



State of Wisconsin Building Commission

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Governor

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

Tuesday, October 8, 2024

9:00 AM

Virtual Meeting

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

Tuesday, October 8, 2024

9:45 AM

Virtual Meeting

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

Tuesday, October 8, 2024

11:00 AM

Virtual Meeting

All meetings to be broadcast via [WisconsinEye](#) and [YouTube](#)

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 7, 2024.

No action required.

ADMINISTRATIVE AFFAIRS

Department of Corrections

1. Milwaukee County Type 1 Juvenile Correctional Facility Easement to We Energies – Request authority to execute a 9,426 SF permanent easement at the new Type 1 Juvenile Facility being constructed at 7930 W. Clinton Avenue in Milwaukee to We Energies. No compensation will be provided by We Energies to the Department of Corrections.

In August 2023, the SBC approved the Design Report and authorized construction of the Type 1 Juvenile Correctional Facility – Milwaukee County for an estimated total cost of \$78,400,000 (\$32,609,000 SEG REV and \$45,791,000 GFSB).

2023 Wisconsin Act 19 amended this enumeration by \$32,609,000 SEG REV for a total cost of \$78,400,000.

In February 2023, the SBC authorized the authority to purchase approximately 6.66 acres of two parcels of land and improvements located at 7930 West Clinton Avenue in the City of Milwaukee for approximately \$1,100,000 GFSB; and authority to construct site development to begin to prepare the site for the construction of a new Type 1 Juvenile Correctional Facility for \$500,000 GFSB.

In February 2022, the SBC authorized the release of \$2,400,000 GFSB for project development and design of a new Type 1 Juvenile Correctional Facility in Milwaukee County.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee

Full Commission

(Item 1 Previous Action Continued)

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide. 2021 Wisconsin Act 58 authorized \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 juvenile correctional facility in Milwaukee County.

2021 Wisconsin Act 252 amended the enumeration to authorize an additional \$41,791,000 GFSB for construction.

This project was enumerated in 2017 Wisconsin Act 185.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #1**

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, davida.sumwalt@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8824, joshua.bernardini@wisconsin.gov

LOCATION: Type 1 Juvenile Correctional Facility, Milwaukee County

PROJECT REQUEST: Request authority to execute a 9,426 SF permanent easement at the new Type 1 Juvenile Facility being constructed at 7930 W. Clinton Avenue in Milwaukee to We Energies. No compensation will be provided by We Energies to the Department of Corrections.

PROJECT DESCRIPTION:

To accommodate the construction of the Department of Corrections (DOC) new Type 1 Juvenile Correctional Facility at 7930 W. Clinton Avenue, We Energies will remove a portion of the existing 20-inch-high pressure steel gas pipeline and replace it with a new 20-inch-high pressure steel gas pipe that will be installed in essentially the same footprint but lower than the existing one. This ensures safer conditions by eliminating potential exposure to the existing high-pressure pipeline during construction and allows the State to proceed with the existing design of the building and facilities.

We Energies will provide this service at no cost to the State. However, they require an easement to be in place any time facilities are updated or relocated at the request of the property owner. Additionally, since the pipeline will now be inside a gated premise, additional language is needed to ensure We Energies maintains 24/7/365 access to their utilities/facilities.

PROJECT JUSTIFICATION:

A high-pressure gas main was found to be too near the surface for the new Type 1 DOC - Juvenile Correctional Facility to be constructed as designed. The project design has already been through the approval process with the city of Milwaukee and DOC does not want the design to be modified. There was an easement in place in 1951 when the gas line was installed, however in 2008 the previous landowner and We Energies started negotiations to modify the easement. There is documentation that the original easement was rescinded but the new easement was never issued. The existing gas line will need to be lowered, and the new easement issued to allow the facility to be constructed without substantial modifications to the design, budget, and schedule.

DOC – Legal, DOA Legal, and DFTS Real Estate staff have reviewed the easement documents and found no issues with the transactions.

PREVIOUS ACTION: In August 2023, the SBC approved the Design Report and authorized construction of the Type 1 Juvenile Correctional Facility – Milwaukee County for an estimated total cost of \$78,400,000 (\$32,609,000 SEG REV and \$45,791,000 GFSB).

2023 Wisconsin Act 19 amended this enumeration by \$32,609,000 SEG REV for a total cost of \$78,400,000.

In February 2023, the SBC authorized the authority to purchase approximately 6.66 acres of two parcels of land and improvements located at 7930 West Clinton Avenue in the City of Milwaukee for approximately \$1,100,000 GFSB; and authority to construct site development to begin to prepare the site for the construction of a new Type 1 Juvenile Correctional Facility for \$500,000 GFSB.

In February 2022, the SBC authorized the release of \$2,400,000 GFSB for project development and design of a new Type 1 Juvenile Correctional Facility in Milwaukee County.

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide. 2021 Wisconsin Act 58 authorized \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 juvenile correctional facility in Milwaukee County.

2021 Wisconsin Act 252 amended the enumeration to authorize an additional \$41,791,000 GFSB for construction.

This project was enumerated in 2017 Wisconsin Act 185.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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2. Various All Agency Projects – Request the following:
 - a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$657,700
BSI BCE Warehouse Demolition	\$657,700
(\$657,700 PR-CASH)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #2**

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, davida.sumwalt@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8824, joshua.bernardini@wisconsin.gov

LOCATION: Waupun, Dodge County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH
Badger State Industries (Dodge Co.)	24A1W	Bureau of Correctional Enterprises Warehouse Demolition	\$657,700
Facility Maintenance and Repair Total			\$657,700

PROJECT DESCRIPTION:

This project demolishes the Bureau of Correctional Enterprises (BCE) Warehouse located at 2 Doty Street in Waupun. The warehouse was constructed in 1924 and is well past its intended life. The project also includes removing adjacent supporting elements found onsite such as sidewalks, loading docks, drive areas and utilities. As part of the restoration, the building area will be backfilled, graded, and restored as a gravel parking lot.

PROJECT JUSTIFICATION:

The building is structurally unsound and not useful to BCE. Repairing the building would not be cost effective and would not be good stewardship of taxpayer dollars. The building will continue to deteriorate and risks damage to the adjacent Dodge Correctional Institution warehouse and/or the railway. The building is now unsound, unsafe, and does not provide a usable storage space for BCE. In addition, the building is not listed on any registry of historic places.

BUDGET/SCHEDULE:

Construction	\$502,800
Design	\$52,200
DFD Mgt	\$23,200
Contingency	\$75,500
Other Fees	\$4,000
TOTAL	\$657,700

SBC Approval	Oct 2024
A/E Selection	Jan 2024
Bid Opening	Apr 2025
Start Construction	Jun 2025
Substantial Completion	Sep 2025
Final Completion	Feb 2026

PREVIOUS ACTION: None.

October 8, 2024

Subcommittee

Full Commission

Department of Health Services

3. 2023-25 Minor Facilities Renewal Program – Envelope Repairs and HVAC Improvements – Request the following:
 - a) Authority to release the remaining \$5,393,600 SEG REV of the total \$20,111,000 allocation of the 2023-25 Minor Facilities Renewal Program – Envelope Repairs;
 - b) Authority to release \$8,032,500 SEG REV of the total \$8,330,000 allocation of the 2023-25 Minor Facilities Renewal Program – HVAC Improvements;
 - c) Authority to construct the specified projects for and estimated total cost of \$13,426,100 SEG REV; and
 - d) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program groups.

2023-25 Minor Facilities Renewal Program – Envelope Repairs	\$5,393,600
CWC Building 7 & 8 Envelope Repairs (\$5,393,600 SEG REV)	\$5,393,600
2023-25 Minor Facilities Renewal Program – HVAC Improvements	\$8,032,500
SWC Building 7 HVAC Improvements (\$8,032,500 SEG REV)	\$8,032,500
TOTAL	\$13,426,100

2023 Wisconsin Act 19 authorized \$28,441,000 SEG REV for the DHS Minor Facilities Renewal Program in two categories, Envelope Repairs and HVAC Improvements. To date, the SBC has authorized approximately \$15 million from these enumerations.

In October 2023, the SBC released \$245,500 SEG REV design funds for the Central Wisconsin Center Building 7 & 8 Envelope Repairs project.

In October 2023, the SBC released \$297,500 SEG REV design funds for the Southern Wisconsin Center Building 7 HVAC Improvements project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #3**

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-2902, mark.zaccagnino@dhs.wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release the remaining \$5,393,600 SEG REV of the total \$20,111,000 allocation of the 2023-25 Minor Facilities Renewal Program – Envelope Repairs;
- b) Authority to release the remaining \$8,032,500 SEG REV of the total \$8,330,000 allocation of the 2023-25 Minor Facilities Renewal Program – HVAC Improvements;
- c) Authority to construct the specified projects for and estimated total cost of \$13,426,100 SEG REV; and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program groups.

2023-25 Minor Facilities Renewal Program – Envelope Repairs

LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Central Wisconsin Center (Dane Co.)	23L2J	Building 7 & 8 Envelope Repairs	\$5,393,600
2023-25 Minor Facilities Renewal Program – Envelope Repairs Subtotal			\$5,393,600

2023-25 Minor Facilities Renewal Program – HVAC Improvements

LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Southern Wisconsin Center (Racine Co.)	23H3I	Building 7 HVAC Improvements	\$8,032,500
2023-25 Minor Facilities Renewal Program – HVAC Improvements Subtotal			\$8,032,500
			SEG REV
OCTOBER 2024 TOTAL			\$13,426,100

Central Wisconsin Center – Building 7 & 8 Envelope Repairs (23L2J):

Project Description and Justification:

This project repairs the building envelope at Central Wisconsin Center Building 7 and 8. The project scope includes replacing approximately 175 windows, 10 doors, and mechanical

penthouse roofing. Work includes tuckpointing, masonry repairs, and exterior painting. This project will be phased to limit disruption to the operation of the building.

This project is required to address water and air infiltration issues with this building. Building 7 and 8 was built in 1965 and the materials have reached the end of their service life which is evident by the increase of leaks and size of repairs. The brick and mortar joints are cracking, and water is leaking into the building. The building has drafty inoperable windows with cracked expansion joints and sealants. These repairs will extend building life and improve the indoor building environment for residents and staff.

Budget/Schedule:

Construction	\$4,945,000
Design	\$359,100
DFD Mgt	\$227,500
Contingency	\$742,500
TOTAL	\$6,274,100

SBC Approval	Oct 2024
A/E Selection	Feb 2023
Bid Opening	Aug 2025
Start Construction	Dec 2025
Substantial Completion	Nov 2026
Final Completion	Mar 2027

Southern Wisconsin Center – Building 7 HVAC Improvements (23H31):

Project Description and Justification:

This project replaces heating, air conditioning and ventilation systems (HVAC) in Cottage 7 at Southern Wisconsin Center (SWC). The work includes new air handling units, variable air volume terminal units, and ductwork. Building windows and roof will be replaced to make the building more energy efficient. All new equipment will be controlled by a Direct Digital Control (DDC) system. This project will integrate the new DDC with the existing facility building automation system. Associated electrical, plumbing and fire protection will also be included in the project scope. Work will be phased to limit disruption to the facility.

This project is required to improve the air quality of Cottage 7 at Southern Wisconsin Center. The existing air handling units are original to the building which require frequent maintenance and repairs. Cottage 7 is not air conditioned but is used by residents and staff. Cottage 7 provides programing space for residents, medical storage, clinic space, and staff offices. These improvements will increase system reliability and enhance the physical environment for the developmentally disabled residents who live there.

