

State of Wisconsin Building Commission

SCOTT WALKER
Governor

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

Wednesday, October 7, 2015

9:30 a.m.

**Room 330 SW
State Capitol**

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

Wednesday, October 7, 2015

10:30 a.m.

**Room 330 SW
State Capitol**

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

Wednesday, October 7, 2015

1:00 p.m.

**Governor's Conference Room
115 East, State Capitol**

October 7, 2015

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 12, 2015.

No action required.

DEBT MANAGEMENT

1. Transportation Revenue Obligations Authorizing Resolution - 2015 State of Wisconsin Building Commission Resolution 9 authorizes the issuance and sale of State of Wisconsin Transportation Revenue Obligations in an amount not to exceed \$225,000,000 in fixed or variable rate form.

2. Program Resolution for State of Wisconsin Environmental Improvement Fund Revenue Obligations - 2015 State of Wisconsin Building Commission Resolution 10 creates the State of Wisconsin Environmental Improvement Fund Revenue Obligations Program and provides a new framework for funding loans under the clean water fund program.

3. Environmental Improvement Fund Revenue Bond Authorizing Resolution - 2015 State of Wisconsin Building Commission Resolution 11 authorizes the issuance and sale of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$50,000,000 for providing State match on federal capitalization grants and funding loans under the clean water fund program.

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BUILDING COMMISSION REQUESTS / ITEMS

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October 7, 2015

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS SUBCOMMITTEE

Department of Administration

4. Hill Farms Building E - HVAC Upgrade - Request authority to construct an HVAC Upgrade project at Hill Farms Building E for an estimated total cost of \$312,000 PRSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Administration

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

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

LOCATION: City of Madison, Dane County

PROJECT REQUEST: Request authority to construct an HVAC Upgrade project at Hill Farms Building E for an estimated total cost of \$312,000 PRSB.

PROJECT NUMBER: 15C2E

PROJECT DESCRIPTION

This project will remove degraded HVAC equipment and replace the piping, ductwork, and electrical systems in the Hill Farms Building E. The project work includes installing: a chilled/hot water variable air volume (VAV) indoor air handling unit (AHU), a return fan, 12 VAV boxes with hot water reheat, two exhaust fans, ductwork, and direct digital controls (DDC). The updated HVAC system will integrate with the Building L chiller and also be connected to the existing Hill Farms DLE facility's Building Management System (BMS). Work will be done during the winter months to ensure project completion before the spring and summer months.

PROJECT JUSTIFICATION:

The project installs the necessary equipment that will meet the cooling, heating, and ventilation needs for tenant offices and the state records storage space located in Hill Farms Building E. The original 54-year old indoor air AHU, VAV boxes, and associated controls are inefficient, beyond useful life expectancy, and unable to meet the building's HVAC needs. The new equipment will provide consistent service, improve efficiency, lower maintenance costs, and enable Building E space to be fully integrated with the Hill Farms DLE facility's chilled water piping and BMS system.

BUDGET/SCHEDULE:

Construction	\$246,800
Design	\$29,600
DFD Mgt	\$10,900
Contingency	\$24,700
TOTAL	\$312,000

SBC Approval	Oct 2015
A/E Selection	Dec 2015
Bid Opening	Jun 2016
Start Construction	Aug 2016
Substantial Completion	Jan 2017
Final Completion	Feb 2017

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

5. Kickapoo Valley Reserve - Request the following:
- a) Authority to accept from the Ho-Chunk Nation the rehabilitation of Bridge 13 on Old 131 Trail in the Kickapoo Valley Reserve for an estimated total cost of \$200,000 GIFTS. The Ho-Chunk Nation will provide the funding and will construct the project;
 - b) Authority to accept from the Ho-Chunk Nation the construction of a new Indian Creek Bridge and restoration of an approximate 0.65 mile section of Old 131 Trail in the Kickapoo Valley Reserve for an estimated total cost of \$410,000 GIFTS. The Ho-Chunk Nation will provide the funding and will construct the projects; and
 - c) Authority to execute a 5.36 acre permanent trail easement to the Ho-Chunk Nation to allow access for continued maintenance of the new Indian Creek Bridge and the section of Old 131 Trail included in the project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Administration (DOA) on the behalf of the Department of Tourism – Kickapoo Reserve Management Board (KRMB)

KRMB CONTACT: Marcy West, (608) 625-2963, kickapoo.reserve@kvr.state.wi.us

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

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

LOCATION: Kickapoo Valley Reserve, Vernon County

PROJECT REQUEST: Request the following:

- a) Authority to accept from the Ho-Chunk Nation the rehabilitation of Bridge 13 on Old 131 Trail in the Kickapoo Valley Reserve for an estimated total cost of \$200,000 GIFTS. The Ho-Chunk Nation will provide the funding and will construct the project;
- b) Authority to accept from the Ho-Chunk Nation the construction of a new Indian Creek Bridge and restoration of an approximate 0.65 mile section of Old 131 Trail in the Kickapoo Valley Reserve for an estimated total cost of \$410,000 GIFTS. The Ho-Chunk Nation will provide the funding and will construct the projects; and
- c) Authority to execute a 5.36 acre permanent trail easement to the Ho-Chunk Nation to allow access for continued maintenance of the new Indian Creek Bridge and the section of Old 131 Trail included in the project.

PROJECT DESCRIPTION:

The Kickapoo Reserve Management Board (KRMB) and the Ho-Chunk Nation are seeking approval of two transactions for improvements to the Reserve near the border with the Ho-Chunk Nation (HCN).

First, the HCN is offering a gift-in-kind of rehabilitating Bridge 13. This bridge is located over the Kickapoo River on Old 131 Trail, on Kickapoo Valley Reserve (KVR) property that is adjacent to the southern border of HCN Trust Lands. The Old 131 Trail is the main multi-use trail in the KVR and provides access for maintenance and emergency response vehicles. Please see the attached map and photo of Bridge 13.

The proposed work consists of the assembly of enclosures to protect the surrounding area; the removal of lead-based paint; the collection and on-site storage of hazardous waste and containers; minor structural repairs; the removal and re-installation of all timber decking; and repainting of bridge metal surfaces. A temporary bridge maintenance easement will be executed to provide the HCN with access to perform the necessary repairs to Bridge 13. The KRMB will provide project oversight and upon completion of the project, will be responsible for future bridge maintenance. Secondly, the HCN is proposing to gift the KVR a new bridge on land adjacent to HCN. The new bridge will be constructed over Indian Creek, adjacent to Old 131 Trail along the southern border of the HCN land. Please see the attached map.

The proposed work for the Old 131 trail segment includes: pulverizing and re-rolling the existing ten-foot wide surface; the addition of two inches of blacktop to augment the existing surface; and the installation of a six-foot gravel shoulder which will be placed adjacent to the paving. The new covered bridge will be wood construction and have a design similar to the two covered bridges built in 2004 and 2013 in the KRV. The bridge will be approximately 54 feet long and 14 feet wide and will be able to accommodate high water occurrences and support the weight of maintenance equipment and emergency response vehicles. The KRMB will provide project oversight during construction. Please see attached photo.

The permanent trail easement allows the HCN the use of the land to survey, construct, reconstruct, replace, operate, maintain, and resurface the recreational trail and all appurtenant improvements. Upon completion of the project, the HCN is responsible for all future maintenance of the new Indian Creek Bridge and the section of Old 131 Trail included in the project. The KRMB has no future maintenance responsibilities for these improvements.

