1,000,000 (\$550,000 PR-CASH and \$450,000 GIFTS); and
- c) Authority to construct the Athletics Complex Buildings project for a revised estimated total cost of \$5,236,000 (\$1,403,000 PRSB, \$1,733,000 PR-CASH, and \$2,100,000 GIFTS).

**PROJECT NUMBER:** 15J1P

**PROJECT DESCRIPTION:**

This project will construct a new 1,568 GSF Athletic Grounds Maintenance Building, and renovate and construct additions to the Athletic Services Building and the Baseball Services Building as described below. A new 1,016 GSF unheated Concessions/Press Box building will also be constructed to support baseball services.

Athletic Grounds Maintenance Building: This new 1,568 GSF facility will house an office with two workstations and file storage, an ADA accessible single-occupant restroom, a workshop and tool storage area, a utility sink with an eyewash station, and a vehicle maintenance area. The garage will house five to six existing grounds vehicles/machines.

Athletic Services Building: The existing 13,000 GSF building will receive a 3,998 GSF addition on the north side (including a small below deck mechanical room) and an interior renovation of approximately 5,100 GSF. The renovated and expanded facility will include: a larger football locker room and lounge; a new hydrotherapy room with a therapy pool and two muscle recovery pools; a renovated physical therapy/athletic training room; a new unisex toilet/shower/changing room; equipment storage; and minor renovations to the visiting team locker area.

Baseball Services Buildings: The existing 2,288 GSF building will receive a 7,829 GSF addition and a first level renovation of approximately 1,555 GSF. The renovated and expanded facility will include: a team meeting room; expanded equipment storage; a new locker suite including a player lounge and locker room attached to the existing toilets/showers; a new athletic training room; a multi-purpose "Alumni Suite" with an attached kitchenette; accessible toilet rooms; and an administrative suite with three coaching offices, locker rooms and recruiting lounge. An

outdoor deck for viewing the game will also be added on the second level along the first base side.

In addition, a new 1,016 GSF Concessions/Press Box building will be constructed. This is intended to be a three season, unheated building for use during the Warhawk baseball season only. The first floor will house a permanent concessions stand, with a storage room, and the second floor will be a two-tier press box. The press box will include a glass enclosed room for game announcers and will be accessible by lift. There is also an open stair that will have an upper platform that will be used for a game day camera location.

During the design of this project, it was discovered that the budget estimate provided at enumeration was insufficient to complete the project. Rather than reduce the scope to match the budget, the campus has committed additional cash and gift funds to complete the original approved scope and intent.

**PROJECT JUSTIFICATION:**

The UW-Whitewater athletics program has grown as enrollment has increased. The football and baseball teams have won multiple championships and the men’s basketball team won the 2014 NCAA Division III Men’s Basketball Championship. There is a need to expand the support spaces for these growing programs.

The Athletic Services Building was constructed in 1970 and has never been renovated. The athletic grounds maintenance functions do not have their own dedicated space and are currently located in the already crowded Athletic Services Building. The Baseball Services Building provides minimal support for the varsity baseball team. The upper level for the facility is not ADA accessible and the facility does not provide public restrooms or a permanent concessions area.

**BUDGET/SCHEDULE:**

Construction	\$4,192,000
Design	\$415,000
DFD Mgt	\$184,000
Contingency	\$400,000
Other Fees	\$45,000
<b>TOTAL</b>	<b>\$5,236,000</b>

SBC Approval	Aug 2016
A/E Selection	Nov 2015
Design Report	Aug 2016
Bid Opening	Oct 2016
Start Construction	Jan 2017
Substantial Completion	Apr 2018
Final Completion	Jun 2018

**PREVIOUS ACTION:**

This project was enumerated in 2015 Wisconsin Act 55 for \$4,236,000 (\$1,403,000 EX-PRSB, \$1,183,000 PR-CASH, and \$1,650,000 GIFTS).