Budget/Schedule:

Construction	\$6,400,000
Design	\$675,000
DFD Mgt	\$295,000
Contingency	\$960,000
TOTAL	\$8,330,000

SBC Approval	Oct 2024
A/E Selection	Oct 2023
Bid Opening	May 2025
Start Construction	Jul 2025
Substantial Completion	Jul 2026
Final Completion	Oct 2026

Previous Action: 2023 Wisconsin Act 19 authorized \$28,441,000 SEG REV for the DHS Minor Facilities Renewal Program in two categories, Envelope Repairs and HVAC Improvements. To date, the SBC has authorized approximately \$15 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Envelope Repairs	Oct 2023	SRSTC-Buildings A-F Envelope Design (23I2T)	\$635,000
	Oct 2023	CWC-Buildings 7 & 8 Building Envelope Design (23L2J)	\$245,500
	Aug 2024	MMHI-Goodland Hall Roof Replacement (23G1N)	\$5,691,900
	Aug 2024	SRSTC-Multi-Building Roof Replacement (23H1U)	\$2,988,000
	Aug 2024	SRSTC-Multi-Building Envelope Repair (23I2T)	\$5,157,000
<i>Envelope Repairs Group Subtotal</i>			\$14,717,400
HVAC Improvements	Oct 2023	SWC – Cottage 7 HVAC Improvements Design (23H3I)	\$297,500
<i>HVAC Improvements Group Subtotal</i>			\$297,500
<i>Program Total</i>			\$15,014,900

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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4. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$2,725,000
WMHI	Servery Renovation/Dishwasher Repl (\$2,725,000 SEG REV)	\$2,725,000
Utility Repair and Renovation		\$6,164,200
NWC	Sewer Lift Station Replacement (\$1,534,200 SEG REV)	\$1,534,200
SWC	North Campus Utility Improvements (\$4,630,000 SEG REV)	\$4,630,000
TOTAL		\$8,889,200

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #4**

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-2902, mark.zaccagnino@dhs.wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Repair and Maintenance			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Winnebago Mental Health Institute (Winnebago Co.)	23J6Q	Servery Renovation and Dishwasher Replacement	\$2,725,000
Facility Repair and Maintenance Total			\$2,725,000

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Northern Wisconsin Center (Chippewa Co.)	23I2E	Sewer Lift Station Replacement	\$1,534,200
Southern Wisconsin Center (Racine Co.)	23I3H	North Campus Utility Improvements	\$4,630,000
Utility Repair and Renovation Total			\$6,164,200

October 2024 Totals	TOTAL
	\$8,889,200

Winnebago Mental Health Institute – Servery Renovation and Dishwasher Replacement (23J6Q):

Project Description and Justification:

This project renovates the individual servery rooms at Petersik, Sherman, and Gordon Halls at Winnebago Mental Health Institute. Dish washing machines will be replaced at Sherman and Gordon Halls. A new dish washing machine will be installed at Petersik Hall. The work involves modifications to existing walls, windows, doors, ceilings, cabinetry, and flooring. Modifications

will also be made to mechanical systems, plumbing, and lighting in the affected rooms. The project will be phased to limit disruption to food service.

This project is required to maintain reliable food service operations at Winnebago Mental Health Institute. Currently, food is prepared centrally in Food Service/Laundry building and delivered by transport carts to the satellite building serveries by an underground tunnel system. All plates and trays are cleaned at Sherman Hall or Gordon Hall. The existing dish washing machines are 39 years old and repairs to this equipment are frequent and parts for these units are no longer readily available. Downtime to either of the dish washing machines inhibits the ability to reliably serve the daily meals at these three serveries.

Budget/Schedule:

Construction	\$1,990,500
Design	\$226,500
DFD Mgt	\$95,100
Contingency	\$386,900
Equipment	\$20,000
Other Fees	\$6,000
TOTAL	\$2,725,000

SBC Approval	Oct 2024
A/E Selection	Dec 2023
Bid Opening	May 2025
Start Construction	Jul 2025
Substantial Completion	May 2026
Final Completion	Aug 2026

Previous Action: None.

Northern Wisconsin Center – Sewer Lift Station Replacement (23I2E):

Project Description and Justification:

This project constructs a new sewer lift station servicing Northern Wisconsin Center (NWC). The existing lift station, adjacent manholes, and a surge tank will remain operational until the new lift station is installed, and the old lift station is removed. The project will include necessary sanitary sewer connections, manholes, and electric power to service the lift station. The site will be restored when all work is complete.

This project is needed to maintain reliable operation of the sanitary sewer system at the NWC campus. The existing sanitary sewer lift station was installed in 1967 and serves all the buildings at NWC. This equipment requires extensive maintenance, and repair and replacement parts are difficult to obtain. The installation of a new lift station will prevent serious issues including uncontrolled back up of sanitary waste into the resident buildings.

Budget/Schedule:

Construction	\$1,192,500
Design	\$98,600
DFD Mgt	\$54,900
Contingency	\$178,900
Other Fees	\$9,300
TOTAL	\$1,534,200

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Feb 2025
Start Construction	May 2025
Substantial Completion	Nov 2025
Final Completion	Jan 2026

Previous Action: None.

Southern Wisconsin Center – North Campus Utility Improvements (23I3H):

Project Description and Justification:

This project replaces sections of the existing campus steam distribution system, including 3,975 feet of new steam and condensate piping in direct buried conduits and reconstructing four existing steam vaults. The new steam vaults include electrical power for lighting and sump pumps. Restoration will include resurfacing roadway/driveway, sidewalks, fence, and landscape areas disturbed by utility upgrades. Work will be phased to limit disruption to the facility operations.

This project is required to maintain critical steam infrastructure that supports the Southern Wisconsin Center campus. These steam and condensate lines are of similar age to lines that have leaked and have been replaced. These improvements will increase the reliability of the steam system and maintain the physical environment of the buildings that are served by this section of the steam distribution system.

Budget/Schedule:

Construction	\$3,501,000
Design	\$442,000
DFD Mgt	\$161,100
Contingency	\$525,900
TOTAL	\$4,630,000

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Mar 2024
Start Construction	May 2025
Substantial Completion	Dec 2025
Final Completion	May 2026

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee

Full Commission

Department of Military Affairs

- 5. Milwaukee Readiness Center Remodel, Phase III (Increase) – Request authority to increase the project budget by \$656,900 (\$328,450 EX-GFSB and \$328,450 FED) to accept bids received for a revised estimated total cost of \$7,150,900 (\$3,575,450 GFSB and \$3,575,450 FED) for the Remodel Readiness Center, Phase III project at the Milwaukee Readiness Center.

In May 2023, the SBC approved the Design Report and authorized construction of this project for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

In October 2021, the SBC released \$172,900 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Milwaukee Readiness Center Remodel, Phase III project.

The Milwaukee Readiness Center Renovation Phase III project was enumerated in 2019 Wisconsin Act 9 for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #5**

AGENCY: Department of Military Affairs

DMA CONTACT: COL G. David Brown, (608) 242-3365, george.d.brown26.mil@army.mil

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Milwaukee Readiness Center, Milwaukee County

PROJECT REQUEST: Request authority to increase the project budget by \$656,900 (\$328,450 EX-GFSB and \$328,450 FED) to accept bids received for a revised estimated total cost of \$7,150,900 (\$3,575,450 GFSB and \$3,575,450 FED) for the Remodel Readiness Center, Phase III project at the Milwaukee Readiness Center.

PROJECT NUMBER: 20D1J

PROJECT DESCRIPTION:

This project reconfigures the first and second floors to accommodate offices and classrooms. The second floor Drill Hall Wing will be reconfigured to create a new Tactical Operations Center, equipment storage, Communications Security (COMSEC) office and a room for a computer network hub. These spaces are "Classified" and will need walls with high Sound Transmission Class (STC) ratings. Existing walls in this area must extend to the roof deck or a ceiling with a high STC rating will need to be created above the corridor extending over to the existing masonry wall. Personnel entering and exiting the Tactical Operations Center will be monitored, with the entrance door to the Tactical Operations Center having a tumbler lock.

New toilet rooms at the first and second floor will be added to provide accessible toilet rooms, with new finishes provided. The north side of the Drill Hall will be reconfigured to create staff work areas, a simulator room, a physical training room, a mechanical room and storage areas. Existing wood mezzanines in this area will be demolished to allow for higher ceilings and natural daylighting into these new spaces. New fire protection, plumbing, HVAC, electrical, lighting, power and communications systems that were provided during Phase I and Phase II will be reconfigured or added to for the new layout as needed.

PROJECT JUSTIFICATION:

The Milwaukee Army National Guard Readiness Center is a masonry building constructed in 1927. The three-story readiness center lacks the authorized administrative, classroom, kitchen, toilets, showers, and locker rooms for the assigned units. The facility and site do not currently meet the Americans with Disabilities Act (ADA) or current Antiterrorism Force Protection (AT/FP) standards. The existing facility consists of approximately 99,674 GSF which does not meet the authorized requirement of 121,699 GSF and is inadequate to meet the training needs of the units housed in this facility.

This project was bid on August 6, 2024, and there are insufficient funds to accept the bids received and maintain an adequate construction contingency. This budget increase will allow for the bids to be accepted for the previously approved scope, enabling the project to proceed to construction and completion and provide an appropriate post-bid contingency to address and unforeseen conditions that may arise during construction. The low bidder has agreed to hold their bid until SBC approval. The additional GFSB will come from unused bonding in DMA's residual account.

BUDGET/SCHEDULE:

Construction	\$5,678,400	SBC Approval	Oct 2024
Design	\$357,300	A/E Selection	Dec 2020
DFD Mgt	\$261,100	Design Report	May 2023
Contingency	\$848,600	Bid Opening	Aug 2024
Other Fees	\$5,500	Start Construction	Oct 2024
TOTAL	\$7,150,900	Substantial Completion	May 2025
		Final Completion	Jul 2025

PREVIOUS ACTION: In May 2023, the SBC approved the Design Report and authorized construction of this project for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

In October 2021, the SBC released \$172,900 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Milwaukee Readiness Center Remodel, Phase III project.

The Milwaukee Readiness Center Renovation Phase III project was enumerated in 2019 Wisconsin Act 9 for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
--------------	-----------------

6. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$2,999,900
Mauston Replace Boiler & Renovate Space	\$2,999,900
(\$1,499,950 SEG REV; \$1,499,950 FED)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #6**

AGENCY: Department of Military Affairs

DMA CONTACT: LTC G. David Brown, Jr., (608) 242-3365, george.d.brown26.mil@army.mil

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Mauston, Juneau County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	FED	TOTAL
Mauston Readiness Center (Juneau Co.)	23A1T	Replace Boiler and Renovate Existing Space	\$1,499,950	\$1,499,950	\$2,999,900
Facility Maintenance and Repair Total			\$1,499,950	\$1,499,950	\$2,999,900

PROJECT DESCRIPTION:

This project includes the renovation of existing space and adding a new HVAC system. Building systems work includes replacing the existing steam heating system with a hot water system, new air handling equipment and Direct Digital Controls (DDC); replacing current lighting with new LED lighting; and replacing electrical sub-panels and wiring. Building renovation work includes adding a new mezzanine and remodeling of the following areas: classrooms, office spaces, kitchen, latrine area, PT room, supply area, window repair/replacement, and a new vault. Force protection and physical security requirements will be incorporated into the project, and the project will also provide a fire alarm system.

PROJECT JUSTIFICATION:

The existing equipment is 25+ years old, failing, inefficient to operate, and it has become uneconomical to make major repairs to the current equipment. Piping and fittings are deteriorated throughout the building, the air pneumatic control system is manual and difficult to operate, and the fin tubes are cracking and failing. In addition, most pipes are in confined spaces and cannot be reached for maintenance.

The current window air conditioning units are inefficient and are beyond their usable life spans. New A/C units will improve efficiency, reduce associated electricity costs, increase comfort, provide required ventilation, and provide better control. The original electrical panels, to include the main distribution panel, are old, outdated and below the required capacity for new HVAC

equipment. Existing space is not being utilized efficiently and the installation of new air handling units requires additional mechanical space.

BUDGET/SCHEDULE:

Construction	\$2,332,400
Design	\$290,000
DFD Fee	\$102,700
Contingency	\$233,300
Other Fees	\$41,500
TOTAL	\$2,999,900

SBC Approval	Oct 2024
A/E Selection	Jun 2023
Bid Opening	Apr 2025
Start Construction	Jul 2025
Substantial Completion	Mar 2026
Final Completion	Apr 2026

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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Department of Natural Resources

7. Northern Highland American Legion State Forest – Accept Buildings – Request approval to allow two local government owned and operated buildings (Ski Warming Building of 624 GSF; and Ski Storage Building of 416 GSF) to be located on State land in the Northern Highland American Legion State Forest for the North Lakeland Elementary School Natural/Cross Country Ski Trail System.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #7**

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 293-1662, daniel.olson@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Northern Highland American Legion State Forest, Vilas County

PROJECT REQUEST: Request approval to allow two local government owned and operated buildings (Ski Warming Building of 624 GSF; and Ski Storage Building of 416 GSF) to be located on State land in the Northern Highland American Legion State Forest for the North Lakeland Elementary School Natural/Cross Country Ski Trail System.