PROJECT JUSTIFICATION:

The 8,569 acre KVR is located between Wildcat Mountain State Park (Ontario) on the north and the La Farge Township on the south in Vernon County. The KVR is listed on the National Register of Historic Places as a Historical District and covers a 10-mile stretch of the Kickapoo River and several of its tributary creeks.

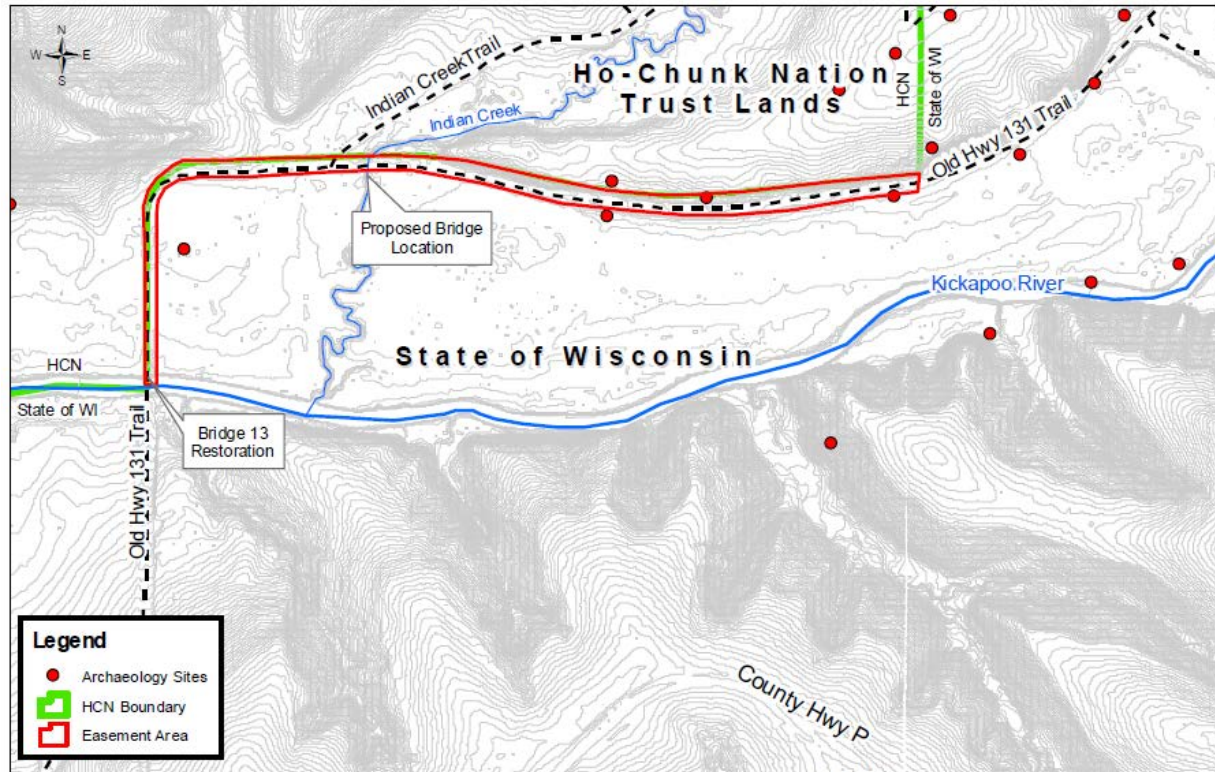
Since 1999, the KRMB and HCN have managed the KVR through a Memorandum of Understanding. This relationship has allowed for collaborative projects to improve safety and recreational experiences on the KVR. Bridge 13 is 95 years old and in need of maintenance and minor repairs. The trusses are rusting with paint chipping and repairs or replacement is needed to stringer struts, lateral bracing, and floor beams. Additionally, there is a gap between the trail surface and the bridge which creates a safety hazard. Approval of this request will enable the HCN to provide the needed repairs and restoration to Bridge 13 at no cost to the State.

In addition, accepting the new Indian Creek Bridge allows for enhanced recreational experience of the Old 131 Trail at no additional cost to the State.

DOA legal staff have reviewed these documents and found no issues with the transaction. The State Historical Society and DOA's Division of Facilities Development reviewed the project plans and specifications and found them in compliance with state building and historical preservation requirements.

PREVIOUS ACTION: None.

Bridge 13 Restoration and Ho-Chunk Easement



1:5,000

0 500 1,000 Feet

2010 Air Photo
 2 Ft LIDAR Contour - Vernon County GIS Department
 Known Archaeology sites were mapped on 1:24,000
 USGS quadrangle by WI State Historical Society.
 Mr. Bob Birmingham, State Archaeologist, provided
 the maps. Symbols used to represent site are precise
 to approximately 100 meters. Last Update 1994.

Bridge 13 Restoration



Example of New Indian Creek Bridge



BUILDING COMMISSION REQUESTS / ITEMS

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October 7, 2015

Subcommittee

Full Commission

Department of Corrections

6. Columbia Correctional Segregation Unit Expansion BTF Planning Release - Request the release of \$194,000 Building Trust Funds (BTF) – Planning to prepare a Design Report for the Segregation Unit Expansion project at the Columbia Correctional Institution.

This project was enumerated in 2013 Wisconsin Act 20 for \$6,000,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015
Request #6**

AGENCY: Department of Corrections

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

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

LOCATION: Columbia Correctional Institution, Columbia County

PROJECT REQUEST: Request the release of \$194,000 Building Trust Funds (BTF) – Planning to prepare a Design Report for the Segregation Unit Expansion project at the Columbia Correctional Institution.

PROJECT NUMBER: 14F3J

PROJECT DESCRIPTION:

The project will construct an approximately 11,700 GSF building connected to the existing Segregation Unit 1 and a secure outdoor recreation area, both of which will be in compliance with current standards for providing effective treatment for mentally ill inmates. This building will be similar to the treatment annex built at Taycheedah Correctional Institution and will allow treatment staff to provide care to segregation inmates in a secure group setting. It will be secure for the provider as well as all inmates and will include individual programming space, a new law library, a medical treatment room, a hearing/due process room, and a no-contact visiting room. Covered recreation pens will be built to allow for secure outdoor recreation in all seasons.

The project will also construct improvements to segregation cells that include modular furniture. This will improve conditions of confinement as inmates currently sleep next to the ground and do not have any furniture such as a desk or table. Space in the Segregation Unit 1 will also be remodeled to include staff office space, a unit laundry space, food server/storage, emergency response unit storage/suit up, and general storage.

PROJECT JUSTIFICATION:

This space is necessary for segregation unit inmates with treatment and programming needs. The original institution construction did not include areas in the segregation building to allow for treatment and programming functions. Inmates are currently being evaluated by Health Services Unit and Psychiatric Services Unit staff in the dayroom area, providing for little or no confidentiality.

The current segregation recreation pens are not covered. These pens do not provide for the level of security required at a maximum security disciplinary segregation unit. The current segregation unit has inadequate storage and limited office space. The social worker uses a storage closet for an office and the unit manager does not have an office in the building at all. Equipment for emergency responses, which is most often required in Segregation Unit 1, is not able to be stored in that unit.

The existing segregation no-contact visiting area is inadequate and does not provide a complete physical barrier between the visitor and the inmate. It also does not have the ability to launder soiled linen, such as observation and control smocks. These items must be sent to Columbia Correctional Institution's main laundry. The new addition would allow the current law library to be converted to a laundry area and the law library would be relocated to the newly expanded area.