# DESIGN REPORT

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

August 10, 2016

Athletic Complex Buildings  
UW-Whitewater  
Whitewater, WI

**Project Number:** 15J1P

**For the:** University of Wisconsin

**Project Manager:** Wendy von Below

**Architect/Engineer:** Kahler Slater, Inc.  
Milwaukee, WI

## 1. Project Description:

This project will construct a new 1,568 GSF Athletic Grounds Maintenance Building, and renovate and construct additions to the Athletic Services Building and the Baseball Services Building as described below. A new 1,016 GSF unheated Concessions/Press Box building will also be constructed to support baseball services.

Athletic Grounds Maintenance Building: This new 1,568 GSF facility will house an office with two workstations and file storage, an ADA accessible single-occupant restroom, a workshop and tool storage area, a utility sink with an eyewash station, and a vehicle maintenance area. The garage will house five to six existing grounds vehicles/machines.

Athletic Services Building: The existing 13,000 GSF building will receive a 3,998 GSF addition on the north side (including a small below deck mechanical room) and an interior renovation of approximately 5,100 GSF. The renovated and expanded facility will include: a larger football locker room and lounge; a new hydrotherapy room with a therapy pool and two muscle recovery pools; a renovated physical therapy/athletic training room; a new unisex toilet/shower/changing room; equipment storage; and minor renovations to the visiting team locker area.

Baseball Services Buildings: The existing 2,288 GSF building will receive a 7,829 GSF addition and a first level renovation of approximately 1,555 GSF. The renovated and expanded facility will include: a team meeting room; expanded equipment storage; a new locker suite including a player lounge and locker room attached to the existing toilets/showers; a new athletic training room; a multi-purpose "Alumni Suite" with an attached kitchenette; accessible toilet rooms; and an administrative suite with three coaching offices, locker rooms and recruiting lounge. An outdoor deck for viewing the game will also be added on the second level along the first base side.

In addition, a new 1,016 GSF Concessions/Press Box building will be constructed. This is intended to be a three season, unheated building for use during the Warhawk baseball season only. The first floor will house a permanent concessions stand, with a storage room, and the second floor will be a two-tier press box. The press box will include a glass enclosed room for game announcers and will be accessible by lift. There is also an open stair that will have an upper platform that will be used for a game day camera location

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

This project was enumerated in 2015 Wisconsin Act 55 for \$4,236,000 (\$1,403,000 EX-PRSB, \$1,183,000 PR-CASH, and \$1,650,000 GIFTS).

**3. Schedule:**

Bid Opening	Oct 2016
Start Construction	Jan 2017
Substantial Completion/Occupancy	Apr 2018

**4. Budget Summary:**

Construction	\$4,192,000
Design	\$415,000
DFD Mgt	\$184,000
Contingency	\$400,000
Other Fees	\$45,000
<b>Total Project Costs</b>	<b>\$5,236,000</b>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

24. UW-System-wide – Classroom Renovation / Instructional Technology Improvement Program - Request the following:
- a) Authority to release funds for the Classroom Renovation/Instructional Technology Improvement Program;
  - b) Authority to increase the budget by \$1,706,000 PR-CASH;
  - c) Authority to construct various Classroom Renovation/Instructional Technology Improvements projects for a revised estimated total cost of \$8,706,000 (\$7,000,000 GFSB and \$1,706,000 PR-CASH);
  - d) Authority to add or substitute other high-priority Classroom Renovation/Instructional Technology Improvements within authorized funding; and
  - e) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Classroom Renov/IT Improvements</b>	<b>\$8,706,000</b>
GBY (\$1,936,000 GFSB)	\$1,936,000
OSH (\$404,000 GFSB)	\$404,000
WTW (\$1,094,000 GFSB)	\$1,094,000
STO (\$695,000 GFSB)	\$695,000
RVF (\$1,114,000 GFSB; \$500,000 PR-CASH)	\$1,614,000
MIL (\$824,000 GFSB)	\$824,000
STP (\$389,000 GFSB)	\$389,000
EXT (\$132,000 GFSB; \$423,000 PR-CASH)	\$555,000
MSN (\$412,000 GFSB; \$410,000 PR-CASH)	\$822,000
PLT (\$373,000 PR-CASH)	\$373,000