PROJECT DESCRIPTION:

North Lakeland Elementary School has managed a Natural/Cross Country Ski Trail inside of the Northern Highland American Legion State Forest since 2007, which allows the school to conduct outdoor environmental education and physical education programs. During review of the Land Use Agreement for operation of the trail, it was discovered that these buildings and associated septic mound system had not been approved by the State Building Commission as required by s.13.48(12), Wis. Stats. Pursuant to the provisions under this statute, state agencies are required to gain State Building Commission approval for any privately owned or operated facility to be constructed on state-owned land.

PROJECT JUSTIFICATION:

The DNR has confirmed that the buildings and associated mound septic system were designed and constructed by the local unit of government utilizing local funding. No state funding was utilized for these facilities. It has also been confirmed that the existing buildings were not in the state building inventory system and the liability for the buildings has resided with the local unit of government since they were constructed.

BUDGET/SCHEDULE: N/A

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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8. Various All Agency Projects (Increase) – Request the following:

- a) Authority to increase the project budget for the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation	\$455,100
Lake Mills Fish Hatchery	
Concrete Kettle/Retaining Wall Repl (Incr)	\$455,100
(\$455,100 SEG REV)	

In October 2023, the SBC approved \$1,918,700 CON SEGB for the Concrete Kettle and Retaining Wall Replacement at Lake Mills State Fish Hatchery.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #8**

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 293-1662, daniel.olson@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Lake Mills State Fish Hatchery, Jefferson County

PROJECT REQUEST: Request the following:

- a) Authority to increase the project budget for the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Lake Mills State Fish Hatchery (Jefferson Co.)	22J1X	Concrete Kettle and Retaining Wall Replacement (Increase)	\$455,100
Utility Repair and Renovation Total			\$455,100

PROJECT DESCRIPTION:

This project removes and replaces two concrete retaining weir walls, 21 concrete water control and fish capture kettles, and make miscellaneous drainage improvements to the existing facility. Drainage improvements include fill placement in ponds, drainage line replacement, and cured-in-place-pipe (CIPP) lining. Existing water and air supply lines will be extended, rerouted, and reconnected to the new kettles.

PROJECT JUSTIFICATION:

The current structures are approximately 60 years old with crumbling concrete that is no longer patchable, with rusting out metal valve components. These structures control water levels in rearing ponds that raise walleye, musky, and northern pike for stocking into public waters in southern Wisconsin. By replacing the pond kettles, the hatchery will remain viable to support a broad fisheries stocking plan. These stocked fisheries provide recreation and economic opportunities for license holders and businesses that thrive on strong fishing opportunities.

Lake Mills State Fish Hatchery is in the southeastern portion of the state in Jefferson County. The U.S. Fish and Wildlife Service (USFWS) purchased Lake Mills State Fish Hatchery in 1931. The ponds were originally constructed by the Work Project Administration (WPA) during the Great Depression. USFWS operated the facility until 1983, when DNR took over temporary operation, and DNR was given total control of the facility in 1988. Both cold water and cool water fish species are reared at this facility. The entire site contains about 74 acres and receives about 500 visitors per year, including school groups that learn about the benefits of fish stocking

for the state. Overall, this fish hatchery fulfills the Fisheries Management 10 Year Strategic Plan (2015-2025) by maintaining or restoring the natural potential of aquatic ecosystems through stocking of genetically appropriate species.

Bids for this project were received on August 20, 2024. There are insufficient funds to accept bids received and maintain an adequate construction contingency. This increase will allow the bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address and unforeseen conditions that may arise during construction. The low bidder has agreed to hold their bid until SBC approval.

BUDGET/SCHEDULE:

Construction	\$1,899,800
Design	\$143,200
DFD Mgt	\$85,800
Contingency	\$195,000
Other Fees	\$50,000
TOTAL	\$2,373,800

SBC Approval	Oct 2024
A/E Selection	Dec 2022
Bid Opening	Aug 2024
Start Construction	Apr 2025
Substantial Completion	Apr 2026
Final Completion	May 2026

PREVIOUS ACTION: In October 2023, the SBC approved \$1,918,700 CON SEGB for the Concrete Kettle and Retaining Wall Replacement at Lake Mills State Fish Hatchery.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee

Full Commission

Department of Transportation

9. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$634,800
Tomah Boiler Replacement (\$634,800 SEGRB)	\$634,800

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #9**

AGENCY: Department of Transportation

DOT CONTACT: Jody Grossman, (608) 267-4479, jody.grossman@dot.wi.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: State Patrol Tomah Post, Monroe County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
State Patrol Tomah Post (Monroe Co.)	22G2Y	Boiler Replacement	\$634,800
Facility Maintenance and Repair Total			\$634,800

PROJECT DESCRIPTION:

This project replaces four small condensing units and the associated Air Handling Unit DX coils, removes the oil-fired boiler and replaces it with two gas fired boilers and new hot water heating pumps. Work also includes installation of new direct digital controls (DDC) serving the new boilers and heating pumps.

PROJECT JUSTIFICATION:

The oil-fired boiler is original to the State Patrol Tomah building which was built in 1971. The four condensing units and associated components are past their useful life. Replacing the HVAC system's diesel components will improve air quality and reduce the operation and maintenance costs for the facility.

BUDGET/SCHEDULE:

Construction	\$479,000
Design	\$61,700
DFD Mgt	\$22,100
Contingency	\$72,000
TOTAL	\$634,800

SBC Approval	Oct 2024
A/E Selection	Apr 2023
Bid Opening	Mar 2025
Start Construction	Jul 2025
Substantial Completion	Feb 2026
Final Completion	Mar 2026

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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Department of Veterans Affairs

10. Various All Agency Projects – Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation	\$1,157,100
King Mitchell Ave Paving/Utilities Upgrade	\$1,157,100
(\$1,157,100 SEG REV)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #10**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Craig Jensen, (608) 264-6093, craig.jensen1@dva.wisconsin.gov

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

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Wisconsin Veterans Home at King (Waupaca Co.)	23I2V	Mitchell Avenue Paving and Utilities Upgrade	\$1,157,100
Utility Repair and Renovation Total			\$1,157,100

PROJECT DESCRIPTION:

This project includes reconstruction of the Mitchell Avenue roadway from Stordock Hall to Ainsworth Hall. The work includes repaving the road, new curbs and gutters, and replacement of the storm sewer, sanitary sewer, and structures. It also includes regrading of the road corridor to address ponding issues, demolition of a stairway, and removal of parking spots.

PROJECT JUSTIFICATION:

The section of Mitchell Avenue between Stordock Hall and Ainsworth Hall is in poor condition and is starting to show signs of excessive wear such as spider cracking, potholes, and delamination. This is despite past attempts to extend the operational life of the pavement by adding additional layers of asphalt. Within the last 15 years, two of the original brick catch basins collapsed and were filled in. As a result of this repair, the road and adjacent properties now experience localized ponding during rain events, and issues with the remaining catch basins are beginning to arise due to pavements settling around them, due to the soil beneath the pavement being washed away. Many of the utilities located beneath this section of Mitchell Avenue have not been upgraded in several decades with some structures dating back to the early 1900s.

While this section of roadway is on WDVA property, it also serves the public by providing access to the private residences and storage facility adjacent to the Veterans Home along Mitchell Avenue.

BUDGET/SCHEDULE:

Construction	\$807,700
Design	\$90,200
DFD Mgt	\$40,600
Contingency	\$204,900
Other Fees	\$13,700
TOTAL	\$1,157,100

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Apr 2025
Start Construction	Jun 2025
Substantial Completion	Nov 2025
Final Completion	Dec 2025

PREVIOUS ACTION: None.

October 8, 2024

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin System

- 11. UW-Madison – Spring Street Property Acquisition – Request authority to purchase a 0.0972-acre parcel of land and improvements located at 1101 Spring Street in the city of Madison for \$900,000 PR-CASH plus closing costs.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #11**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Joshua Bernardini, (608) 266-8824, joshua.bernardini@wisconsin.gov

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.0972-acre parcel of land and improvements located at 1101 Spring Street in the city of Madison for \$900,000 PR-CASH plus closing costs.

PROJECT DESCRIPTION:

This project acquires a 0.0972-acre of land located at 1101 Spring Street in the City of Madison. The property is improved with a 1,065 GSF two-story commercial building which serves as a branch bank for Landmark Credit Union. The site is improved with a parking lot that can accommodate six vehicles. The anticipated closing will occur after State Building Commission approval.

Two real estate appraisals of the property were completed that support the purchase price of \$900,000. A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards. A survey was completed to verify there were no unrecorded easements or other encumbrances and a full title search has been completed.

PROJECT JUSTIFICATION:

The proposed acquisition of this parcel supports the comprehensive Campus Master Plan allowing for the future development of a new parking ramp planned to be constructed on this block. Long term continued acquisition is planned throughout the block as funding is identified and parcels become available from willing sellers.

UWS Legal, DOA Legal and Real Estate staff have reviewed the submitted documents and have no issues or concerns with the acquisition.

SCHEDULE:

SBC Approval: October 2024

Closing: No later than December 26, 2026

PREVIOUS ACTION: None.



Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau
This map is for reference purposes only.

UW-Madison: 1101 Spring St. Acquisition

- Proposed Acquisition
- Campus Building
- UW Owned
- Campus Parking Area

0 50 100 Feet



Document Path: \\C:\P\2019\Projects\20190202_Map\0001101_Spring_St_Acquisition\Map_1101_Spring_St_Acquisition_20190202.mxd

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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12. UW-Parkside – BTF Request – Request the release of \$1,533,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the project(s) listed below.

BTF Request	\$1,533,000
PKS Wyllie Hall Reno Completion (L1-L3)	\$1,533,000
(\$1,533,000 BTF)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #12**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Josh Bernadini, (608) 266-8874, joshua.bernadini@wisconsin.gov

LOCATION: UW-Parkside, Kenosha County

PROJECT REQUEST: Request the release of \$1,533,000 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a Design Report for the project(s) listed below.

BTF Request			
LOCATION	PROJ. NO.	PROJECT TITLE	BTF
UW-Parkside (Kenosha Co.)	23K1L	Wyllie Hall Renovation Completion (Levels L1/L2/L3)	\$1,533,000
BTF Request Total			\$1,533,000

UW-Parkside – Wyllie Hall Renovation Completion (Levels L1/L2/L3) (23K1L):

Project Description and Justification:

This project completes the renovation work at Wyllie Hall. Built in 1972, most systems and components are original to the building and have exceeded their useful life expectancy. Approximately ten years ago, a Wyllie Hall Renewal and Academic Success Feasibility Study was done to identify and prioritize system deficiencies, including developing a multi-phase, multi-biennium renewal plan. The Phase I renovation was enumerated in the 2017 capital budget to complete building infrastructure maintenance. The major space renovations and building infrastructure upgrades were identified for the second and final phases.

This project replaces branch mechanical, electrical, telecommunications, and plumbing building infrastructure distribution and controls, suspended acoustical ceilings, lighting fixtures, louvers, and vents, and architectural finishes on building levels L2, L3, the campus administration area, and any portions of level L1 not previously completed. The ballasted roofing systems will be replaced with fully adhered EPDM roofing systems, including photovoltaic solar arrays. OSHA compliant fall protection appurtenances and features will be determined and associated cost estimates will be provided for all roof sections. The visitor parking lot adjacent to Wyllie Hall, along with the associated natural turf areas, will require extensive restoration and resurfacing. The Business Services and Human Resources operations from Tallent Hall will be relocated into Wyllie Hall to allow the future expansion of new and emerging Health Sciences programs.

The artificial segmentation of the renovation and repair work has resulted in compromised, bifurcated, and operationally burdensome building infrastructure systems. Age and deterioration of these building systems has progressed at an increased pace, evidenced by routine mechanical piping sediment deposits, rusted through floor drains, electrical system overloads, and roof leaks in the campus administration area. The maintenance staff routinely pull significant amounts of rust, metal, and pipe slake from the strainers on the newly replaced air handling units. This debris is from the original heating pipes on the upper levels of the building that were not replaced in the first phase. The control valves on the heating system do not operate properly resulting in maintenance difficulties in repairing the system because it cannot easily be isolated. Restroom floor drains have rotted away and will need to be replaced. These conditions and events pose an immediate concern for property damage and an unsafe working environment.