BUDGET/SCHEDULE:

Construction	\$4,690,000
Design	\$413,000
DFD Mgt	\$206,000
Contingency	\$469,000
Equipment	\$206,000
Other Fees	\$16,000
TOTAL	\$6,000,000

A/E Selection	Jun 2015
Design Report	Dec 2016
Bid Opening	Oct 2017
Start Construction	Mar 2018
Substantial Completion	May 2019
Final Completion	Jul 2019

PREVIOUS ACTION:

This project was enumerated in 2013 Wisconsin Act 20 for \$6,000,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

7. Taycheedah Correctional Institution - New Infirmery -
Request the following:
- a) Approve the design report;
 - b) Authority to increase the project budget by \$400,000 GFSB; and
 - c) Authority to construct the New Infirmery project for an estimated total cost of \$4,900,000 GFSB.

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

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Corrections

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

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

LOCATION: Taycheedah Correctional Institution, Fond du Lac County

PROJECT REQUEST: Request the following:

- a) Approve the design report;
- b) Authority to increase the project budget by \$400,000 GFSB; and
- c) Authority to construct the New Infirmiry project for an estimated total cost of \$4,900,000 GFSB.

PROJECT NUMBER: 14B1T

PROJECT DESCRIPTION:

This project will construct a new 25-bed, 12,185 GSF Infirmiry at the Taycheedah Correctional Institution (TCI) to meet the medical needs of Wisconsin Women's Correctional System (WWCS) inmates who need skilled nursing care for periods of 24 hours or more, but do not need to be in a hospital setting. WWCS infirmiry care will be centralized at the New Infirmiry at TCI. The project budget increase is required to accommodate the additional programmatic space that was not planned when the project was enumerated. This will provide the WWCS with their full programmatic needs for the Infirmiry.

PROJECT JUSTIFICATION:

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

During the design of this project, it was determined that the existing scope was inadequate to meet the space needs. The original budget planned for an 11,133 GSF facility. As currently designed, the facility size is at 12,185 GSF, which is approximately a 10% increase. Reducing the size of the project to meet the budget would result in the reduction of four infirmiry beds. Since this space is the only infirmiry and health services space for the WWCS, DOC is seeking the full scope of the project. Existing GFSB is available from budget savings on other DOC projects.

BUDGET/SCHEDULE:

Construction	\$3,854,800
Design	\$289,700
DFD Mgt	\$165,000
Contingency	\$269,000
Equipment	\$300,000
Other Fees	\$21,500
TOTAL	\$4,900,000

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

PREVIOUS ACTION:

This project was enumerated in 2013 Wisconsin Act 20 for \$4,500,000 GFSB. In August 2014, the SBC approved the release of \$120,000 BTF-Planning to provide preliminary planning and a design report.

DESIGN REPORT

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

October 7, 2015

New Infirmery
Taycheedah Correctional Institution
Fond Du Lac, WI

Project Number: 14B1T

For the: Department of Corrections

Project Manager: Erik Sande

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

Type of Project: New Construction

1. Project Description:

This project will construct a new 25-bed, 12,185 GSF Infirmery at the Taycheedah Correctional Institution (TCI) to meet the medical needs of Wisconsin Women's Correctional System (WWCS) inmates who need skilled nursing care for periods of 24 hours or more, but do not need to be in a hospital setting. WWCS infirmery care will be centralized at the New Infirmery at TCI. The project budget increase is required to accommodate the additional programmatic space that was not planned when the project was enumerated. This will provide the WWCS with their full programmatic needs for the Infirmery.

2. Authorized Budget and Funding Source:

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

3. Schedule:

Bid Opening:	March 2016
Start of Construction:	June 2016
Substantial Completion / Occupancy:	June 2017

4. Budget Summary:

Construction:	\$3,854,800
A/E Fees:	\$289,700
DFD Mgmt:	\$165,000
Contingency:	\$269,000
Equipment:	\$300,000
Other Fees:	\$21,500
Total Project Cost:	\$4,900,000

BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

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 \$1,350,400 GFSB;
 - 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.

Facility Maintenance and Repair		\$1,350,400
JCI	Lightning & Grounding Syst Imprv (\$722,400 GFSB)	\$722,400
FLCI	Seg. Unit Security Controls Repl. (\$628,000 GFSB)	\$628,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Corrections

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

DFD CONTACT: RJ Binau, (608) 267-6927, 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 \$1,350,400 GFSB;
- 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.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Jackson Correctional Institution	14E5H	Lightning and Grounding System Improvements	\$722,400
Fox Lake Correctional Institution	14E4A	Segregation Unit Security Controls Replacement	\$628,000
Facility Maintenance and Repair			\$1,350,400

Jackson Correctional Institution (JCI) – Lightning and Grounding System Improvements (14E5H):

Project Description and Justification:

This project will construct improvements to reduce the effects of lightning on the electrical, communications, and security systems of JCI. These improvements include the following: installing a new ground ring around the perimeter of Building P and connecting to the existing grounding electrode system; installing surge protection devices at both the normal and standby electrical service entrances of each building and dedicated surge protection at the power source to the high-mast lighting; and replacing the perimeter cameras with digital IP type cameras including fiber optic connections to eliminate conductive pathways for lightning to enter the buildings. This will also allow the cameras to integrate with a new future recording system and correct code deficiencies.

JCI is an adult medium-security prison located east of Black River Falls, WI that opened in 1996. Lightning strikes at JCI have caused numerous occurrences of damaged electrical components. Most recently a series of lightning strikes in 2012 damaged stun fences, disabled security lighting (perimeter and high-mast), communication equipment, surveillance equipment, and damaged door and gate controls. Circuit boards were also damaged and they are difficult and expensive to replace. Outages in secure areas require added correctional officer patrols, often requiring overtime compensation.

Budget/Schedule:

Construction	\$522,000
Design	\$98,000
DFD Mgt	\$24,100
Contingency	\$78,300
TOTAL	\$722,400

SBC Approval	Oct 2015
A/E Selection	Nov 2014
Bid Opening	Feb 2016
Start Construction	Apr 2016
Substantial Completion	Sep 2016
Final Completion	Oct 2016

Previous Action: None.

Fox Lake Correctional Institution (FLCI) – Segregation Unit Security Controls Replacement (14E4A):

Project Description and Justification:

This project will replace the existing security door control system with a new computer-operated security door control system. Components of the Manual Group Release (MGR) door mechanism, which allow groups of doors to be opened by a single hand lever, will be replaced. The remaining components will be repaired and lubricated. The existing panel controls will be incorporated into a new computer touchscreen security control system. The new security control system will control the security doors and lighting. Separate controls will be provided for water control and camera selection.

FLCI is an adult medium-security prison located north of Fox Lake, WI that opened in 1962. The Segregation Unit's security control system consists of manual push button switches built into three separate graphic panel layouts, along with hardwired LED indicator lights. Replacement parts are difficult to find and replace. Portions of the MGR door mechanisms are currently inoperable, creating a potentially disastrous life-safety issue.