This program was enumerated in 2015 Wisconsin Act 55 for \$7,000,000 EX-GFSB.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release funds for the Classroom Renovation/Instructional Technology Improvement Program;
- b) Authority to increase the budget by \$1,706,000 PR-CASH;
- c) Authority to construct various Classroom Renovation/Instructional Technology Improvements projects for a revised estimated total cost of \$8,706,000 (\$7,000,000 GFSB and \$1,706,000 PR-CASH);
- d) Authority to add or substitute other high-priority Classroom Renovation/Instructional Technology Improvements within authorized funding; and
- e) Permit the Division of Facilities Development to adjust individual project budgets.

<b>PROJ. NO.</b>	<b>INSTITUTION</b>	<b>GFSB</b>	<b>PR-CASH</b>	<b>TOTAL</b>
16F2C	Green Bay	\$1,936,000	\$0	\$1,936,000
16F2G	Oshkosh	\$404,000	\$0	\$404,000
16F2F	Whitewater	\$1,094,000	\$0	\$1,094,000
16F2B	Stout	\$695,000	\$0	\$695,000
16F2A	River Falls	\$1,114,000	\$500,000	\$1,614,000
16F1Z	Milwaukee	\$824,000	\$0	\$824,000
16F1Y	Stevens Point	\$389,000	\$0	\$389,000
16F1X	Extension	\$132,000	\$423,000	\$555,000
16F2E	Madison	\$412,000	\$410,000	\$822,000
16F1W	Platteville	\$0	\$373,000	\$373,000
<b>TOTAL</b>		<b>\$7,000,000</b>	<b>\$1,706,000</b>	<b>\$8,706,000</b>

**PROJECT DESCRIPTION:**

This request will provide funding to continue the System-wide Classroom Renovation/Instructional Technology Improvement Program. The funding will be utilized to update existing general assignment classroom and laboratory instructional environments including associated furnishings and equipment to improve instructional technology. Some institutions contributed supplemental funding to achieve a maximum benefit and address additional unmet, high-priority instructional needs. At this time, institutions have committed \$1,706,000 for that purpose, which will be used on an as-needed basis.

It is anticipated that the requested level of funding will result in 61 appropriately-sized and equipped instructional spaces totaling approximately 60,450 ASF. The scope of projects varies from campus to campus. Instructional technology will include equipment such as video/data projectors, multi-media computers, video player/recorders, audio visual controls, and assisted listening systems. Various maintenance improvements in the learning environments will be undertaken including new lighting, flooring, HVAC, acoustics, and seating. In some cases, work may include reconfiguration to improve sight lines, support a variety of teaching models, improve ADA accessibility, and/or modify the space to meet class size needs.

Some of the work will create active learning environments. These technology-enhanced instructional spaces enable students to work both individually and in groups, fully engaging in a variety of learning strategies in one setting. Active learning promotes the understanding and the retention of information as well as the development of problem solving and critical thinking skills. The benefits of active learning environments are leading to a greater demand for these instructional spaces.

**PROJECT JUSTIFICATION:**

This project continues the Classroom Renovation/Instructional Technology Improvements Program, which began in the 1995-97 Capital Budget to complete in-building wiring at several institutions and provide classroom renovation, technology improvements, and teleconferencing upgrades. Over the past 10 biennia, approximately \$81 million has been authorized to implement projects under this Program, including telecommunications cabling. That figure includes over \$3.3 million of gift, grant, and institutional funds that were provided to augment this essential program. This funding has provided a wide spectrum of improvements in over 600 instructional environments.

General assignment classrooms and instructional labs serve the needs of virtually every college and university in the UW System, especially undergraduate programs. The majority of these essential instructional spaces have not been updated since originally constructed, resulting in the need for some degree of renovation and upgrading or addition of equipment.