Pneumatic controls will be replaced with direct digital controls and integrated into the campus building automation system. Network cabling will be replaced and terminated into networking closets, and these will be connected to emergency power. The University Police radio transmitters, repeaters, equipment and associated central hub will also be replaced. The library book and media ranges and restrooms will be renovated to meet accessibility standards, including replacing fixtures and floor drains. The administrative elevator will be reconfigured and replaced to provide additional stops and facilitate better interior building circulation between the split-level the collective administrative units. The current networking cable runs exceed 300 LF, resulting in faded signals, unreliable connections, and reduced speeds, which is vital in an online environment. During the recent pandemic, it was common for signal reliability issues to negatively impact Chancellor's cabinet meetings with disruption to video, audio, or both. Centralizing the networking racks to the unused elevator expansion shafts constructed with the original building will reduce the distance of all building cable runs and improve signal strength and reliability.

The library has reduced its data warehousing footprint by 25% and the print journals and reference materials have been replaced with electronic versions. Physical books have been replaced with e-Books and the current annual rate of reduction is approximately 2%. It is anticipated that these space management measures will support this proposed scope of work to meet current accessibility guidelines for the remaining book and media ranges as well as potential relocation of business and service units from Tallent Hall.

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee

Full Commission

13. UW-Stevens Point – Briggs Street Property Acquisition
– Request authority to purchase a 0.152-acre parcel of land and improvements located at 2032 Briggs Street in the City of Stevens Point for \$215,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #13**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW-Stevens Point, Portage County

PROJECT REQUEST: Request authority to purchase a 0.152-acre parcel of land and improvements located at 2032 Briggs Street in the City of Stevens Point for \$215,000 PR-CASH plus closing costs.

PROJECT DESCRIPTION:

This project acquires a 0.152-acre parcel of land located at 2032 Briggs Street in the City of Stevens Point, with the area defined as the campus boundary at the south end of campus. The property is improved with a two-story, two-family house. The negotiated purchase price is \$215,000. No relocation costs are associated with this acquisition. The anticipated closing will occur after approval by the State Building Commission.

Two real estate appraisals of the property were completed: one commissioned by the seller and the other by the Board of Regents. An environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards.

PROJECT JUSTIFICATION:

The most recent UW-Stevens Point Master Plan (2007) identified the city block south of Noel Fine Arts Center and Albertson Hall for re-development. The 2007 Master Plan recommended boundary changes to support the long-term academic, research, open space and parking needs of the Campus. These boundary changes were approved in November 2007 by both the Board of Regents and the City of Stevens Point. Currently, the Board of Regents owns eight of the ten single-family houses located on Briggs Street between Reserve Street and Phillips Street. The intent is to purchase the remaining house when it becomes available from the sellers.

UWS-Legal, DOA Legal and Real Estate staff have reviewed the acquisition documents and found no issues with the transaction.

SCHEDULE:

SBC Approval: October 2024

Closing: No later than November 15, 2024

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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14. UW-System – 2023-25 Instructional Space and Technology Projects Program – Request the following:
- a) Authority to release \$10,623,000 SEG REV of the total \$46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
 - b) Authority to construct the specified instructional space and technology renovation projects for an estimated total cost of \$10,623,000 SEG REV; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 Instructional Space/Technology Program			\$10,623,000
EAU	Haas Fine Arts Art/Design Studio Reno		\$5,516,000
			(\$5,516,000 SEG REV)
LAC	Wing Tech Ctr Computer Sci Lab Reno		\$2,418,000
			(\$2,418,000 SEG REV)
RVF	Ag Engineering/Ag Science Lab		\$2,689,000
			(\$2,689,000 SEG REV)

2023 Wisconsin Act 19 enumerated these projects as part of the Instructional Space Projects Program for a program total of \$46,604,000 SEG REV. To date, the SBC has authorized approximately \$16.15 million from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #14**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Joshua Bernadini, (608) 266-8874,
joshua.bernadini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$10,623,000 SEG REV of the total \$46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
- b) Authority to construct the specified instructional space and technology renovation projects for an estimated total cost of \$10,623,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 INSTRUCTIONAL SPACE AND TECHNOLOGY PROJECTS PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV
EAU CLAIRE (Eau Claire Co.)	23F4Q	Haas Fine Arts - Art & Design Studio Renovation	\$5,516,000
LA CROSSE (La Crosse Co.)	23F4N	Wing Technology Center Computer Science Lab Renovation	\$2,418,000
RIVER FALLS (Pierce Co.)	23F4V	Agricultural Engineering & Agricultural Science Laboratory	\$2,689,000
OCTOBER 2024 SUBTOTAL			\$10,623,000

UW-Eau Claire - Haas Fine Arts Art & Design Studio Renovation (23F4Q):

Project Description and Justification:

This project renovates and reconfigures two graphic design computing laboratories and the painting studio. Project work includes combining two graphic design computing laboratories (Rooms 217 and 219) into a single, cohesive space to increase the size of each student station, improve circulation throughout the laboratory, and provide adequate space for a dedicated printer subroom. This project will also convert the printmaking studio (Room 310) on the third floor into a multi-discipline laboratory accommodating graphic design, printmaking, and other departmental uses. Additionally, the project includes a complete renovation of the painting studio (Room 315), including relocating the spray booth into a dedicated and segregated enclosure.

New acoustical ceiling grids and tiles will be installed in the computing and multi-disciplinary laboratories. The ventilation systems serving these spaces will be renovated, replaced, and/or augmented to provide adequate ventilation for the spray booth, painting studio, and graphic design printers. All HVAC distribution ductwork and exhaust hoods will be removed, replaced, and relocated as necessary to accommodate the new laboratory and studio layouts. All room finishes, lighting and controls, instructional technology, storage, special equipment, and

furnishings will be removed and replaced. All replacement room and task lighting will be upgraded to LED fixtures.

The Haas Fine Arts building requires renovation to improve the functionality and circulation of the graphic design computing laboratories and painting studio. The current setup is inadequate for the growing art programs, with poor ventilation and inefficient use of space. By reconfiguring the instructional spaces to accommodate both lecture and laboratory sections, and reallocating underused printmaking space, we can create a more effective learning environment that meets the needs of our students.

Budget/Schedule:

Construction	\$3,835,000
Design	\$372,000
DFD Mgt	\$176,500
Contingency	\$576,000
Equipment	\$531,500
Other Fees	\$25,000
TOTAL	\$5,516,000

SBC Approval	Oct 2024
A/E Selection	Sep 2023
Bid Opening	Jan 2025
Start Construction	May 2025
Substantial Completion	Aug 2026
Final Completion	Dec 2026

UW-La Crosse – Wing Technology Center Computer Science Laboratory Renovation (23F4N):

Project Description and Justification:

This project converts a television studio into a new computer science instructional laboratory. The selected spaces and associated building infrastructure systems will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. Project work includes demolishing the obsolete television studio space including partition walls; acoustical ceiling systems and lighting; and flooring, television studio equipment controls, consoles, and casework/enclosures. The project will then establish a new primary instructional area, along with adjacent collaboration and project spaces. This involves replacing all room finishes, including the acoustical ceiling and lighting fixtures, flooring, as well as replacing, relocating, and augmenting ventilation, electrical, and telecommunications distribution throughout the space. New instructional technology will be installed, including an instructor station with integrated controls, monitors and/or data projectors, and projection screens. The resulting configuration will allow flexible instructional use for the Computer Science Department and other similar academic needs.

The renovation of the Wing Technology Center is essential to provide a modern and flexible instructional space for the Computer Science Department. The current facilities are outdated and do not meet the curriculum and technology needs of the department, nor the newly added Computing Engineering degree. By transforming the old television studio into a versatile, multi-use computing and technology hub, we can significantly enhance the learning environment and better support our academic programs.

Budget/Schedule:

Construction	\$1,616,500
Design	\$187,100
DFD Mgt	\$74,400
Contingency	\$243,000
Equipment	\$297,000
TOTAL	\$2,418,000

SBC Approval	Oct 2024
A/E Selection	Sep 2023
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Dec 2025
Final Completion	Jun 2026

UW-River Falls - Agricultural Engineering & Agricultural Science Laboratory (23F4V):**Project Description and Justification:**

This project renovates agricultural engineering and agricultural science instructional laboratory suites to support new academic majors and modernize existing spaces. The designated laboratories and support areas will be evaluated to identify deficiencies, develop design solutions, and recommend corrective measures. The design consultant will collaborate with the university to prioritize recommendations and help maintain the project within budget.

In the Agricultural Engineering Annex, two rooms (169 & 170) will be remodeled to support the new agricultural and environmental engineering curriculum. This includes upgrading HVAC systems, improving thermal controls, installing new exhaust and LED lighting, replacing ACM pipe joint covers, and enhancing acoustics with sound dampening panels. New instructional technology will be installed, epoxy flooring applied, and key card access provided for main entrances. Deferred maintenance will be addressed, walls patched and painted, and new mobile tables and chairs added. Specific areas will be subdivided and reconfigured for optimal functionality, including a new dust-proof, ventilated room for grinding processes and improved storage solutions.

In the Agricultural Science wing, two spaces (334 & 336) will undergo a complete renovation, modernizing plant and earth science laboratories. This includes replacing casework, countertops, sinks, gas jets, piping, electrical distribution, acoustic ceiling tiles, light fixtures, air diffusers, and distribution ductwork. New instructional technology will include whiteboards, projection screens, LCD projectors, computing equipment, and sound systems. ACM pipe fittings and countertops will be abated, and new instructor stations and laboratory chairs will be provided.

The Agricultural Engineering Annex and Agriculture Science labs at UW-River Falls need renovation to support new academic majors and modernize existing spaces. The current facilities are outdated and do not support the modern equipment and teaching configurations required for the growing enrollment in agricultural engineering and science programs. This work will update lab spaces, improve instructional areas, and regulate heat and humidity, thereby enhancing the educational experience for our students.

Budget/Schedule:

Construction	\$1,941,000
Design	\$215,900
DFD Mgt	\$89,300
Contingency	\$291,200
Equipment	\$151,600
TOTAL	\$2,689,000

SBC Approval	Oct 2024
A/E Selection	Sep 2023
Bid Opening	Jan 2025
Start Construction	Apr 2025
Substantial Completion	Jul 2025
Final Completion	Feb 2026

Previous Action: 2023 Wisconsin Act 19 enumerated these projects as part of the Instructional Space Projects Program for a program total of \$46,604,000 SEG REV. To date, the SBC has authorized approximately \$16.15 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

SBC Mtg	Project	Amount Authorized
Oct 2023	50% of total design budget (all projects)	\$1,690,500
Feb 2024	PKS - Health Services Laboratory Renovation (22J3I)	\$4,650,000
Aug 2024	MSN - Brogden Psychology Lecture Hall 105 Renovation (23F4K)	\$2,012,000
Aug 2024	PLT - Boebel Hall Biochemistry Laboratory Renovation (23F4U)	\$1,141,000
Aug 2024	MSN - Van Hise Hall First Floor Classroom Renovation (23F4O)	\$2,280,000
Aug 2024	EAU - Hibbard Hall Classroom Renovation (23F4M)	\$2,087,000
Aug 2024	WTW - Center of the Arts Metals Laboratory Renovation (23F4T)	\$2,295,000
	<i>Instructional Space Projects Program Subtotal</i>	\$16,155,500

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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15. UW-System – 2023-25 Minor Facilities Renewal

Program - Request the following:

- a) Authority to release \$32,875,000 (\$26,956,000 SEG REV and \$5,919,000 PR-CASH) of the total \$89,939,000 (\$64,827,000 GFSB, \$14,871,000 PRSB and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
- b) Authority to construct the specified projects for an estimated total cost of \$32,875,000 (\$26,956,000 SEG REV and \$5,919,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program Group.

2023-25 Minor Facilities Renewal Program		\$32,875,000
GBY	Campuswide Fire/Smoke System Repl (\$6,278,000 SEG REV; \$698,000 PR-CASH)	\$6,976,000
LAC	Graff/Mitchell Exterior Envelope Repr (\$6,620,000 SEG REV)	\$6,620,000
MSN	Nielsen Tennis Ctr Roof Replacement (\$5,221,000 PR-CASH)	\$5,221,000
MIL	Kenilworth East Exter Envelope Repr (\$7,381,000 SEG REV)	\$7,381,000
PKS	Fac Mgt Ctr Health & Safety Reno (\$6,677,000 SEG REV)	\$6,677,000
TOTALS	\$26,956,000 SEG REV \$5,919,000 PR-CASH	\$32,875,000

2023 Wisconsin Act 19 authorized approximately \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for the UWS Minor Facility Renewal Program. To date, the SBC has authorized approximately \$7.9 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #15**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$32,875,000 (\$26,956,000 SEG REV and \$5,919,000 PR-CASH) of the total \$89,939,000 (\$64,827,000 GFSB, \$14,871,000 PRSB and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
- b) Authority to construct the specified projects for an estimated total cost of \$32,875,000 (\$26,956,000 SEG REV and \$5,919,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program Group.