Budget/Schedule:

Construction	\$492,500
Design	\$64,300
DFD Mgt	\$21,700
Contingency	\$49,500
TOTAL	\$628,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

Department of Natural Resources

9. Various All Agency Projects - Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,308,400 (\$447,000 PR-CASH and \$861,400 STWD); and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$1,308,400
CFSP	Entrance Road Pavement Repair (\$447,000 PR-CASH)	\$447,000
NHALS	Construct Vault Toilets Multi Loc (\$861,400 STWD)	\$861,400

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Natural Resources

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

DFD CONTACT: RJ Binau, (608) 267-6927, 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 \$1,308,400 (\$447,000 PR-CASH and \$861,400 STWD); and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH	STWD	TOTAL
Copper Falls State Park	14L1L	Entrance Road Pavement Repair	\$447,000	\$0	\$447,000
Northern Highland American Legion State Forest	15IIS	Construct Vault Toilets at Multiple Locations	\$0	\$861,400	\$861,400
Facility Maintenance and Repair			\$477,000	\$861,400	\$1,308,400

Copper Falls State Park – Entrance Road Pavement Repair (14L1L):

Project Description and Justification:

This project will provide pavement repair to the entrance road at Copper Falls State Park. The work includes: milling, pulverizing, and repaving numerous asphalt areas surrounding the complex. The project also includes repaving the North Shelter visitor parking lot, service road, north campground, and the north entrance road from the Bad River to the south campground. New gravel shoulders will also be installed.

The roads serving the Copper Falls State Park are all in poor condition and do not meet Wisconsin DOT guidelines. Poor water drainage, poor shoulders, potholes, and degradation of the asphalt have caused numerous problems for camper vehicles, pedestrians, and bicyclists that share the road. These poor pavement conditions are also occurring in the parking and work areas surrounding the tourist attractions and waterfalls. These conditions could put staff and the public at risk.

Budget/Schedule:

Construction	\$390,400
DFD Mgt	\$17,200
Contingency	\$39,400
TOTAL	\$447,000

SBC Approval	Oct 2015
A/E Selection	Jan 2015
Bid Opening	Mar 2016
Start Construction	May 2016
Substantial Completion	Oct 2016
Final Completion	Jun 2017

Previous Action: None.

Northern Highland American Legion State Forest (NHAL) - Construct Vault Toilets at Multiple Locations (15I1S):

Project Description and Justification:

This project will replace 15 vault toilets at six locations within the NHAL. The locations include: Starrett Lake day use area, East Star Lake Campground, Escanaba Lake, Starrett Lake Campground, West Star Lake Campground, and Razorback Lake Campground.

The NHAL consists of a total of 316,965 acres and is located in parts of Oneida, Vilas, and Iron Counties. It is the busiest multiple use recreation area in the state with over 2 million users per year, including 225,000 campers. The current vault toilets are at least 50 years old. They do not meet ADA standards, they are structurally in very poor condition, and many of the vaults leak.

Budget/Schedule:

Construction	\$752,900
DFD Mgt	\$33,200
Contingency	\$75,300
TOTAL	\$861,400

SBC Approval	Oct 2015
Bid Opening	Dec 2015
Start Construction	Mar 2016
Substantial Completion	Dec 2016
Final Completion	Dec 2017

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

10. Necedah Heavy Unit Storage Building - Request the following:
- a) Approve the design report;
 - b) Authority to increase the project budget by \$159,600 CON SEGB; and
 - c) Authority to construct the Necedah Heavy Unit Storage Building project for an estimated total cost of \$986,500 CON SEGB.

This project was enumerated in 2013 Wisconsin Act 20 for \$3,639,600 CON SEGB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Natural Resources

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

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

LOCATION: Village of Necedah, Juneau County

PROJECT REQUEST: Request the following:

- a) Approve the design report;
- b) Authority to increase the project budget by \$159,600 CON SEGB; and
- c) Authority to construct the Necedah Heavy Unit Storage Building project for an estimated total cost of \$986,500 CON SEGB.

PROJECT NUMBER: 13I4L

PROJECT DESCRIPTION:

This project constructs a 4,103 GSF heavy unit storage building to house firefighting equipment and support functions. Support spaces include a crew room with kitchenette, a toilet/shower room, and a work area/open storage area. A 630 GSF storage mezzanine will also be constructed. The facility will include three drive-thru vehicle bays with overhead doors. The project budget increase is required to accommodate the additional space needed for the relocation of staff and equipment from the Wisconsin Rapids area to Necedah.

PROJECT JUSTIFICATION:

The Necedah Ranger Station is one of seven fire control field stations within the Wisconsin Rapids area of the West Central Region. Necedah and surrounding stations are classified at the highest level of fire control protection, Level of Protection 1 (LOP 1), within the state system. LOP 1 areas are at the highest risk for fire. LOP 1 fires have a high spread rate and heat output which can result in pine crown fires. Mixed with a high volume of tourist and seasonal residents in the area, this is extremely unsafe.

The original scope of the project enumerated at \$826,900 included only two drive-thru bays with one half-bay. During the design of this project, the DNR's forestry division conducted an in-depth review of its supervisory and service structure. They decided to move a supervisor and the associated equipment from the lower-risk fire area in Wisconsin Rapids to the higher-risk fire area in Necedah. Moving the supervisor and additional equipment provides a more efficient supervisory structure and positions a Type 8 engine at the higher-risk Necedah location. This increases fire suppression capabilities and reduces response times. While relocation of the supervisor and firefighting engine to Necedah increases this project's budget, this relocation decreases operating costs from a unit level, increases response efficiency, and increases supervisory efficiency within the administrative unit.

The current storage space is limited and the staff is unable to maintain all fire control equipment in a fire-ready state because the heavy units need to be drained when temperatures fall below freezing. The assigned heavy unit engine and tractor plow have been replaced with newer, larger models that no longer fit in the existing bay. The construction of a drive-thru heated storage building will mitigate operational and safety issues associated with maneuvering fire control vehicles and associated equipment.

BUDGET/SCHEDULE:

Construction	\$799,000
Design	\$76,300
DFD Mgt	\$34,200
Contingency	\$53,000
Equipment	\$24,000
TOTAL	\$986,500

SBC Approval	Oct 2015
A/E Selection	Jun 2014
Design Report	Oct 2015
Bid Opening	Nov 2015
Start Construction	Mar 2016
Substantial Completion	Sep 2016
Final Completion	Oct 2016

PREVIOUS ACTION:

This project was enumerated in 2013 Wisconsin Act 20 for \$3,639,600 CON SEGB.

DESIGN REPORT

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

October 7, 2015

Heavy Unit Storage Building
Necedah Ranger Station
Necedah, WI

Project Number: 1314L

For the: Department of Natural Resources

Project Manager: Russ Van Gilder

Architect/Engineer: McGowan Architecture LLC
New Glarus, WI

Type of Project: New Construction

1. Project Description:

This project constructs a 4,103 GSF heavy unit storage building to house firefighting equipment and support functions. Support spaces include a crew room with kitchenette, a toilet/shower room, and a work area/open storage area. A 630 GSF storage mezzanine will also be constructed. The facility will include three drive-thru vehicle bays with overhead doors. The project budget increase is required to accommodate the additional space needed for the relocation of staff and equipment from the Wisconsin Rapids area to Necedah.

2. Authorized Budget and Funding Source:

This project was enumerated in 2013 Wisconsin Act 20 for \$3,639,600 CON SEGB.

3. Schedule:

Bid Opening:	March 2016
Start of Construction:	Mar 2016
Substantial Completion / Occupancy:	November 2016

4. Budget Summary:

Construction:	\$799,000
Design:	\$76,300
DFD Mgt:	\$34,200
Contingency:	\$53,000
Equipment:	\$24,000
Total Project Cost:	\$986,500

October 7, 2015

Subcommittee

Full Commission

Department of Veterans Affairs

11. Wisconsin Veterans Home at King Boiler

Replacements - Request the following:

- a) Authority to construct Boiler Replacements at the Wisconsin Veterans Home at King for an estimated total cost of \$3,937,500 (\$2,559,375 PRSB and \$1,378,125 GFSB); and
- b) Authority to transfer all approved GFSB All Agency allocations to the DVA Infrastructure Appropriation.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Susan Mattix, (608) 264-6093, susan.mattix@dva.wisconsin.gov

DFD CONTACT: RJ Binau, (608) 267-6927, rjbinau@wisconsin.gov

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the following:

- a) Authority to construct Boiler Replacements at the Wisconsin Veterans Home at King for an estimated total cost of \$3,937,500 (\$2,559,375 PRSB and \$1,378,125 GFSB); and
- b) Authority to transfer all approved GFSB All Agency allocations to the DVA Infrastructure Appropriation.