The purpose of the program is to provide appropriate instructional environments that utilize contemporary learning and teaching methodologies. Based on guidelines, the institutions submitted high-priority projects proposed for implementation under this program during the 2015-17 biennium. To a significant degree, priority was given to those proposals that: focus on remodeling, resizing, and upgrading technology in instructional spaces that are heavily scheduled for undergraduate instruction; involve space that has not been updated during the past 15 to 20 years; and support classroom demand analyses results.

**PREVIOUS ACTION:**

This program was enumerated in 2015 Wisconsin Act 55 for \$7,000,000 EX-GFSB.

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

25. UW-System-wide – Various All Agency Projects -

Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$23,938,600 (\$4,642,000 GFSB – Facility Maintenance and Repair, \$1,367,500 GFSB – Utility Repair and Renovation, \$128,000 PRSB – Utility Repair and Renovation, \$11,290,500 PRSB – Energy Conservation, \$906,400 GIFT/GRANT, and \$5,604,200 PR-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.

<b>Facility Maintenance and Repair</b>		<b>\$4,642,000</b>
LAX	Wing Technology Ctr – Data Ctr Renv (\$2,100,000 GFSB)	\$2,100,000
STP	Fine Arts Ctr- HVAC/Rigging Repl (\$2,542,000 GFSB)	\$2,542,000
<b>Utility Repair and Renovation</b>		<b>\$6,269,100</b>
LAX	Campus Steam Meter Installation (\$502,000 PR-CASH)	\$502,000
LAX	Synthetic Surface Soccer Field (\$1,551,000 PR-CASH)	\$1,551,000
LAX	Fiber Optic Backbone Upgr (\$906,900 GFSB; \$1,644,300 PR-CASH)	\$2,551,200
MSN	Lot 76 Lift Station Renv. (Incr) (\$760,000 PR-CASH)	\$760,000
PKS	Sanitary Sewer System Repairs (\$460,600 GFSB; \$94,300 PR-CASH)	\$554,900
PLT	SW Campus Vehicle Entrance Impr (\$128,000 PRSB; \$222,000 PR-CASH)	\$350,000
<b>Health, Safety, and Environmental Protection</b>		<b>\$830,600</b>
MSN	Univ Houses Ext Envelope Repr (Incr) (\$830,600 PR-CASH)	\$830,600
<b>Programmatic Remodeling and Renovation</b>		<b>\$906,400</b>
MSN	Engineering Centers Lab Rmdl (\$906,400 GIFT/GRANT)	\$906,400

Subcommittee

Full Commission

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

			Subcommittee	Full Commission
<b>Energy Conservation</b>				
		<b>\$11,290,500</b>		
EAU	Multi-Bldg Energy Cons Phase II (\$2,475,000 PRSB)	\$2,475,000		
MSN	Russell Labs Energy Cons (\$4,117,500 PRSB)	\$4,117,500		
OSH	Multi-Bldg Energy Cons Phase V (\$4,698,000 PRSB)	\$4,698,000		