2023-25 MINOR FACILITIES RENEWAL PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	23F3V	Campuswide Fire Alarm & Smoke Detection System Replacement	\$6,278,000	\$698,000	\$6,976,000
LA CROSSE (La Crosse Co.)	23F3Z	Graff Main Hall/Mitchell Hall Exterior Envelope Maintenance & Repairs	\$6,620,000	\$0	\$6,620,000
MADISON (Dane Co.)	23F4Z	Nielsen Tennis Center Roof Replacement	\$0	\$5,221,000	\$5,221,000
MILWAUKEE (Milwaukee Co.)	23F3W	Kenilworth Square East Exterior Envelope Maintenance & Repairs	\$7,381,000	\$0	\$7,381,000
PARKSIDE (Kenosha Co.)	23F3X	Facilities Management Center Health & Safety Renovations	\$6,677,000	\$0	\$6,677,000
2023-25 MFR PROGRAM SUBTOTAL			\$26,956,000	\$5,919,000	\$32,875,000

	SEG REV	PR-CASH	TOTAL
OCTOBER 2024 TOTALS	\$26,956,000	\$5,919,000	\$32,875,000

UW-Green Bay – Campuswide Fire Alarm & Smoke Detection System Replacement (23F3V):

Project Description and Justification:

This project replaces the fire alarm and smoke detection systems across nine buildings (Heating and Chilling Plant, Instructional Services, Kress Events Center, Laboratory Sciences, Mary Ann Cofrin Hall, Rose Hall, Student Services, Studio Arts, and Theatre Hall) and approximately 863,000 GSF. The replacement system will be compatible with those installed within other campus facilities not included in this project. All campus fire alarm and smoke detection systems will connect through a new fiber optic cable and central monitoring points located in the Campus

Police Department and the Heating and Chilling Plant. The project will improve detection, provide additional notification to meet current codes, and reduce maintenance. The new system will be installed and commissioned prior to demolishing and removing the current system.

The fire alarm systems to be replaced under this project are primarily 1977 vintage, with various ad hoc additions and modifications also completed since original installation. The vast majority of equipment, controls, cabling, and wiring are well past their expected useful lives and require replacement. These systems have become unreliable and difficult to repair or replace component by component, building by building.

Budget/Schedule:

Construction	\$5,460,000
Design	\$445,000
DFD Mgt	\$252,000
Contingency	\$819,000
TOTAL	\$6,976,000

SBC Approval	Oct 2024
A/E Selection	Aug 2023
Bid Opening	Feb 2025
Start Construction	Apr 2025
Substantial Completion	Aug 2027
Final Completion	Feb 2028

UW-La Crosse – Graff Main Hall/Mitchell Hall Exterior Envelope Maintenance & Repairs (23F3Z):

Project Description and Justification:

The project performs exterior envelope maintenance and repairs to prevent water infiltration on two buildings (Graff Main Hall and Mitchell Hall) and preserve a building (Graff Main Hall) on the National Register of Historic Places. Mitchell Hall work includes replacing select exterior windows and doors, minor repairs to the associated interior surrounding surfaces, and restoring the brick masonry façade. Graff Main Hall work includes restoring the brick, limestone, and sandstone masonry façade; and repairing and coating the sheet metal cornice and coping system to preserve the historic aesthetics.

Graff Main Hall was constructed in 1909. The exterior is comprised of brick with limestone banding, windowsills, and decorative limestone pediments. A sheet metal coping protects the top of the parapet wall encompassing the buildings perimeter. At the base of the parapets a limestone cornice with a sheet metal cover wraps the South, East and West elevations. Along the north elevation a similar sheet metal cornice exists without the limestone. The masonry parapet is covered with corrugated galvanized, sheet metal coping cap. The coping is original to buildings construction. A study completed identified and detailed issues with the building envelope. Some minor repairs have previously been completed, but the exterior of the building is essentially the same as it was more than 100 years ago. UW-La Crosse has prioritized repairing and preserving Graff Main Hall. Not only is it engrained in the history of the university, but the architectural elements of Graff Main Hall have become the cornerstone upon which the architectural design of new campus buildings have been based. Repairing and preserving the exterior of Graff Main Hall will allow it to remain the anchor to campus well into future.

Mitchell Hall was constructed in 1965. An addition that renovated a portion of the original facility and added square footage on both the north and south sides of the building was designed

by the same firm and was completed in 1969 to 1970. The building varies in height up to approximately 44 VF above grade and is skinned on the exterior primarily with brick masonry and cut stone panels. A study was completed that identified and detailed issues with the building envelope. There have been no significant building envelope repairs previously completed. Defects in the building envelope have been detected in multiple locations. Some of the defects consist of failed sealant joints; deteriorated mortar joints; cracked, displaced, and spalled brick units; efflorescence on brick from moisture infiltration; and deteriorated stone panels. These conditions have led to moisture infiltration that adversely affect daily operations. Continued moisture penetration will have an adverse effect on the longevity of the structure itself. Corrective measures that remedy the issues identified will improve the environment in the building for the occupants and preserve the structure of the building.

Budget/Schedule:

Construction	\$5,092,000	SBC Approval	Oct 2024
Design	\$390,700	A/E Selection	Aug 2023
DFD Mgt	\$238,900	Bid Opening	Feb 2025
Contingency	\$878,400	Start Construction	May 2025
Other Fees	\$20,000	Substantial Completion	Aug 2026
TOTAL	\$6,620,000	Final Completion	Feb 2027

UW-Madison – Nielsen Tennis Center Roof Replacement (23F4Z):

Project Description and Justification:

This project replaces roof systems over 12 tennis courts and six squash courts to maintain the building envelope integrity and prevent damage to the building and its contents. The low sloped portions of the roof were replaced in the summer of 2018. This project removes and replaces the remaining roofing sections and systems, approximately 101,500 SF total.

The Nielsen Tennis Stadium was constructed in 1968 and features 20 tennis courts (12 indoor and eight outdoor), five singles squash courts, and one squash doubles court. From 1988 to 2010, the Nielsen Tennis Stadium served as the site for the USTA/ITA Women's National Indoor Team Tennis Championship. The outdoor courts were utilized for the 1991 Big Ten Women's Championship and the 1992 Big Ten Men's Championship. Most recently, the 2009 Big Ten Women's Championship was held at Nielsen. The facility has also served as the site for the Wisconsin Boys' and Girls' High School Championship, the USTA League State Championship, the Badger State Games, the men's collegiate Rolex Midwest Qualifier as well as numerous NCAA Division III regional and conference championships.

An inspection of the roof in July of 2018 by Taylor Roofing had given an estimated life expectancy of 5-7 years. A new roofing system will ensure continued usage at Nielsen Tennis stadium free of leaks. More than 6,000 students, faculty and community players use the facilities at Nielsen on a weekly basis. The stadium also features shower and locker areas as well as upper-level seating for more than 1,500 spectators. Roof replacement is critical for the facility to be utilized by students, staff, and the community as well as the ability to host athletic tournaments.

Budget/Schedule:

Construction	\$4,091,700
Design	\$327,200
DFD Mgt	\$188,300
Contingency	\$613,800
TOTAL	\$5,221,000

SBC Approval	Oct 2024
A/E Selection	Mar 2024
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Nov 2025
Final Completion	May 2027

UW-Milwaukee – Kenilworth Square East Exterior Envelope Maintenance & Repairs (23F3W):**Project Description and Justification:**

This project completely removes and replaces the brick façade on the North, East, and South elevations from the top of first-floor limestone ribbon to bottom of the fifth-floor cornice. Backup walls will be repaired and new air-barrier, steel shelf angles, masonry ties, and brick masonry units will be installed to match the existing facade color, texture, and coursing. Perimeter sealants at windows will be replaced and all limestone units will be rehabilitated. Select repair and replacement of masonry will be performed on all three elevations below first floor limestone ribbon. A protected and lighted walkway at City of Milwaukee sidewalks will be furnished directly below areas of work along with temporary signage.

Kenilworth Square East (KSE) is a 242,600 SF, six-story, masonry facade/concrete structure building constructed in 1915. The building is connected by two short skyways at the second level to the Kenilworth Square Apartments (KSA) housing units. KSA is not part of this project request. KSE was originally used for manufacturing activities and features a robust concrete structure, large floorplates, tall floor-to-floor heights, large windows, and a simple architectural style corresponding to their industrial uses. In 2006 the property was redeveloped by a private developer in partnership with UW-Milwaukee for use as university offices, event space, and retail. The north, south and east facades were not replaced at the time of renovation in 2006. Only the west facade was replaced as a part of other design and construction remodeling considerations at the time. The property is included in the Wisconsin Architectural & Historical Inventory. The significant repairs required for the facades will very likely trigger a review by the Wisconsin Historical Society (WHS) since this is a state-owned property.

In the summer of 2021, a Kenilworth Square East (KSE) facade condition review/study was completed, including site investigation and examination of available building construction and previous condition assessment documentation. Due to the precarious condition of the masonry façades above actively used city sidewalks (in particular, the north/south and east elevations), protective scaffolding over the north and east sidewalks was erected also in 2021. That scaffolding has since been removed. Temporary facade stabilization work, essentially consisting of surface-mounted angles (north, south, and east facade elevations) lagged to the concrete building structure was subsequently installed. The stabilization elements (angles) remain in place and will be present when this project's permanent facade repairs are executed.

Due to the complete failure of the 109-year-old existing brick veneer attachment, its full removal and replacement is required. The north, east, and south elevations are in severe distress with the

north and east being in the worst condition. The overall lack of appropriate anchoring of the exterior wythe of brick to the structure or backup infill masonry and the age of the system is perhaps the most impactful to repair methods. The anchoring deficiency restricts the ability to reset the small facade areas that are slipping and bowing on the exterior wythe, without removing entire sections of adjacent brick. The failure of the exterior wythe of masonry at the base east elevation on the southeast corner of the building is an example of what could happen to full sections of brick on the three facades and all floors.

Anchoring the brick to the building structure can only be observed where brick was removed as part of the destructive investigative openings. It was consistently observed across all the openings that proper anchoring the brick to the backup substrate and structure was either limited; completely missing; or installed, but knocked flat and not engaged. Where anchors do engage the masonry, they were a flat, non-corrugated type and only partially engaged with the masonry. The flat metal ties were often either set into the concrete or secured to metal wires whose securement to the substrate could not be verified due to the limitations of the opening. The wires observed are rusted. Other thicker wires, possibly originally used to hold formwork in place, are heavily corroded and generally bent down against the concrete substrate. Corrugated ties, sometimes heavily corroded, were occasionally observed between brick set in non-running bonds and the adjacent running bond.

Budget/Schedule:

Construction	\$4,828,000
Design	\$453,900
DFD Mgt	\$265,400
Contingency	\$1,804,600
Other Fees	\$29,100
TOTAL	\$7,381,000

SBC Approval	Oct 2024
A/E Selection	Aug 2023
Bid Opening	Jan 2025
Start Construction	Apr 2025
Substantial Completion	Aug 2026
Final Completion	Feb 2027

UW-Parkside – Facilities Management Center Health & Safety Renovations (23F3X):

Project Description and Justification:

This project replaces the heating, cooling and ventilation (HVAC) system serving the building offices, maintenance workshops, and fleet vehicle garage. The new HVAC system will be tested, balanced, and commissioned. The building electrical system will be upgraded, new lighting installed throughout, and a new photovoltaic solar panel system installed on the roof. The project replaces the existing built-up roofing with new insulation and Ethylene Propylene Diene Monomer (EPDM) roofing system, gutters, and downspouts. Exterior windows to be replaced with new aluminum, thermally-broken windows with insulated glass. Interior renovations include a new Mechanical Room, new suspended acoustical ceilings, and fire separation improvements.

The Facilities Management Center was constructed in 1975 and houses the main facilities administrative offices, the campus blueprint archive, campus planning and projects archive, a facilities repair workshop, and four garage service bays for vehicle storage and maintenance. The building had been sporadically modified during its service from original functionality. Office spaces have been reconfigured and partition walls and floors have been constructed to modify the

building to meet the changing needs of the facilities operation. The HVAC system controls, thermostats, and zoning for the building did not always change along with these other building modifications. The past building modifications also require assessment as some partition walls do not extend to the roof deck or are not sufficiently insulated for sound transfer or energy conservation.