PROJECT NUMBER: 13D2C

PROJECT DESCRIPTION:

This project makes critical repairs to the boilers at the central heating plant at the Wisconsin Veterans Home at King. The project scope includes: replacing boiler #3 with a new boiler that is sized to handle the summer load requirements for kitchen and laundry needs at the facility; replacing burners and repairing the combustion chamber refractory on both of the main service boilers #1 and #2; installing a new emergency generator to provide upgraded emergency power to five buildings and the central heating plant to bring emergency power up to current code requirements; reconditioning the back-up fuel oil storage tank and replacing the steam atomization of the back-up oil with air atomization to insure fuel oil operability during gas curtailments; and replacing old boiler process controls with modern controls.

PROJECT JUSTIFICATION:

The Wisconsin Veterans Home at King (Home) is a 721-bed campus serving the long-term nursing care needs of veterans and their eligible dependents in four skilled nursing care buildings and support facilities. Building #403 is the Home's central heating and cooling plant. The building houses three 1951 steam boilers, two chillers, controls, piping, and wiring associated with these functions; a 350kW emergency generator; maintenance space; and abandoned coal bunkers. Steam provides energy for campus building heat, hot water, cooking, humidification, and various process purposes. The Home's 16 buildings, including four skilled nursing care buildings, depend on the trouble-free operation of the heating and cooling plant.

The heating plant was constructed in 1951. Boilers #1 and #2 handle the campus winter heat, water heating, and process loads. Due to their age, these two boilers are in need of new burners, controls, and fan units along with refractory repairs. The summer steam load, which is primarily the kitchen and laundry processes, is handled by boiler #3. This boiler suffered significant damage from an internal explosion in 1983. Repairs have been made, but it has continued to deteriorate and the boiler is unable to hold combustion efficiency and is potentially unsafe. It is operating at less than

optimal capacity and it will be replaced with a smaller boiler with greater efficiency. A stack economizer will also be added to this boiler to provide heat recovery from the combustion gases of the boiler to preheat the feed water to the boiler, and increase system efficiency.

The existing 350kW generator currently provides emergency power to the Heating Plant, the Fire and Security Building, a portion of Central Services, and MacArthur Hall with the exception of the freight elevator, which currently has no emergency power. A new 1,000 kW generator complete with a transformer and transfer switches and feeds, will replace the current 20-year old undersized and non-code compliant generator. It will provide the emergency power to Marden Activity Center elevators and food service, Central Services, the Heating Plant, the Fire and Security Building, and MacArthur Hall, including the freight elevator.

The old, undersized generator in the Marden Activity Center was damaged beyond repair during a thunderstorm several years ago. Current code prohibits the installation of a new generator in the same location, therefore power will come from the heating plant. Continuous power to the Marden Activity Center elevators is critical as the facility is dedicated to resident activities. Life safety is a concern because without emergency power during a power outage, the elevators are inoperable and stop at any point, even between floors, which could potentially strand residents and staff.

DVA will submit a grant application to the USDVA State Homes Construction Grant Program. If awarded, the federal grant will cover up to 65% of construction.

BUDGET/SCHEDULE:

Construction	\$3,263,000
Design	\$271,900
DFD Mgt	\$140,600
Contingency	\$250,000
Other Fees	\$12,000
TOTAL BUDGET	\$3,937,500

SBC Approval	Oct 2015
A/E Selection	Aug 2013
Bid Opening	Apr 2016
Start Construction	Jun 2016
Substantial Completion	Jun 2017
Final Completion	Nov 2017

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

Non-State Grant

12. Carroll University - Science Laboratory Facility -
Request the release of \$3,000,000 GFSB to Carroll
University for the construction of a Science
Laboratory Facility in accordance with 2015
Wisconsin Act 55.

This project was enumerated in 2015 Wisconsin Act
55 for \$3,000,000 EX-GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: Department of Administration on behalf of the Carroll University

NON-STATE CONTACT: Ronald Lostetter, (262) 524-7200, rlostett@carrollu.edu

DFD CONTACT: RJ Binau, (609) 267-6927, rjbinau@wisconsin.gov

LOCATION: Carroll University, Milwaukee County

PROJECT REQUEST: Request the release of \$3,000,000 GFSB to Carroll University for the construction of a Science Laboratory Facility in accordance with 2015 Wisconsin Act 55.

PROJECT NUMBER: 15I2K

PROJECT DESCRIPTION:

This project will construct a new 44,000 GSF science laboratory facility on the Carroll University campus. The new facility will consist of three levels. The lower level will include interactive human and comparative anatomy and physiology teaching laboratories, a human cadaver laboratory, a behavior lab, and an aquatics room. The main level will include biology teaching laboratories, as well as genetics, microbiology, and physiology research. The top level will include chemistry teaching laboratories, as well as organic chemistry, biochemistry, and physical and analytical research spaces.

Carroll University has secured the required non-state matching funds through donations from alumni and friends of the university. The project is ongoing and is slated to open in time for the August 2016 academic year.

PROJECT JUSTIFICATION:

Wisconsin continues to face a growing shortfall in primary medical care, particularly for medically underserved populations in rural and urban areas of the state. The Wisconsin Hospital Association has indicated that the health care workforce shortage in Wisconsin is a crisis. This assessment aligns with Carroll University's own analysis of health care employment in the state. Demand is outstripping the capacity of educational institutions to supply the qualified professionals the state needs. This non-state grant would directly address this statewide need by supporting Carroll University's focus on preparing health and medical sciences professionals who will provide primary care throughout the state, including residents from medically underserved rural and urban areas. Currently, Carroll University has over 1,600 students enrolled in programs in nursing, physician assistant, physical therapy, mental health/psychology, and exercise physiology.

Carroll University has experienced unprecedented demand for programs in the fields of nursing, physician assistant, physical therapy, public health, psychology, and exercise science/physiology. The need to replace antiquated science laboratory facilities represents an opportunity to build upon these strengths to the benefit of Carroll University, its students, the community, and the State.

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 Carroll University and DOA will be executed to allow for the release of funding.

TOTAL PROJECT BUDGET:

Construction/Design	\$21,422,200
Contingency	\$2,852,500
Equipment	\$2,306,100
TOTAL	\$26,580,800

PREVIOUS ACTION:

This project was enumerated in 2015 Wisconsin Act 55 for \$3,000,000 EX-GFSB.

October 7, 2015

Subcommittee

Full Commission

HIGHER EDUCATION SUBCOMMITTEE

The University of Wisconsin

13. UW-Madison - 702 West Johnson Street Purchase -
Request authority to exercise the purchase option in an existing lease at 702 West Johnson Street located in Madison, within the University Square Condominium for a total cost of \$6,700,000 PR-CASH.

In December 2009, the SBC granted the authority to lease with option to purchase for 26,791 GSF of office space on two levels at 702 West Johnson Street, University Square.

This project was enumerated in 2015 Wisconsin Act 55 for \$6,700,000 PR-CASH.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to exercise the purchase option in an existing lease at 702 West Johnson Street located in Madison, within the University Square Condominium for a total cost of \$6,700,000 PR-CASH.