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
AUGUST 2016**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$23,938,600 (\$4,642,000 GFSB – Facility Maintenance and Repair, \$1,367,500 GFSB – Utility Repair and Renovation, \$128,000 PRSB – Utility Repair and Renovation, \$11,290,500 PRSB – Energy Conservation, \$906,400 GIFT/GRANT, and \$5,604,200 PR-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	PR-CASH	GIFT/GRANT	TOTAL
LAX	14C1I	Wing Technology Center - Data Center Renv	\$2,100,000	\$0	\$0	\$0	<b>\$2,100,000</b>
STP	15E1R	Fine Arts Ctr - Jenkins Theater HVAC/Rigging Repl	\$2,542,000	\$0	\$0	\$0	<b>\$2,542,000</b>
<b>FMR SUBTOTALS</b>			<b>\$4,642,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,642,000</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
LAX	15I2E	Campus Steam Meter Installation	\$0	\$0	\$502,000	\$0	<b>\$502,000</b>
LAX	15I2D	Synthetic Surface Soccer Field	\$0	\$0	\$1,551,000	\$0	<b>\$1,551,000</b>
LAX	14C1E	Fiber Optic Backbone Upgr	\$906,900	\$0	\$1,644,300	\$0	<b>\$2,551,200</b>
MSN	12A1E	Lot 76 Lift Station Renv (Incr)	\$0	\$0	\$760,000	\$0	<b>\$760,000</b>
PKS	13J2Z	Sanitary Sewer System Repairs	\$460,600	\$0	\$94,300	\$0	<b>\$554,900</b>
PLT	15B1V	SW Campus Vehicle Entrance Impr	\$0	\$128,000	\$222,000	\$0	<b>\$350,000</b>
<b>URR SUBTOTALS</b>			<b>\$1,367,500</b>	<b>\$128,000</b>	<b>\$4,773,600</b>	<b>\$0</b>	<b>\$6,269,100</b>

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
MSN	15G1E	Univ Houses Ext Envelope Repr (Incr)	\$0	\$0	\$830,600	\$0	<b>\$830,600</b>
<b>HSE SUBTOTALS</b>			<b>\$0</b>	<b>\$0</b>	<b>\$830,600</b>	<b>\$0</b>	<b>\$830,600</b>

**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
MSN	16C1Y	Engineering Centers Lab Rmdl	\$0	\$0	\$0	\$906,400	<b>\$906,400</b>
<b>PRR SUBTOTALS</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$906,400</b>	<b>\$906,400</b>

**ENERGY CONSERVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
EAU	12I1F	Multi-Bldg Energy Conservation - Phase II	\$0	\$2,475,000	\$0	\$0	<b>\$2,475,000</b>
MSN	16G1F	Russell Labs Energy Conservation	\$0	\$4,117,500	\$0	\$0	<b>\$4,117,500</b>
OSH	16G1E	Multi-Bldg Energy Conservation - Phase V	\$0	\$4,698,000	\$0	\$0	<b>\$4,698,000</b>
<b>EC SUBTOTALS</b>			<b>\$0</b>	<b>\$11,290,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,290,500</b>

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
<b>AUGUST 2016 TOTALS</b>	<b>\$6,009,500</b>	<b>\$11,418,500</b>	<b>\$5,604,200</b>	<b>\$906,400</b>	<b>\$23,938,600</b>

**PROJECT DESCRIPTION:**

**Facility Maintenance and Repair**

LAX – 14C1I – Wing Technology Center - Data Center Renovation (\$2,100,000): This project will renovate the building infrastructure in the Wing Technology Center that is used as the campus data center. The campus data center will remain fully operational throughout the project. The project work includes installing: a new roof mounted, 350kVA natural gas emergency generator with outdoor rated enclosure; a new fully redundant electrical system from the uninterruptible power supply units to the IT equipment cabinet’s power distribution units; and two new computer room air conditioning units. The data center will receive a new structural lay-in ceiling system to enable lights, cable tray, and overhead power distribution to be suspended overhead.

The cooling system in the data center is approximately 14 years old. The existing equipment has had extensive maintenance issues and the system does not perform adequately to keep the data center at acceptable temperatures. The space below the raised floor has become increasingly crowded with cables and effectively blocking airflow. Maintenance access to the floor plenum area is challenging and therefore dust accumulates in the air distribution system. A recent event caused by the excessive dust resulted in the activation of the oxygen depleting fire suppression system, which forced an evacuation and shut down of the entire campus network.

STP – 15E1R – Noel Fine Arts Center - Jenkins Theater HVAC System and Stage Rigging Replacement (\$2,542,000): This project replaces the theater air handling equipment and a stage rigging system to provide safe and dependable operations of both systems during performances, events, and rehearsals. The mechanical system work includes: replacing the air handling unit (AHU) and associated reheat coils serving the Jenkins Theatre; modifying the stage ductwork where conflicts exist with the stage rigging; and installation of new digital controls and variable air volume boxes. The new air handling unit and reheat coils will be installed and configured to

provide safe maintenance staff access. The new AHU will be installed within a new rooftop enclosure. In addition, the existing theater rigging will be demolished and replaced with a new set of motorized 35 and manual rigging. The stage lighting controls will be upgraded and an allowance will also be 36 provided to provide new LED stage lights.