The HVAC system is original to the building, with the exception of a cooling unit that was installed in approximately 2000 and two associated condensing units that provide air conditioning for the building during the cooling season. The original HVAC units are suspended from the ceiling in the rear garage bay, about 12 feet above the finished floor. The unit system is past its useful life, parts are not readily available for the unit, and repair parts typically need to be field-modified to work in the unit which adds expense and time to repairs. The new HVAC system hardware will be moved to a ground-level, rated room, for ease and safety of maintenance needs. The HVAC system currently has no outside air flow. The outside air intakes above the main entrance to the building have been abandoned and covered with insulation. Multiple code and health and safety violations were documented in a study completed in November 2019. The building cooling system is comprised of two exterior condensing units. Directional boring of piping feeds to the adjacent Heating and Chilling Plant would allow the building to be connected to the central chilled water loop for campus and thus eliminate the need for stand-alone condensers for building cooling. The roof on the building will be replaced as a part of this project. It is a ballasted roof that is at the end of its useful life.

Budget/Schedule:

Construction	\$5,234,300
Design	\$414,900
DFD Mgt	\$240,800
Contingency	\$785,200
Other Fees	\$1,800
TOTAL	\$6,677,000

SBC Approval	Oct 2024
A/E Selection	Aug 2023
Bid Opening	Feb 2025
Start Construction	Apr 2025
Substantial Completion	Jun 2026
Final Completion	Dec 2026

Previous Action: 2023 Wisconsin Act 19 authorized approximately \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for the UWS Minor Facility Renewal Program. To date, the SBC has authorized approximately \$7.9 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

SBC Mtg	Project	Amount Authorized
Oct 2023	50% of total design budget (SEG REV share)	\$2,442,100
Aug 2024	WTW – Wells Hall Elevator Modernization (23F5A)	\$5,463,600
	<i>Minor Facilities Renewal Program Subtotal</i>	\$7,905,700

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee	Full Commission
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16. Various All Agency Projects – Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$26,308,500
EAU	Heating Plant Light Retrofit/Envelope (\$827,200 SEG REV)	\$827,200
EAU	Hibbard/Schneider Elevator Repl (\$2,275,000 SEG REV)	\$2,275,000
MSN	Nutritional Sci HVAC System Reno (\$1,559,800 SEG REV)	\$1,559,800
MSN	Witte Tower A HVAC System Improv (\$2,852,400 PRSB)	\$2,852,400
MSN	Witte Tower B HVAC System Improv (\$2,207,600 PRSB)	\$2,207,600
MIL	University Sci/Research Bldg Roof Repl (\$2,999,200 SEG REV)	\$2,999,200
OSH	Arts/Comm Bldg Roof 16-19 Repl (\$2,998,600 SEG REV)	\$2,998,600
OSH	Halsey Ctr Chemistry Stockroom Reno (\$822,000 SEG REV)	\$822,000
PLT	Doudna Hall Roof Replacement (\$2,071,100 SEG REV)	\$2,071,100
PLT	Multi-Bldg Roof/Plaza Deck Repl (\$2,575,000 SEG REV)	\$2,575,000
STP	Baldwin/Neale Res Hall Roof Repl (\$831,300 PRSB)	\$831,300
STP	Old Main Roof Replacement (\$1,297,800 SEG REV)	\$1,297,800
SUP	Gates Fieldhouse/Old Main Roof Repl (\$2,991,500 SEG REV)	\$2,991,500
Utility Repair and Renovation		\$9,525,900
PLT	Steam Pit & Utility Repairs (\$2,151,300 SEG REV; \$1,690,400 PRSB)	\$3,841,700
RVF	Falcon/Knowles Chilled Water Repl (\$732,200 SEG REV)	\$732,200
WTW	Steam/Condensate Utility Repl (Pit 3-19) (\$2,822,600 SEG REV; \$2,129,400 PRSB)	\$4,952,000
Totals	\$26,123,300 SEG \$9,711,100 PRSB	\$35,834,400 REV

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #16**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
EAU CLAIRE (Eau Claire Co.)	23J2R	Heating Plant Lighting Retrofit & Building Envelope Repairs	\$827,200	\$0	\$827,200
EAU CLAIRE (Eau Claire Co.)	23J3N	Hibbard Hall/Schneider Hall Elevator Replacement	\$2,275,000	\$0	\$2,275,000
MADISON (Dane Co.)	23K1J	Nutritional Sciences HVAC System Renovation	\$1,559,800	\$0	\$1,559,800
MADISON (Dane Co.)	24D3T	Witte Hall Tower A HVAC System Improvements	\$0	\$2,852,400	\$2,852,400
MADISON (Dane Co.)	24D4D	Witte Hall Tower B HVAC System Improvements	\$0	\$2,207,600	\$2,207,600
MILWAUKEE (Milwaukee Co.)	23J2U	University Services & Research Building Roof Replacement	\$2,999,200	\$0	\$2,999,200
OSHKOSH (Winnebago Co.)	23J3F	Arts & Communication Building Roofs 16-19 Replacement	\$2,998,600	\$0	\$2,998,600
OSHKOSH (Winnebago Co.)	23J6H	Halsey Science Center Chemistry Stockroom Renovation	\$822,000	\$0	\$822,000
PLATTEVILLE (Grant Co.)	23J3D	Doudna Hall Roof Replacement	\$2,071,100	\$0	\$2,071,100
PLATTEVILLE (Grant Co.)	23J2P	Multi-Building Roofing/Plaza Deck Replacements	\$2,575,000	\$0	\$2,575,000
STEVENS POINT (Portage Co.)	24G1M	Baldwin & Neale Residence Halls Roof Replacement	\$0	\$831,300	\$831,300
STEVENS POINT (Portage Co.)	24A1T	Old Main Roof Replacement	\$1,297,800	\$0	\$1,297,800
SUPERIOR (Douglas Co.)	23J2Y	Gates Fieldhouse/Old Main Roof Replacements	\$2,991,500	\$0	\$2,991,500
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$20,417,200	\$5,891,300	\$26,308,500

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
PLATTEVILLE (Grant Co.)	23I3D	Steam Pit & Utility Repairs	\$2,151,300	\$1,690,400	\$3,841,700
RIVER FALLS (Pierce Co.)	23J3C	Falcon Center-Knowles Building Chilled Water Service Replacement	\$732,200	\$0	\$732,200
WHITEWATER (Walworth Co.)	23J2V	Steam & Condensate Utility Replacement (Pits 3-19)	\$2,822,600	\$2,129,400	\$4,952,000
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$5,706,100	\$3,819,800	\$9,525,900

	SEG REV	PRSB	TOTAL
OCTOBER 2024 TOTALS	\$26,123,300	\$9,711,100	\$35,834,400

UW-Eau Claire – Heating Plant Lighting Retrofit & Building Envelope Repairs (23J2R):

Project Description and Justification:

This project replaces all exterior doors, windows, and fluorescent, HID, and incandescent lighting fixtures. All replacement units will be energy efficient; appropriate for the central plant occupancy, environment, and operational activities; and improve the overall envelope and energy consumption performance.

The exterior doors and windows are original to the facility and more than 50 years old. They are damaged, degraded, and in select locations are no longer operational. The majority of lighting fixtures are also original to the facility. The remainder were installed in the early 2000s, but the units selected were inappropriate for the central plant environment and have failed. The lighting levels throughout and around the plant can be improved with new LED fixtures and maintenance costs reduced. It is anticipated that the lighting power density will be reduced from approximately 3 watts per square foot to 0.6 watts per square foot, reducing the load by approximately 50kW and achieve an annual savings of approximately \$24,000 for electrical costs. Simple payback of the lighting system upgrade based on preliminary cost estimate is about 6 years.

Budget/Schedule:

Construction	\$626,000
Design	\$78,500
DFD Mgt	\$28,800
Contingency	\$93,900
TOTAL	\$827,200

SBC Approval	Oct 2024
A/E Selection	Dec 2023
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

UW-Eau Claire – Hibbard Hall/Schneider Hall Elevator Replacement (23J3N):

Project Description and Justification:

This project replaces the Schneider Hall elevator control system with a new microprocessor-based control system, new submersible power unit, new hydraulic jack assembly, new closed

loop door operator, and new LED fixtures for the elevator cab and corridor. This project also replaces the Hibbard Hall elevator control systems with new microprocessor-based control system, new VFAC drive units, new closed loop door operators, and new LED car and hall fixtures. Project work in both buildings include alterations to the machine room power supply, HVAC, and related plumbing for sumps and condensate lines.

These elevators are more than 50 years old, do not meet current accessibility standards, and replacement parts are no longer available. Equipment failures are frequent with downtimes ranging from several days to several months depending on the component(s) that have failed. Locating replacement parts typically requires a nationwide search and long lead times to receive the replacement parts, if they can even be located. Sending out failed parts to be refurbished or recreated also requires long lead times if and when that option is determined to be possible. Each elevator serves a major academic building and are required to transport large populations between floors of each facility. Any downtime of these elevators is a critical failure and significantly impacts students and staff with disabilities that rely on these units to access areas of each building.

Budget/Schedule:

Construction	\$1,783,300
Design	\$142,100
DFD Mgt	\$82,100
Contingency	\$267,500
TOTAL	\$2,275,000

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Jan 2025
Start Construction	May 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

UW-Madison – Nutritional Sciences HVAC System Renovation (23K1J):

Project Description and Justification:

This project replaces the HVAC system with a new, energy efficient system that meets current building code and design and performance standards. Project work includes serving the Vivarium with a new system that meets current standards, improves supply air filtration, and provides better control of space temperature, humidity, and pressure relationships. The project also replaces the fabric ductwork located in other laboratory areas with metal ducts and laminar flow diffusers. Two air handling units will be removed along with their associated exhaust fans currently serving the vivarium and cage wash area. Both units will be replaced with a single unit that includes energy recovery coils, a steam pre-heat coil with face and bypass dampers, a chilled water-cooling coil, and a high-efficiency particulate air (HEPA) final filter bank.

The Nutritional Sciences building contains laboratory space and houses animals. The current HVAC system is inadequate and unable to perform to the modern laboratory standards. The air handling units are at least 40 years old. The chilled water coils, steam coils, dampers, and filters are all in need of replacement due to multiple repairs and being plugged with high static pressure drops. The filtration system design initially utilized rolled filters and were subsequently

upgraded to pleated filters. The filtration system for the animal spaces is insufficient and should have final filters with 85% particulate removal or higher rating.

Budget/Schedule:

Construction	\$1,191,300
Design	\$135,000
DFD Mgt	\$54,800
Contingency	\$178,700
TOTAL	\$1,559,800

SBC Approval	Oct 2024
A/E Selection	Dec 2023
Bid Opening	Jan 2025
Start Construction	Mar 2025
Substantial Completion	Oct 2025
Final Completion	Apr 2026

Previous Action: None.

UW-Madison – Witte Hall Tower A HVAC System Improvements (24D3T):

Project Description and Justification:

This project completes HVAC system updates, purchases and installs HVAC equipment and the associated digital controls that provide ventilation to each resident room to mitigate the elevated humidity conditions. The duct risers and some floor ductwork are being completed by a previous project. This project installs new dedicated outside air system units on the roof and completes the ductwork on several floors.

There is a significant increase in condensation on the walls and windows in the resident rooms. Towers Hall at UW-Eau Claire, which is a sister building to Witte Hall, underwent a similar renovation in May 2020. A consultant was hired to understand the cause at Eau Claire Towers Hall and it was determined that the unusual building envelope, in combination with the building's size and increased efficiency of the new building systems, caused high humidity levels and condensation in the dorm rooms. Towers Hall is currently installing supplemental HVAC systems and controls to mitigate these high humidity and condensation conditions, and this solution will be replicated at Witte Hall. This solution is being implemented in phases to maximize construction work in-between academic years.

Budget/Schedule:

Construction	\$2,289,100
Design	\$115,000
DFD Mgt	\$105,300
Contingency	\$343,000
TOTAL	\$2,852,400

SBC Approval	Oct 2024
A/E Selection	Jun 2024
Bid Opening	Jan 2025
Start Construction	Jun 2025
Substantial Completion	Jan 2026
Final Completion	Jul 2026

Previous Action: None.

UW-Madison – Witte Hall Tower B HVAC System Improvements (24D4D):

Project Description and Justification:

This project completes HVAC system updates and installs HVAC equipment and the associated digital controls that provide ventilation to each resident room to mitigate the elevated humidity conditions. The duct risers and some floor ductwork are being completed by a previous project. This project installs a new dedicated outside air system units on the roof and completes the ductwork on several floors.