PROJECT NUMBER: 1511Y

PROJECT DESCRIPTION:

This request would provide funding to purchase existing Condominium Unit #6 located at 702 West Johnson Street within the University Square Condominium Association. The 26,791 GSF Unit is currently leased to the campus for administrative uses including the McBurney Disability Resource Center and the Office of Admissions and Recruitment.

The lease includes an option to purchase Condominium Unit #6 beginning July 1, 2015, which can be exercised every two years with a six month written notice. The lease further stipulates that the purchase price is either a fixed amount not to exceed \$6,700,000 or based on the average of two appraisals, whichever is less. The methodology for conducting appraisals is also contained in the lease. Two recent appraisals were conducted in accordance with the identified methodology; their average is \$6,825,000.

The annual rental payment is \$668,576. As part of the lease, the campus is responsible for in-suite utilities, janitorial costs, and maintenance. There is a 4% annual escalation in the annual rental rate. Purchase of this Unit will reduce operating costs by the annual lease payment amount, and acquiring the Unit five years into a ten-year lease term will avoid approximately \$3,425,000 in lease payments.

PROJECT JUSTIFICATION:

In December of 2009, the Department of Administration executed a lease with option to purchase 26,791 gross square feet of office space at 702 West Johnson Street in University Square. This lease provided space to relocate two existing campus programs to facilitate student-focused delivery of services, be more physically accessible, and address space shortages. The McBurney Disability Resource Center was relocated from its space at the Middleton Building (1305 Linden Drive) and the Office of Admissions and Recruitment was relocated from its space in the Red Gym (716 Langdon Street).

The Unit is functioning well for these key programs which require a prominent campus location, easily identifiable, accessible, and convenient for prospective students and their families, as well as disabled individuals. It is appropriately sized, designed to be universally accessible, proximate to other student services, and adjacent to adequate parking.

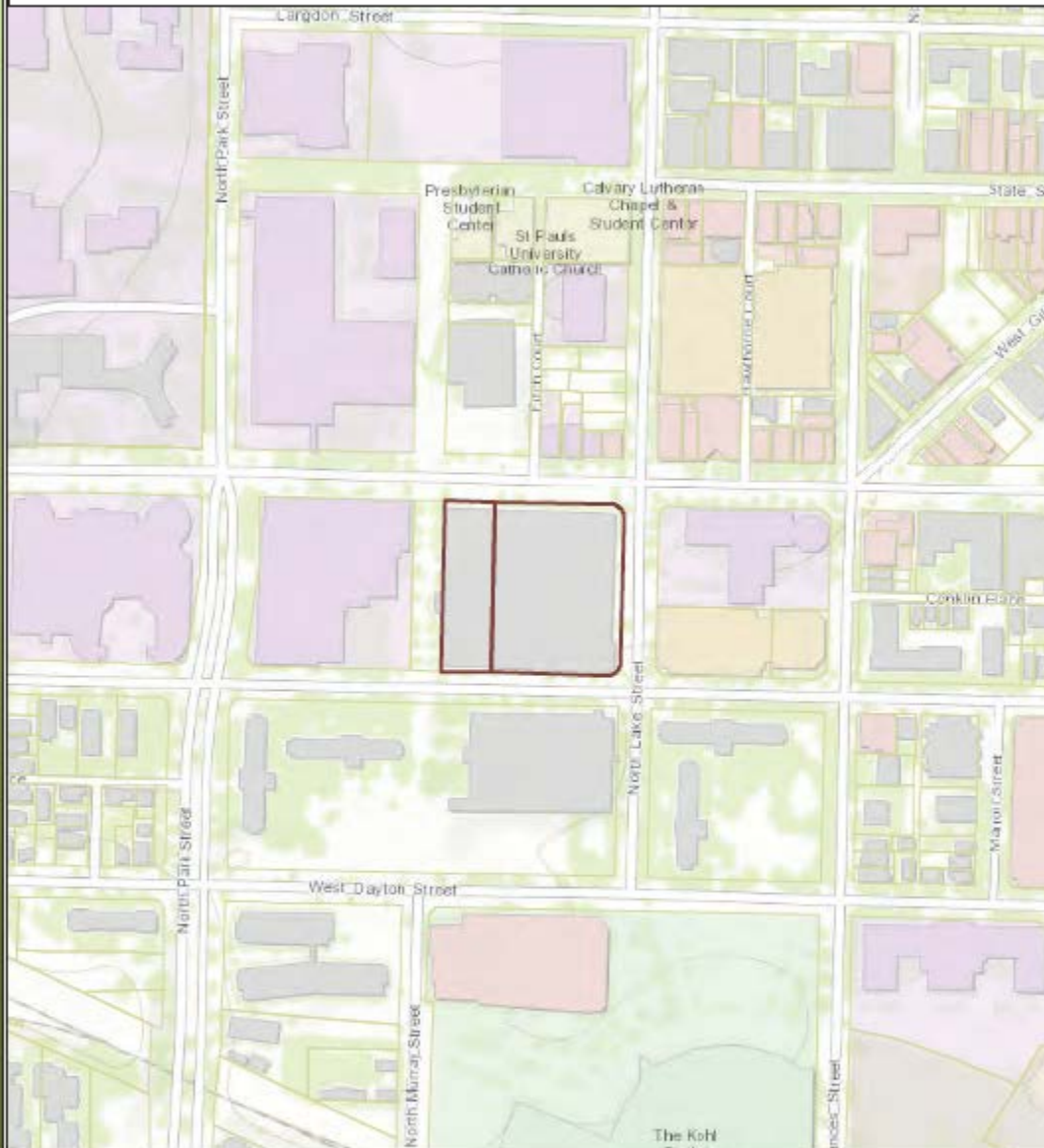
BUDGET/SCHEDULE: N/A

PREVIOUS ACTION:

In December 2009, the SBC granted the authority to lease with option to purchase for 26,791 GSF of office space on two levels at 702 West Johnson Street, University Square, for the UW-Madison McBurney Disability Resource Center and Office of Admissions and Recruitment, at a base rent of \$22.25/SF, and an annual modified gross cost of \$596,100. The lease term is ten years with two 5-year options.

This project was enumerated in 2015 Wisconsin Act 55 for \$6,700,000 PR-CASH.

UNIVERSITY SQUARE CONDOMINIUM SITE



This map was prepared by the Board of Land Information and the Board of Planning and Zoning. The information is intended to provide a general overview of the site and its surroundings. It is not intended to be used as a legal document. For general information and other purposes.



BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

14. UW-Madison - School of Veterinary Medicine Clinical Skills Lab Renovation - Request the following:

- a) Approval of the Design Report; and
- b) Authority to construct the School of Veterinary Medicine Clinical Skills Lab Renovation project for a total estimated cost of \$1,620,000 GIFTS.

This project was enumerated in 2015 Wisconsin Act 55 for \$1,620,000 GIFTS.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Approval of the Design Report; and
- b) Authority to construct the School of Veterinary Medicine Clinical Skills Lab Renovation project for a total estimated cost of \$1,620,000 GIFTS.