The counterweight system was installed in 1969 and is original to the building. There have been several modifications and additions/replacements of original equipment due to wear or accidents. The dead hung line sets which are installed over the stage apron, present an imminent hazard and must be removed. The electrical conduit in the path of the fire curtain arbor must be removed or the line set be taken out of commission. The stage light pipe systems are controlled by dimmer racks and the current lighting fixtures and accessories have different power requirements. Changing the incandescent stage lighting to LED units will reduce electrical and chilled water consumption and reduce the weight on the new rigging system.

### **Utility Repair and Renovation**

LAX - 15I2E - Campus Steam Meter Installation (\$502,000): This project installs new digital steam meters in nine academic buildings and nine student residence halls. The project work includes installing new steam supply meters in 18 buildings that communicate with the campus automation system.

All central steam production and fuel usage is tracked in order to charge back for their usage. A manual calculation is done based on condensate meter readings. These meters are manually read each month by Physical Plant staff. This method is flawed since it cannot account for leaking traps, loss of condensate from food production, and inefficient equipment. To ensure users are accurately billed utility costs, digital electrical meters will be installed on all buildings and chilled water meters are currently being calibrated and connected to the building automation system. Installing new digital steam supply meters will provide the campus with accurate utility metering for all major central utilities.

LAX - 15I2D - Synthetic Surface Soccer Field (\$1,551,000): This project relocates the competition soccer field and associated athletic field lighting from east of Roger Harring Stadium to a location north of the stadium and east of Reuter Hall. The project work includes: creating a new NCAA compliant synthetic surface soccer field including safety zones; removing and re-installing the exterior athletics field lighting fixtures; extending electrical service to the new field location; augmenting the storm water management features and underground storm sewer utilities; and all related site work preparation and restoration.

In the Campus Master Plan, the site of the current soccer field was selected as the location for a future field house facility. The current soccer field is natural turf and does not withstand current use or demands, which prevents multiple groups from using the field. Currently the women's intercollegiate team and the men's and women's club teams use the soccer field. Relocating the soccer field to an alternate site creates an opportunity to install an artificial surface that will be more durable and allow multiple group use throughout the spring and fall seasons, as well as vacate the site planned for the future field house.

LAX - 14C1E - Fiber Optic Backbone Upgrade (\$2,551,200): This project upgrades the campus fiber optic backbone to meet both current and future requirements for the University's data, voice, video, building automation, and fire alarm reporting systems. Each campus building will be connected to each of the two main campus hub buildings (Wing Technology Center and Murphy Library) using single-mode (SM) fiber optic cable. A connection between the two main campus hub buildings will also be provided. The campus underground signal duct bank system will be used for the majority of the new cable. A new concrete-encased ductbank will be constructed from Murphy Library north to an existing signal manhole to provide a physically diverse cable route and reduce overall cable lengths. The project will also remove legacy and abandoned cabling in select areas of the underground signal ductbank to provide capacity for the installation of the new and future cabling.

The project addresses the need for increased bandwidth, provides redundant connectivity from each campus building to communications and security resources in the main campus hub buildings for improved reliability, and will allow for transition of the campus video system onto then new fiber optic cabling. Needed data and communication services cannot be adequately delivered to campus buildings because of the deficient buried infrastructure. The campus' long-range information technology plan includes increasing the speed of the data network to serve academic, administrative, and student use. The plan also includes: conversion of the campus copper cable-based telephone system to voice-over-IP; conversion of the campus video system, now operating on a deteriorated and poorly performing coax cable system installed in the early 1980's, to a hybrid fiber-coax or video-over-IP system; conversion of the copper cable based fire alarm reporting to SM fiber optic cable; and conversion of the campus energy management system from a dedicated multimode (MM) fiber to a shared network using the SM fiber. The lack of spare capacity in sections of the buried conduit causes significant issues in providing basic service to new facilities and enhanced service to existing buildings.