There is a significant increase in condensation on the walls and windows in the resident rooms. Towers Hall at UW-Eau Claire, which is a sister building to Witte Hall, underwent a similar renovation in May 2020. A consultant was hired to understand the cause at Eau Claire Towers Hall and it was determined that the unusual building envelope, in combination with the building's size and increased efficiency of the new building systems, caused high humidity levels and condensation in the dorm rooms. Towers Hall is currently installing supplemental HVAC systems and controls to mitigate these high humidity and condensation conditions, and this solution will be replicated at Witte Hall. This solution is being implemented in phases to maximize construction work in-between academic years.

Budget/Schedule:

Construction	\$1,749,700
Design	\$115,000
DFD Mgt	\$80,500
Contingency	\$262,400
TOTAL	\$2,207,600

SBC Approval	Oct 2024
A/E Selection	Jun 2024
Bid Opening	Jan 2025
Start Construction	Jun 2025
Substantial Completion	Jan 2026
Final Completion	Jul 2026

Previous Action: None.

UW-Milwaukee – University Services & Research Building Roof Replacement (23J2U):

Project Description and Justification:

This project replaces approximately 143,000 SF of standing seam metal roofing that is chronically leaking. A new, fully adhered Ethylene Propylene Diene Monomer roof membrane will be installed over mechanically-attached insulation on the metal roof. New gutters and downspouts will be provided at high-bay areas and new perimeter sheet metal flashings installed as required.

The University Services and Research Building (USRB) was built in 1954 and became a university facility 20 years ago. The metal pan or tray type roof system covering USRB has multiple rolled-up standing joints, is presumed original, and is therefore well beyond its useful life. Smaller repairs have addressed immediate concerns, but a comprehensive roof covering is needed to fully resolve the water infiltration issues plaguing the building. Though previous work was instrumental in addressing the chronic flooding issues, roof leaks continue despite further attempted repair efforts. The engineering lab researchers and staff, office workers, warehouse staff, printing services, and shop staff have all had water intrusion issues, which made their work

difficult and has caused material damage. The cost and effort required to replace the materials could become more extensive if the roofing erodes further.

Budget/Schedule:

Construction	\$2,363,000
Design	\$173,000
DFD Mgt	\$108,700
Contingency	\$354,500
TOTAL	\$2,999,200

SBC Approval	Oct 2024
A/E Selection	Dec 2023
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Nov 2025
Final Completion	May 2026

Previous Action: None.

UW-Oshkosh – Arts & Communication Building Roofs 16-19 Replacement (23J3F):

Project Description and Justification:

This project replaces approximately 62,700 SF of roofing, related flashings, and existing insulation at designated portions of the Theater Arts Building and the Arts and Communications Building. Theater Arts Building work includes replacing approximately 18,100 SF of Ethylene Propylene Diene Monomer (EPDM) and built-up roofing, removing them down to the existing concrete deck, and installing new insulation and a fully-adhered EPDM roofing system. Arts and Communication work includes replacing approximately 44,600 SF of ballasted EPDM roofing membrane with a new ballasted EPDM roofing system. Existing ballast and insulation in good condition will be retained. At both buildings, ballasted rooftop guardrails will be added at select locations to meet current codes and improve safety for maintenance workers and existing lightning protection systems will be recertified at the completion of roof replacements.

The roof sections are more than 50 years old. Recent site inspections determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. Significant number of leaks occur during heavy rains and seasonal patching is required to minimize damage.

Budget/Schedule:

Construction	\$2,349,800
Design	\$188,000
DFD Mgt	\$108,100
Contingency	\$352,700
TOTAL	\$2,998,600

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Apr 2025
Start Construction	Jun 2025
Substantial Completion	Oct 2025
Final Completion	Apr 2026

Previous Action: None.

UW-Oshkosh – Halsey Science Center Chemistry Stockroom Renovation (23J6H):

Project Description and Justification:

This project completely renovates the campus chemistry stockroom to resolve deteriorated conditions and health, safety, and building code deficiencies. Project work includes replacing all chemical storage cabinets, exhaust ductwork and fans for the ventilated cabinets, fume hoods and utility fixtures, work counters, base cabinets, and sinks. Replacement storage cabinets, base cabinets, fume hoods, exhaust ductwork, and exhaust fans will be constructed of materials with maximum practical chemical resistance. All electrical and plumbing connections will be modified and reworked as necessary to connect the new laboratory fixtures.

The Halsey Science Center Addition was constructed in 1968 and included the chemistry stockroom. In 1988, the stockroom was completely renovated to address significantly deteriorated chemical storage cabinets/fume hoods and to address code deficiencies. The stockroom has not received any significant changes since the 1988 remodel. The stockroom is critical to the campus' chemistry program and must be continued to provide a safe working environment for the staff and students working in this area.

Budget/Schedule:

Construction	\$611,800
Design	\$90,200
DFD Mgt	\$28,200
Contingency	\$91,800
TOTAL	\$822,000

SBC Approval	Oct 2024
A/E Selection	Dec 2023
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Aug 2025
Final Completion	Feb 2026

Previous Action: None.

UW-Platteville – Doudna Hall Roof Replacement (23J3D):

Project Description and Justification:

This project replaces approximately 37,539 SF of coal tar pitch built-up roofing system along with associated flashings and sheet metal components on Roof Areas 1, 4, 9-11; and approximately 4,667 SF of the asphalt built-up roofing system along with associated flashings and sheet metal components on Roof Areas 5 and 6. A new tapered insulation system will be installed atop the prepared steel roof deck and a new fully-adhered Ethylene Propylene Diene Monomer (EPDM) membrane. New flashings and sheet metal components will be installed on all roof areas within scope and the louver adjacent to Roof Area 4 shall be modified in conjunction with the roof replacement.

The roof sections are more than 25 years old. Recent site inspections determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. Doudna Hall is an intensively used academic building and its roof is beginning to fail in multiple areas due to age. Since 1998, several roof sections have been repaired or replaced, but there are five roof sections last installed in 1996.

Budget/Schedule:

Construction	\$1,663,400
Design	\$81,600
DFD Mgt	\$76,600
Contingency	\$249,500
TOTAL	\$2,071,100

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Feb 2025
Start Construction	May 2025
Substantial Completion	Oct 2025
Final Completion	Apr 2026

Previous Action: None.

UW-Platteville – Multi-Building Roofing/Plaza Deck Replacements (23J2P):**Project Description and Justification:**

This project replaces roof systems on Center for the Arts and Ottensman Hall buildings that have exceeded their useful life to maintain the building envelope integrity and prevent damage to the building and its contents. Center for the Arts and Ottensman Hall work includes installing a new fully adhered Ethylene Propylene Diene Monomer (EPDM) membrane roof systems with a minimum of R-25 polyisocyanurate insulation over the roof deck. All sheet metal flashings will be replaced with new prefinished metal. Portions of the Center for the Arts standing seam roof system will be replaced with a new standing seam roof system while adding a new gutter system to manage water run-off. A new through wall flashing for Ottensman Hall will be installed along the north perimeter.

Center for the Arts roofing sections are at the end of or beyond their useful lifespan. They are original to when the building was constructed in 1981. The roof sections have failed and leak. The building also needs gutters installed along standing seam metal roof. Existing flat roof has bad tenting at all edges. The Ottensman Hall roofing sections have aged, deteriorated, and are beginning to fail and leak.

Budget/Schedule:

Construction	\$1,996,200
Design	\$187,600
DFD Mgt	\$91,900
Contingency	\$299,300
TOTAL	\$2,575,000

SBC Approval	Oct 2024
A/E Selection	Dec 2023
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

UW-Stevens Point – Baldwin & Neale Residence Halls Roof Replacement (24G1M):**Project Description and Justification:**

This project replaces roof coverings and completes all other associated ancillary work at Neale and Baldwin Halls, to maintain the building envelope integrity and prevent damage to the buildings and their contents. Removal of existing roof system down to the existing asphaltic vapor retarder and deck. A new 60-mil, fully adhered Ethylene Propylene Diene Monomer

(EPDM) single-ply roof membrane over tapered insulation system. Provide prefinished sheet metal flashings and trims. Provide non-penetrating fall protection around perimeters of buildings.

The roof sections are more than 32 years old, installed in 1991. Recent site inspections determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

Budget/Schedule:

Construction	\$695,000
DFD Mgt	\$32,000
Contingency	\$104,300
TOTAL	\$831,300

SBC Approval	Oct 2024
A/E Selection	May 2023
Bid Opening	Mar 2025
Start Construction	Jun 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

UW-Stevens Point – Old Main Roof Replacement (24A1T):

Project Description and Justification:

This project replaces the steep sloped, shingled roofing and Ethylene Propylene Diene Monomer (EPDM) roof on the historic Old Main facility. Project work includes cleaning of the original gutters and downspouts and installing new flashing, counterflashing, pipe boots, and other ancillary roofing accessories including inspection of the mechanical units. All roofing work will be coordinated around the existing electrical conduit, mechanical curbs, and other penetrations. This work will require scaffolding and site protection.

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

Budget/Schedule:

Construction	\$993,000
Design	\$110,200
DFD Mgt	\$45,700
Contingency	\$148,900
TOTAL	\$1,297,800

SBC Approval	Oct 2024
A/E Selection	Mar 2024
Bid Opening	Apr 2025
Start Construction	Jun 2025
Substantial Completion	Aug 2025
Final Completion	Feb 2026

Previous Action: None.

UW-Superior – Gates Fieldhouse/Old Main Roof Replacements (23J2Y):

Project Description and Justification:

This project replaces roofing systems on the Gates Fieldhouse and Old Main building. Gates Fieldhouse work includes removal, disposal, and replacement of built-up roof sections C, D & E (~28,000 SF) with new insulation and fully adhered Ethylene Propylene Diene Monomer (EPDM) roofing systems. Old Main work includes removal, disposal, and replacement of all built-up roof sections (~27,000 SF) with new insulation and fully adhered EPDM roofing systems.

Roof sections C, D & E were last replaced in 1985 with bitumen roofing membrane set in asphalt. The roof is beyond its useful life and has required 10 documented roof repairs. Seams and drain assemblies have deteriorated causing leaks to the interior of the building. Some measures have been taken to mitigate these issues, but site inspections by the Physical Plant staff have determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. The replacement associated with this project will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

Budget/Schedule:

Construction	\$2,350,000
Design	\$174,700
DFD Mgt	\$108,100
Contingency	\$352,500
Other Fees	\$6,200
TOTAL	\$2,991,500

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Nov 2025
Final Completion	May 2026

Previous Action: None.

UW-Platteville –Steam Pit & Utility Repairs (23I3D):

Project Description and Justification:

This project replaces selected sections of underground site mechanical utilities (steam and pumped condensate return) enclosed in concrete box conduit and reconstructs two utility pits. Project work includes the replacement of the steam and condensate lines from the Heating Plant through Steam Pits 15, 16, and 17 and includes the lateral serving Ottensman Hall from Pit 17. Steam Pits 16 and 17 will also be replaced.

Steam Pits 16 and 17 were originally constructed in 1963 and 1965. They are in poor condition, degraded from surface water and salt infiltration, and require complete replacement. The steam and condensate piping is more than 50 years old, has exceeded its intended useful life, and has had multiple repairs and patches completed through past projects. A broken anchor in Pit 17 is further stressing the piping system, creating a potential point of failure for this main steam line.

Budget/Schedule:

Construction	\$2,961,700
Design	\$252,200
DFD Mgt	\$136,300
Contingency	\$444,000
Other Fees	\$47,500
TOTAL	\$3,841,700

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Feb 2025
Start Construction	Apr 2025
Substantial Completion	Nov 2025
Final Completion	May 2026

Previous Action: None.

UW-River Falls – Falcon Center-Knowles Building Chilled Water Service Replacement (23J3C):

Project Description and Justification:

This project provides a reliable chilled water utility source to the Knowles Physical education Building. Project work includes extending the chilled water utility from the Falcon Center to the air handling units in Knowles Building and replacement of the direct expansion (DX) systems with chilled water piping and associated controls.

The exterior compressor cooling unit is failing with multiple compressors burnt out. The Falcon Center chiller was sized for future connections of the cooling loads for the Knowles Building. This project will provide Knowles Building with more reliable and energy efficient chilled water delivery system.

Budget/Schedule:

Construction	\$556,700
Design	\$66,200
DFD Mgt	\$25,700
Contingency	\$83,600
TOTAL	\$732,200

SBC Approval	Oct 2024
A/E Selection	Dec 2023
Bid Opening	Jan 2025
Start Construction	Mar 2025
Substantial Completion	Nov 2025
Final Completion	May 2026

Previous Action: None.