PROJECT NUMBER: 14B1V

PROJECT DESCRIPTION:

This project will renovate an existing storage room currently on the south side of the School of Veterinary Medicine Building for a new 52-student clinical skills lab, a 96-seat active learning classroom, and study space. A janitor's closet and a small lab prep room will be modified to increase access to the renovated area. The wall to the adjoining existing study area will be opened up to allow circulation and daylight. A small portion of the space will be retained as storage, student break, janitor, and computer areas. The project will remove the existing nonfunctional and leaking solar panels along with associated ductwork and the existing roofing system. Minor structural modifications will be made to add a brick cavity wall with punched window openings, increase floor loading, and will tie-in at the new roof segment. New mechanical, electrical, and plumbing infrastructure systems will be installed to support the renovated spaces.

PROJECT JUSTIFICATION:

The demand for clinical skills lab that are used to teach veterinary skills has increased each semester and the existing lab is only a third of the size needed to meet current demand. The existing study area adjacent to the proposed renovation is heavily used and is the only dedicated space in the building available for quiet and group study. There is a noticeable lack of daylight along the entire south side of this building.

The solar heating system, which was intended to provide a supplemental energy-saving heat source for a portion of the building, never worked properly. Since the building had adequate heating capacity without the solar panels they were deactivated in 1985. The solar panels are in disrepair, and due to cracking and failed seals, result in leakage to the storage space below. In the past, panels have been replaced just to maintain a waterproof enclosure, but they continue to break due to moisture accumulation and freezing in the winter. Replacement panels are no longer available. This project will remove the obsolete and inefficient solar panels and address the space issues at the lab.

BUDGET/SCHEDULE:

Construction	\$1,319,900
Design	\$123,900
DFD Mgt	\$57,500
Contingency	\$116,200
Other Fees	\$2,500
TOTAL	\$1,620,000

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

PREVIOUS ACTION:

This project was enumerated in 2015 Wisconsin Act 55 for \$1,620,000 GIFTS.

DESIGN REPORT

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

October 7, 2015

Clinical Skills Lab Renovation
School of Veterinary Medicine
UW-Madison
Madison, WI

Project Number: 14B1V

For the: University of Wisconsin

Project Manager: Wendy von Below

Architect/Engineer: Strang, Inc.
Madison, WI

Type of Project: Remodeling

1. Project Description:

This project will renovate an existing storage room currently on the south side of the School of Veterinary Medicine Building for a new 52-student clinical skills lab, a 96-seat active learning classroom, and study space. A janitor's closet and a small lab prep room will be modified to increase access to the renovated area. The wall to the adjoining existing study area will be opened up to allow circulation and daylight. A small portion of the space will be retained as storage, student break, janitor, and computer areas. The project will remove the existing nonfunctional and leaking solar panels along with associated ductwork and the existing roofing system. Minor structural modifications will be made to add a brick cavity wall with punched window openings, increase floor loading, and will tie-in at the new roof segment. New mechanical, electrical, and plumbing infrastructure systems will be installed to support the renovated spaces.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$1,620,000 GIFTS.

3. Schedule:

Bid Opening:	January 2016
Start of Construction:	April 2016
Substantial Completion / Occupancy:	December 2016

4. Budget Summary:

Construction:	\$1,319,900
Design:	\$123,900
DFD Mgt:	\$57,500
Contingency:	\$116,200
Other Fees:	\$2,500
Total Project Cost:	\$1,620,000

BUILDING COMMISSION REQUESTS / ITEMS

October 7, 2015

Subcommittee

Full Commission

15. UW-System - Various All Agency Projects - Request authority to:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$15,874,700 (\$937,500 GFSB – Facility Maintenance and Repair; \$1,679,400 GFSB – Utility Repair and Renovation; \$1,266,900 PRSB – Utility Repair/ Renovation; \$9,214,000 PRSB – Energy Conservation; \$637,600 GIFTS; and \$2,139,300 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		\$1,498,900
GBY	Univ Union Dishwasher/Hot Water Repl (\$396,000 CASH)	\$396,000
MIL	Klotsche Ctr Fieldhouse Floor/Track Repl (\$937,500 GFSB; \$165,400 GIFTS)	\$1,102,900
Utility Repair and Renovation		\$4,060,500
GBY	Housing Parking Lot Reconst (\$620,200 CASH)	\$620,200
MSN	Haight Road Reconstruction (\$494,000 CASH)	\$494,000
WTW	Fiber Optic Cable Backbone Upgrade (\$1,679,400 GFSB; \$1,266,900 PRSB)	\$2,946,300
Health, Safety, and Environmental Protection		\$301,300
MSN	Humphrey/Jorns Halls Sprinkler Retrofit (\$301,300 CASH)	\$301,300
Programmatic Remodeling and Renovation		\$800,000
MSN	Dairy Cattle Ctr Bldg Renv (\$327,800 CASH; \$472,200 GIFTS)	\$800,000
Energy Conservation		\$9,214,000
STP	Multi-Bldg Energy Conservation (\$9,214,000 PRSB)	\$9,214,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2015**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-System, Statewide

PROJECT REQUEST: Request authority to:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$15,874,700 (\$937,500 GFSB – Facility Maintenance and Repair; \$1,679,400 GFSB – Utility Repair and Renovation; \$1,266,900 PRSB – Utility Repair /Renovation; \$9,214,000 PRSB – Energy Conservation; \$637,600 GIFTS; and \$2,139,300 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	CASH	GIFT/GRANT	TOTAL
GBY	14H1Y	Univ Union Dishwasher/Dom Hot Water Repl	\$0	\$0	\$396,000	\$0	\$396,000
MIL	14J2H	Klotsche Ctr Fieldhouse Flooring/Track Repl	\$937,500	\$0	\$0	\$165,400	\$1,102,900
FMR SUBTOTALS			\$937,500	\$0	\$396,000	\$165,400	\$1,498,900

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
GBY	14H1X	Housing Parking Lot Reconst	\$0	\$0	\$620,200	\$0	\$620,200
MSN	14IIE	Haight Road Reconstruction	\$0	\$0	\$494,000	\$0	\$494,000
WTW	14C1D	Fiber Optic Cable Backbone Upgrade	\$1,679,400	\$1,266,900	\$0	\$0	\$2,946,300
URR SUBTOTALS			\$1,679,400	\$1,266,900	\$1,114,200	\$0	\$4,060,500

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14D2Q	Humphrey/Jorns Halls Sprinkler Retrofit	\$0	\$0	\$301,300	\$0	\$301,300
HSE SUBTOTALS			\$0	\$0	\$301,300	\$0	\$301,300

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14B2R	Dairy Cattle Ctr Bldg Renv	\$0	\$0	\$327,800	\$472,200	\$800,000
PRR SUBTOTALS			\$0	\$0	\$327,800	\$472,200	\$800,000

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
STP	13A1C	Multi-Bldg Energy Conservation	\$0	\$9,214,000	\$0	\$0	\$9,214,000
EC SUBTOTALS			\$0	\$9,214,000	\$0	\$0	\$9,214,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
SEPTEMBER 2015 TOTALS	\$2,616,900	\$10,480,900	\$2,139,300	\$637,600	\$15,874,700

PROJECT DESCRIPTION:

Facility Maintenance and Repair

GBY - 14H1Y - University Union Dishwasher and Domestic Hot Water System Replacement (\$396,000): This project replaces the commercial dishwasher, domestic hot water heat exchanger, and tiled flooring surface in the dishwashing room. The work also includes all associated general construction, plumbing, ventilation, and electrical system modifications required to facilitate the equipment and finishes replacements. The project is replacing a 1993 vintage commercial food service dishwasher with a new energy-efficient model that includes a food pulping option, the domestic hot water heat exchanger with a unit sized appropriately for the building loads, and the tile floor with a new quarry tile surface. The new heat exchanger controls will be connected to the campus building automation system to allow for greater efficiency.