MSN – 12A1E – Lot 76 Lift Station Renovation (\$760,000 increase for a revised estimated total cost of \$2,116,000): This project renovates and upgrades the Lot 76 parking ramp lift station to ensure uninterrupted sanitary sewer services to UW Hospital, Eagle Heights, and west campus facilities. The lift station will be converted to a dry-pit submersible pump station and the project will focus on improvements to the lift station's electrical and mechanical systems.

The requested project budget increase addresses unforeseen conditions and scope modifications encountered during design. This increase is also needed to complete the originally approved project scope and intent. During the design phase of this project, it was discovered that this project needed an alternative design solution to accommodate the UW Hospitals and Clinics waste. The grinder included in the original approval will be omitted and replaced with a new mechanical rake trash screen, washer compactor, dumpster, motor control center, and station controls, with a above ground enclosure and access ways to the wet well and dry well levels. The existing grinder is not an appropriate or reliable design solution for removal of the waste. The shredded waste can still coagulate and clog the system. The mechanical rake screen system will resolve these issues and completely remove the waste.

PKS – 13J2Z – Sanitary Sewer System Repairs (\$554,900): This project repairs the campus sanitary sewer system, including correcting areas with infiltration of ground water or inflow of

surface water. The project work includes sewer system cleaning, inspection, and evaluation of approximately 12,000 LF of sanitary sewer main, laterals and associated manholes. Construction of repairs includes sewer pipe replacement, pipe lining, manhole replacement, and manhole adjustment. The project will also identify and document municipally-owned sanitary sewer systems in the vicinity of the Orchard Courts Apartments, which are currently connected to the campus services.

The campus and the municipal water/sewer utility have investigated the potential of infiltration of the sanitary sewer system by groundwater or cross connections. A temporary meter was installed near the sanitary sewer exit to the campus. This meter identified a large increase in flow during wet periods. A comparison of water usage and sewage indicates an issue with the integrity of the system. The sanitary sewer was installed in the late 1960s. This water infiltration impacts the campus utility budget and ability of the water utility to manage the treatment of sewage during these peak periods.

PLT – 15B1V – Southwest Campus Vehicle Entrance Improvements (\$350,000): This project reconfigures and reconstructs the vehicle and pedestrian pavements to Bridgeway Commons, Engineering Hall, Southwest Hall, and Parking Lots 27 and 30 from Southwest Road. The project work includes: clearing and grubbing, common excavation, removal of existing asphalt pavement and base course, placing base course and hot mix asphalt pavement, concrete sidewalk and steps, handrail, concrete curb and gutter, storm sewer, site lighting, signing, split concrete block retaining wall and landscaping.

This area of campus shares a single entrance for all vehicular traffic, including straight truck and semi-tractor trailer delivery vehicles. This entrance is moderately steep and "S" shaped. The vehicle entrance was originally designed and constructed for light use, serving only Southwest Residence Hall, a 380-bed residence hall, and Lot 27, both constructed in 2006. In 2009, Engineering Hall and Lot 30 were constructed. In 2013, the Bridgeway Commons Residence Hall and Dining Facility (430-bed, plus campus dining commons) was constructed. Although building development and vehicular traffic at the Southwest Campus has increased, the vehicle entrance remains unchanged and can no longer adequately serve the campus needs. The vehicle entrance does not have curb or gutter and has wide gravel shoulders to assist vehicles negotiating the serpentine curves. These gravel shoulders regularly erode, requiring continual maintenance and repair.