UW-Whitewater – Steam & Condensate Utility Replacement (Pits 3-19) (23J2V):

Project Description and Justification:

This project replaces approximately 1,300 LF of existing steam box conduit from Steam Pit 3 to Steam Pit 19 with new direct buried steam and pumped condensate conduits. Three new steam pits will be constructed, and piping reconfigured within two existing steam pits. All project areas disturbed will be fully restored including roadways and gutters, pedestrian walkways, terraces, landscaping features, and site structures.

This project is required to assure the adequacy of the steam supply throughout the campus for area heating and production of domestic hot water. The utility piping is one of the few remaining sections of the distribution system that has not been replaced since its original installation.

Replacing this section of the distribution system will maintain reliable supply of steam to campus.

Budget/Schedule:

Construction	\$3,932,000
Design	\$249,000
DFD Mgt	\$180,900
Contingency	\$590,100
TOTAL	\$4,952,000

SBC Approval	Oct 2024
A/E Selection	Nov 2023
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 8, 2024

Subcommittee

Full Commission

Other Business

17. Grants for Local Projects Program - Request the release of \$50,000,000 SEG REV to the Department of Administration on behalf of 50 Non-State Grantees to provide grants for local construction projects with a statewide public purpose pursuant to 2023 Wisconsin Act 19.

This program was enumerated in 2023 Wisconsin Act 19 for \$50,000,000 SEG REV.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2024
REQUEST #17**

AGENCY: Department of Administration on behalf of Statewide Non-State Grantees

DOA CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the release of \$50,000,000 SEG REV to the Department of Administration on behalf of 50 Non-State Grantees to provide grants for local construction projects with a statewide public purpose pursuant to 2023 Wisconsin Act 19.

PROJECT DESCRIPTION:

2023 Wisconsin Act 19 created an initiative that aimed to support non-state organizations that are not for-profit entities in their pursuit of construction projects with a statewide public purpose. The program provides funding to eligible organizations for construction projects that benefit the greater public. To be eligible for a grant, the non-state organization must satisfy the following requirements: secured funding from non-state revenue sources to cover at least half of the total project cost; demonstrated that they are not a for-profit entity; proposed a design of a construction project that was shovel ready and served a public purpose; and created or improved a capitalized asset.

On November 6, 2023, Governor Evers launched the application process for the \$50 Million Non-State Grant Program with applications due by January 31, 2024. The Department of Administration (DOA) received overwhelming interest in the program with over 250 applications. Over the next few months, the DOA conducted a review for the minimum eligibility requirements. Once the projects passed this initial review, the remaining projects underwent an in-depth review and were ranked by the following criteria: public purpose, project need, project impact, project viability, organizational capacity, and local support. These criteria were developed based on information provided to the applicants and in line with the long-standing Non-State Grant program and 2023 Wisconsin Act 19 requirements.

As a result of this review, the Department recommends the approval of the 50 applications. The recommendation will provide a total of \$50,000,000 in Segregated Revenue to these Non-State entities. See table below:

Funding Breakdown for the Non-State Grantees					
Grantee	Project Title	Total Project Cost	Grantee Funds	State Grant Requested	State Grant Recommended
Door County Historical Society	Eagle Bluff Lighthouse Barn Reconstruction	\$1,000,000	\$500,000	\$500,000	\$500,000
Bergstrom-Mahler Museum of Glass	Bergstrom-Mahler Museum of Glass Museum Renovation	\$500,000	\$250,000	\$250,000	\$250,000
MENOMINI YOU	The Menomini yoU, Inc. Waqsecewan Language Campus	\$5,000,000	\$2,500,000	\$2,500,000	\$850,000
Weill Center Foundation, Inc.	Weill Center Transformation	\$5,569,631	\$2,784,816	\$2,784,816	\$2,000,000
On Broadway, Inc.	Green Bay Public Market	\$12,500,000	\$6,432,600	\$6,067,400	\$500,000
Mosaic Family Health, Inc.	Mosaic Family Health Non-State Grant Application	\$3,000,000	\$1,500,000	\$1,500,000	\$1,500,000
Primary Connection Health Care, Inc.	Bridge Community Health Clinic Impact Expansion	\$6,351,800	\$3,175,900	\$3,175,900	\$2,000,000
La Clinica De Los Campesinos, Inc.	Family Health La Clinica Expansion of FQHC Services in Portage County	\$10,000,000	\$5,000,000	\$5,000,000	\$2,000,000
Sokaogon Chippewa Community	Sokaogon Chippewa Community New Health Clinic Expansion (SCHC)	\$9,000,000	\$4,500,000	\$4,500,000	\$1,200,000
Boys & Girls Club of the Tri-County Area, Inc.	Ripon Building Project	\$3,000,000	\$1,500,000	\$1,500,000	\$551,000
Outagamie County	Appleton International Airport (ATW) Concourse Expansion	\$22,471,151	\$15,971,151	\$6,500,000	\$2,000,000
Remington Volunteer Fire Department	RVFD Building Addition for decontamination and training	\$150,000	\$75,000	\$75,000	\$75,000

Appleton Public Library	Appleton Public Library Building Project	\$40,400,000	\$39,400,000	\$1,000,000	\$274,000
Barron County Historical Society, Inc. dba Pioneer Village Museum	Welcome Center	\$1,554,799	\$779,799	\$775,000	\$90,000
Shell Lake Arts Center	Shell Lake Arts Center - ACT II, the Capital Campaign	\$7,217,400	\$3,608,700	\$3,608,700	\$410,000
Riverwood Nature Center	Riverwood Nature Center Rural Development Project	\$1,900,000	\$950,000	\$950,000	\$950,000
Northwood Technical College	Medical Laboratory Education Center	\$3,888,000	\$2,288,000	\$1,600,000	\$250,000
LCO Community Health Foundation	Lac Courte Oreilles New Clinic Project	\$24,265,789	\$20,265,789	\$4,000,000	\$2,000,000
Tamarack Health Hayward Medical Center	Tamarack Health Cable Clinic	\$3,000,000	\$1,500,000	\$1,500,000	\$1,500,000
Tellurian Behavioral Health, Inc.	Jackson House-Mental Health Crisis Stabilization/ Hospital & Jail Diversion	\$379,964	\$189,982	\$189,982	\$30,000
Western Wisconsin Health	Saving Rural Obstetrics and providing for our patients	\$6,800,000	\$3,500,000	\$3,300,000	\$570,000
Wisconsin Vietnam Veterans Memorial Fund, Inc.	The Highground Multi-Use Visitor Center Project	\$2,400,000	\$1,600,000	\$800,000	\$800,000
Boys and Girls Club of Greater Chippewa Valley	Lee & Mary Markquart Boys & Girls Club Facility Renovation	\$1,446,000	\$726,000	\$720,000	\$700,000
Center for Black Excellence and Culture	Center for Black Excellence and Culture	\$23,398,346	\$20,398,346	\$3,000,000	\$1,000,000

Madison Area Rehabilitation Centers	MARC Mount Horeb Capital Campaign	\$5,318,729	\$2,918,729	\$2,400,000	\$800,000
Affordable Dental Care, Inc.	Expanding access to emergency and ongoing dental health	\$1,400,000	\$700,000	\$700,000	\$700,000
Badger Prairie Needs Network	Badger Prairie Needs Network Warehouse Expansion	\$3,521,500	\$1,760,750	\$1,760,750	\$1,600,000
Sun Prairie Public Library Foundation	Sun Prairie Public Library Next Chapter Expansion and Renovation	\$20,000,000	\$19,500,000	\$500,000	\$500,000
Town of Rutland	New Town Hall Garage	\$2,206,000	\$1,206,000	\$1,000,000	\$300,000
Milwaukee Repertory Theater	Associated Bank Theater Center	\$4,000,000	\$2,000,000	\$2,000,000	\$1,900,000
Milwaukee Habitat for Humanity	Neighborhood Revitalization Program	\$2,703,000	\$1,953,000	\$750,000	\$750,000
Northwest Side Community Development Corporation	High Quality Early Childhood Education Center	\$2,674,892	\$1,337,446	\$1,337,446	\$500,000
United Community Center - Milwaukee	Bruce-Guadalupe Community School Expansion	\$6,000,000	\$4,000,000	\$2,000,000	\$750,000
Center for Veterans Issues, Inc.	Milwaukee Soldiers Home National Historic Landmark District - Ward Memorial Hall	\$16,500,000	\$15,000,000	\$1,500,000	\$1,050,000
Meta House, Inc.	Project Horizon	\$5,000,000	\$2,500,000	\$2,500,000	\$1,750,000
Milwaukee Mitchell International Airport	South Cargo Logistics Hub at MKE	\$103,000,000	\$80,000,000	\$23,000,000	\$1,200,000
Riverside & Great Northern Preservation Society	"Beyond the Rails" Enhancing Visitor Experience and Educational Outreach	\$1,600,000	\$800,000	\$800,000	\$800,000

Children's Museum of Rock Co.	Children's Museum of Rock County, Inc. - New Museum in Downtown Janesville	\$8,428,882	\$5,428,882	\$3,000,000	\$600,000
Green County Family YMCA, Inc.	Building A Stronger Community	\$25,750,000	\$25,000,000	\$750,000	\$750,000
Carthage College, Wisconsin	Expansion of Nursing Laboratories and Classrooms at Carthage College	\$2,640,000	\$1,320,000	\$1,320,000	\$1,320,000
Green County Development Corporation	Green County Workforce Development - Growing Green Trades Center	\$11,140,000	\$7,140,000	\$4,000,000	\$2,000,000
SAFE Haven of Racine, Inc.	The Academy Early Learning Center	\$3,900,000	\$1,950,000	\$1,950,000	\$830,000
Vernon Memorial Healthcare Foundation	Enhancing Access to Healthcare: MRI Construction	\$4,917,277	\$2,458,639	\$2,458,638	\$2,000,000
KANDU Industries, Inc.	Milton Expansion	\$2,416,448	\$1,216,448	\$1,200,000	\$1,200,000
Family Services of S. WI & N. IL, Inc.	Next Steps Family Resilience Center	\$4,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Mile Bluff Medical Center	Gateway Building & Emergency Department Expansion	\$2,000,000	\$1,000,000	\$1,000,000	\$800,000
Waukesha County Community Foundation	The Parade Memorial at Grede Park	\$1,588,000	\$1,030,000	\$558,000	\$558,000
Boys & Girls Club of Janesville, Inc.	Boys & Girls Club of Janesville Capital Project	\$8,973,353	\$7,223,353	\$1,750,000	\$1,750,000
Kenosha Public Library	Uptown Children's Library	\$2,342,550	\$1,342,550	\$1,000,000	\$159,200
City of Baraboo	Baraboo Emergency Response Upgrade	\$25,000,000	\$15,500,000	\$9,500,000	\$1,432,800
	Total	\$472,213,511	\$345,681,880	\$126,531,632	\$50,000,000

PROJECT JUSTIFICATION/FUNDING:

The new Non-State Grant Program will support local infrastructure improvement and community development projects in communities across the state. This program was established as part of the 2023-25 biennial budget, [2023 Wisconsin Act 19](#), with a \$50 million allocation of state funding to support economic and community development, bolster Wisconsin’s infrastructure, and improve the overall quality of life in the state. The Non-State Grant Program will serve as a catalyst for community development, empowering local organizations to undertake construction projects that have a profound public purpose.

Non-state organizations were encouraged to submit proposals that not only align with the program’s mission but also demonstrate innovative solutions to pressing community challenges. To be eligible for a grant, non-state organizations must secure funding from non-state revenue sources covering at least half of the total project cost and be ready for construction. Should a grant-funded project deviate from its public purpose, the state will retain ownership interest in the space equivalent to the grant amount.

This program represents a unique opportunity for organizations to contribute to the state’s progress by proposing projects that stand to make a lasting impact on Wisconsin’s social and economic landscape.

If this item is approved, individual grant and use-restriction agreements between the non-state entities and DOA will be executed to allow the release of funding.

The DOA has reviewed and approved construction project plans prior to determining a grant’s eligibility. Upon award and a fully executed grant agreement, the DOA will disperse the grant funds as a proportional share of actual costs (i.e., reimbursements) for actual design and construction costs.

PREVIOUS ACTION: This program was enumerated in 2023 Wisconsin Act 19 for \$50,000,000 SEG REV.