The current dishwasher is at the end of its useful life and does not meet the demands of the current food service operation. The dishwasher does not have a pulping option, which then requires that food scraps be collected in a separate container for recycling. The hot water heat exchanger is not sized appropriately for the building requirements and routinely is out of hot water during the peak of the day. The flooring should be replaced with materials that are more durable and are easier to maintain.

MIL - 14J2H - Klotsche Center Fieldhouse Flooring and Track Replacement (\$1,102,900): This project replaces the 29,600 SF interior fieldhouse sports surface and track system with a new rubber sheet flooring system. It will be striped and marked for basketball, volleyball, long jump, and shot put, and include a four-lane, 200-meter competition track surface. Project work includes removal and disposal of the synthetic flooring and plywood subflooring and installation of a new resilient pad, plywood subflooring, and rubber sheet flooring. A new concrete curb will be installed along the west wall to support a telescopic bleacher bank. A new vented cove base and aluminum

transition plates will also be installed. Please note this project does not replace the wood court flooring.

These flooring surfaces are more than 15 years old and have exceeded the typical useful life for similar flooring systems. The surface is significantly worn and delaminated at certain locations, damaged beyond repair, and requires replacement to provide a safe and quality experience for athletic center users.

Utility Repair and Renovation

GBY - 14H1X - Housing Parking Lot Reconstruction (\$620,200): This project reconstructs the 525-stall Housing Parking Lot. The project work includes pulverizing the asphalt material, removing and replacing any base material that prevents proper drainage, and designing and installing two new storm sewer inlets in the west half of the lot. Concrete curb and gutter replacement will be completed as needed and a new concrete pad for the refuse dumpster will be installed. The new parking lot will be marked and striped and new traffic signage installed to meet current regulations.

The Housing Parking Lot was constructed in 1985 and the lot size was increased in the early 1990s. The lot is appropriately sized for the resident students and is in a good location. The campus annually performs crack routing, crack sealing, and asphalt patching as necessary to extend the life of the parking lot. Drainage issues that affect the west side of the parking lot need to be resolved. The west side has a curb cut that leads to a vegetated swale where water exits the parking lot.

MSN - 14I1E - Haight Road Reconstruction (\$494,000): This project reconstructs 1,150 LF of Haight Road and extends the pedestrian walkway to University Bay Drive. The project work includes replacing roadway and pedestrian walkway pavements, concrete curb and gutter, stairs, storm water flumes, and street lights. New storm sewer and storm water inlets will be constructed as necessary to improve storm water runoff. A new pedestrian walkway extension will be constructed between University Houses and University Bay Drive.

The roadway pavement and curbs are significantly deteriorated and are beyond their serviceable life. The asphalt pavement has moderate cracking, rutting, potholes, and patching that is in poor condition. The concrete curb, gutter, and sidewalk have broken apart or have extensive cracking, failed joints, settlement, and heaved sections. Reconstruction of this roadway is needed in order to provide for safe vehicular and pedestrian traffic along this route. Due to the length and degree of slope, Haight Road experiences significant storm water flows in its gutters and storm control system. The current system does not accommodate large storm events that result in significant erosion that occurs outside the roadway and undermines the flumes. The storm sewer system needs upgrading and the concrete flumes need to be repaired or replaced to properly channel storm flows downstream. A continuous sidewalk is needed along the whole length of Haight Road to reduce the traffic danger to pedestrians.

WTW - 14C1D - Fiber Optic Cable Backbone Upgrade (\$2,946,300): This project upgrades the campus fiber optic backbone to meet both current and future requirements for the University's data, voice, video, building HVAC control, and building fire alarm reporting systems. The project work includes upgrading the campus fiber optic cable backbone by replacing the outside plant fiber. All

fiber will be installed in concrete encased signal duct banks. This project will also replace the energy management system (EMS) panel network interfaces and fire alarm panel interfaces in all buildings.

A campus fiber optic cable replacement study was completed in 2014 as part of the Campus Master Plan. The cable plant is approximately 20 years old. This fiber is obsolete and does not have the capacity to serve increasing academic, administrative, and student use. The number of fiber strands is not adequate to accommodate many IT applications including voice over IP, video over IP, fire alarm reporting and EMS networking. The fiber has become brittle due to the methods used in the original manufacturing process and it is very difficult to repair using current termination equipment and techniques. Recent breaks in the fiber have caused failure of the fire alarm central reporting function from various buildings to the campus security office. Fiber manufacturing processes have improved since the original cable plant was installed and new fiber is tested to higher standards to achieve higher bandwidth capacities. New fiber is more flexible, making it easier to pull and terminate which tends to minimize future service issues.

Health, Safety, and Environmental Protection

MSN -14D2Q - Humphrey Hall and Jorns Hall Fire Sprinkler System Retrofit (\$301,300): This project retrofits the fire sprinkler protection systems in Jorns Hall and Humphrey Hall to meet National Fire Protection Association code on all four floors (basement and floors one through three). The project work includes the interconnection of sprinkler system tamper switches and flow alarms, and installation of a new domestic water service. The buildings will be served by a single wet zone.

These buildings, which serve the short-course program, are included in the campus plans to provide fire sprinkler system protection in all low-rise student residence halls by the year 2025. This project was originally approved as part of the Small Project Program; however, the project budget is now estimated over the small project threshold and requires SBC approval.

Programmatic Remodeling and Renovation

MSN - 14B2R - Dairy Cattle Center Building Renovation (\$800,000): This project renovates 4,700 SF on all three levels of the building's central core and extends central chilled water services into the building to provide cooling. The project work includes: creating a new women's locker room on the second floor with a new bathroom and shower room; renovating the second floor restroom into a men's restroom with modifications to meet ADA requirements; removing fixed seating in the second floor classroom; and installing new flooring, stainless steel sink, and countertop. The women's basement locker room will be renovated into a restroom for staff and visitors. The men's basement locker room will be renovated to meet new ADA requirements, including new showers. The ground floor lobby space will be renovated into new educational outreach space.

Since the building's construction in 1954, the central core has seen few improvements. The women's locker room is dramatically undersized, because when the facility was constructed the majority of the staff was male. The men's toilet/shower room is also 60 years old and needs to be renovated to provide space for ADA accessible showers. Fixtures within the toilet room also need

to be replaced to meet current codes. A large number of visitors come to the Dairy Cattle Center each year. The educational outreach space on the first floor will provide an area for groups to interact with hands-on displays to learn more about the dairy industry.

Energy Conservation

STP - 13A1C - Multi-Building Energy Conservation (\$9,214,000): This project will construct various energy conservation measures resulting from an Investment Grade Audit for 19 buildings totaling 1,810,462 GSF at UW-Stevens Point. The majority of the energy cost savings will be achieved by upgrading interior and exterior lighting systems to light emitting diode (LED) fixtures and updating the control points on the heating and ventilation systems to allow for more efficient operation. These changes will take place across multiple campus buildings. Additional savings will be achieved through upgrades to the central pool pump, installing new low-flow plumbing fixtures, building envelope improvements, and replacing steam traps. This project also installs a new energy dashboard to monitor metering and energy savings across campus. It is estimated that the project will produce energy cost savings of \$607,000 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.

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 Project 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.....	\$ 937,500
GFSB – Utility Repair and Renovation	1,679,400
PRSB – Utility Repair and Renovation	1,266,900
PRSB – Energy Conservation	9,214,000
Gifts and Grants.....	637,600
Agency Cash.....	\$ <u>2,139,300</u>
Total Requested Budget	\$ 15,874,700

PREVIOUS ACTION: None.