### **Health, Safety, and Environmental Protection**

MSN – 15G1E – University Houses Exterior Envelope Repair (\$830,600 increase for a revised estimated total cost of \$2,337,600): This project will repair brick masonry and exterior facade issues at University Houses Apartment complex. During the construction phase of this project, it was discovered that lead had been exposed where it had been previously encapsulated on the exterior paint of the housing complex. The requested budget increase would fund the complete lead safety and re-encapsulation work. The additional scope of work includes removal of chipped and deteriorated lead paint on the exterior facade elements (wood columns, fascia, and brick masonry).

An assessment was completed to evaluate the extent of the deteriorating paint on the exterior wood components. While that assessment was being completed, some of the lead was abated using existing project contingency funds; however, additional funds are now needed to complete the abatement.

### **Programmatic Remodeling and Renovation**

MSN – 16C1Y – Engineering Centers Laboratory Remodeling (\$906,400): This project remodels 1,320 SF in the Engineering Centers Building to create a new high hazard (H-5) Metal Organic Chemical Vapor Deposition (MOCVD) laboratory space. The existing conference space will be divided into three new spaces consisting of a MOCVD laboratory, office laboratory space, and a new connecting corridor. The work also includes modifications to the building mechanical, electrical, plumbing, and fire protection systems needed to serve the MOCVD equipment.

MOCVD is a technique that is used to deposit very thin layers of atoms onto a semiconductor wafer and these wafers are the base material for manufacturing LEDs. This work requires a highly secure laboratory that will be created by this project. The campus was able to secure a grant and a new faculty member that specializes in this type of laboratory technique.

### **Energy Conservation**

EAU – 12I2F – Multi-Building Energy Conservation, Phase II (\$2,475,000): This project will construct various energy conservation measures resulting from an Investment Grade Audit throughout 12 campus buildings totaling 1,236,300 GSF. These upgrades include optimizing multi-building HVAC systems and upgrading lighting in the Human Sciences and Services building. The HVAC system optimization work includes installing a new energy management system with more efficient direct digital controls. The lighting upgrade replaces existing T8, incandescent, and compact fluorescent lamps with LED technology and ensures appropriate lighting levels. It is estimated that the project will produce energy cost savings of \$154,000 per year.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 16 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.

MSN – 16G1F – Russell Labs Energy Conservation (\$4,117,500): This project will construct various energy conservation measures resulting from an Investment Grade Audit throughout Russell Labs. These measures include: upgrades to controls on the HVAC systems; water savings by converting water cooled chillers from city water cooling to campus chilled water; and lighting retrofits from fluorescent to LED. It is estimated that the project will produce energy cost savings of \$272,000 per year.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 15.2 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.

OSH – 16G1E – Multi-Building Energy Conservation, Phase V (\$4,698,000): This project will construct various energy conservation measures resulting from an Investment Grade Audit throughout multiple campus buildings. These measures include: upgrading interior lighting systems to LED fixtures; improving the heating and ventilation systems in the Arts and Communications Building; installing new building automation controls in Radford Hall; and upgrading the IT cooling system in Dempsey Hall. It is estimated that the project will produce energy cost savings of \$295,000 per year.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 15.9 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.

**PROJECT JUSTIFICATION:**

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning issues submitted, and the UW All Agency Projects Program funding targets set by DFD, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request 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.....	\$ 4,642,000
GFSB – Utility Repair and Renovation.....	\$ 1,367,500
PRSB – Utility Repair and Renovation .....	\$ 128,000
PRSB – Energy Conservation.....	\$ 11,290,500
Gifts and Grants.....	\$ 906,400
PR-CASH .....	\$ 5,604,200

**Total Requested Budget .....\$ 23,938,600**

**PREVIOUS ACTION:**

In February 2013, the SBC approved the UW-Madison Lot 76 Lift Station Renovation project for an estimated total cost of \$1,356,000 (\$989,900 GFSB – Utilities Repair and Renovation and \$366,100 PR-CASH).

In August 2015, the SBC approved the UW-Madison University Houses Exterior Envelope Repair project for an estimated total cost of \$1,507,000 PR-CASH.